



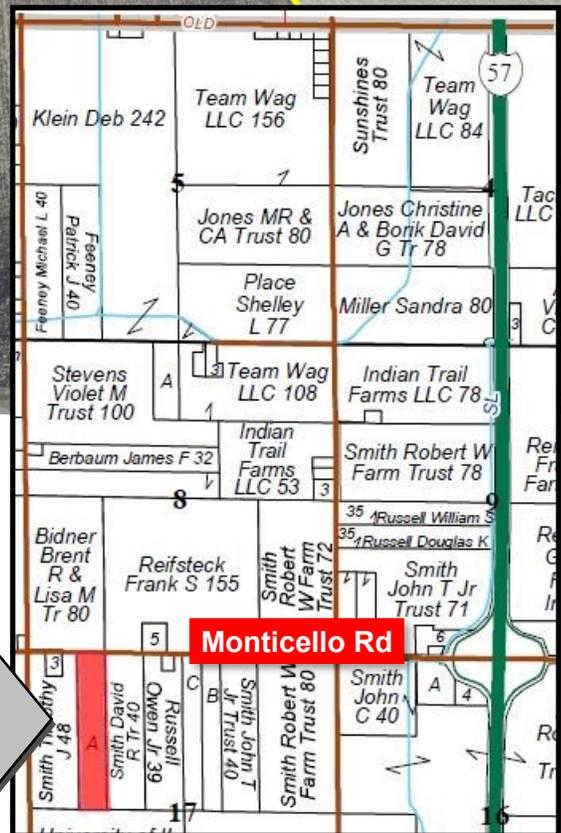
FOR SALE: KNIGHT FARM

East 28.91 acres of the W 1/2 of NW 1/4 of Section 17, T18N, R8E of the Third P.M.

28.91 Acres
\$18,750/Ac
4 mi SW of Champaign
Champaign County, IL

**OPEN LEASE FOR
2024 CROP YEAR!**

144.0 soil PI
Nearly all
tillable

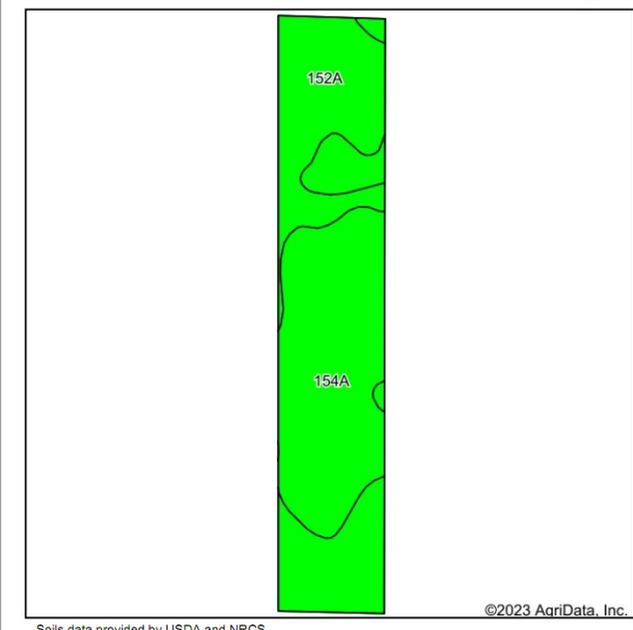


FOR SALE →

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853

SOIL MAP AND AERIAL PHOTO



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
154A	Flanagan silt loam, 0 to 2 percent slopes	15.59	54.4%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.08	45.6%		195	63	144
Weighted Average:					194.5	63.0	144.0

USDA/FSA Info.:

Farm: 14022
 Tillable Acres: 28.67 Ac
 Corn Base: 14.59 Ac
 PLC Yield: 171
 Soybean Base: 13.59 Ac
 PLC Yield: 50
 HEL: NHEL
 Wetlands: no determination

Soil Test

Test Date	pH	P	K
4-26-2022	6.2	83.1	359.2

RE Taxes

PIN	Acres	22 Tax Pd 23	Tax/Ac
29-26-17-100-007	28.91	\$1,472.70	\$50.94

Possession: Full possession available for 2024 crop year with reimbursement for expenses.
Agency: Waibel Farmland Services Inc. is agent for the seller.
Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com
 217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853