



FOR SALE: WOJNAR FARM

SW 1/4 of SE 1/4
Section 17, T17N,
R14W of 2nd P.M.

40+/- Acres
\$17,500/Ac
2 miles NE of Broadlands
8 miles S of Homer
Champaign County, IL



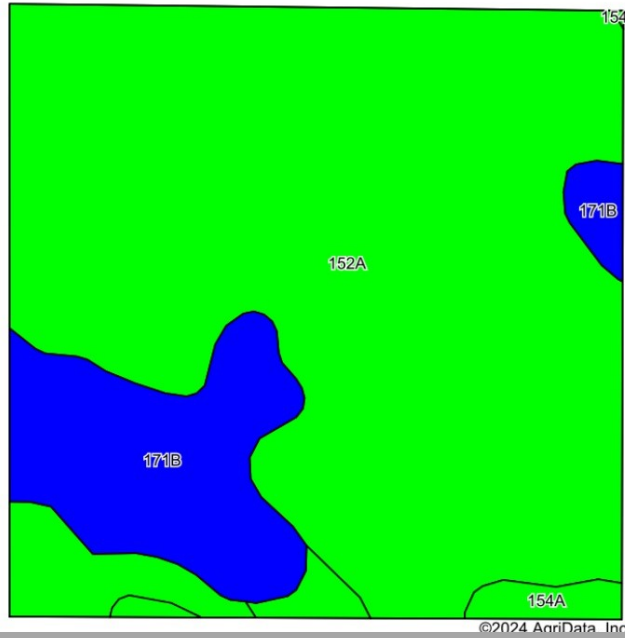
USDA/FSA Info.:
Farm: 6
Tillable Acres: 77.60 ac on
80 ac; est at 39.5 ac on this
40 ac tract
Corn Base: 50%
PLC Yield: 164 bu/ac
Soybean Base: 50%
PLC Yield: 51 bu/ac
HEL: none
Wetlands: not determined



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SOIL MAP AND AERIAL PHOTO



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.08	81.2%		195	63	144
171B	Catlin silt loam, 2 to 5 percent slopes	6.29	15.9%		185	58	137
154A	Flanagan silt loam, 0 to 2 percent slopes	1.13	2.9%		194	63	144
Weighted Average:					193.4	62.2	142.9

RE Taxes

PIN	Acres	23 Tax Pd 24	Tax/Ac
01-36-17-400-002	80.00	\$4,828.72	\$60.36/ac

Parcel is part of a larger parcel. Est tax \$2,405 on 40 ac including \$435 drainage tax

Possession: Full possession available for 2025 crop year.

Survey: Property to be surveyed for division from the adjacent acreage. To be sold by surveyed acres.

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.

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