

**432±
ACRES**

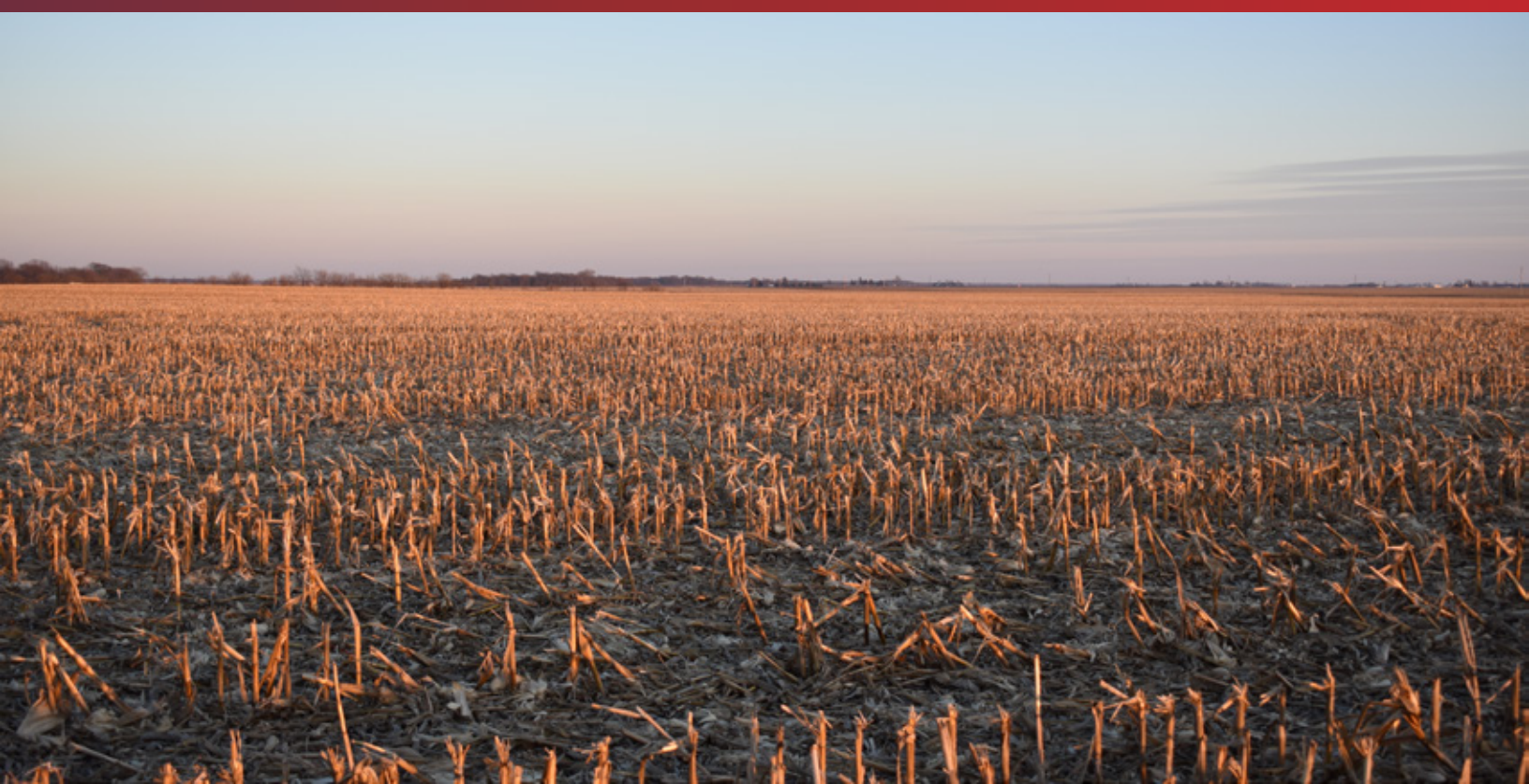


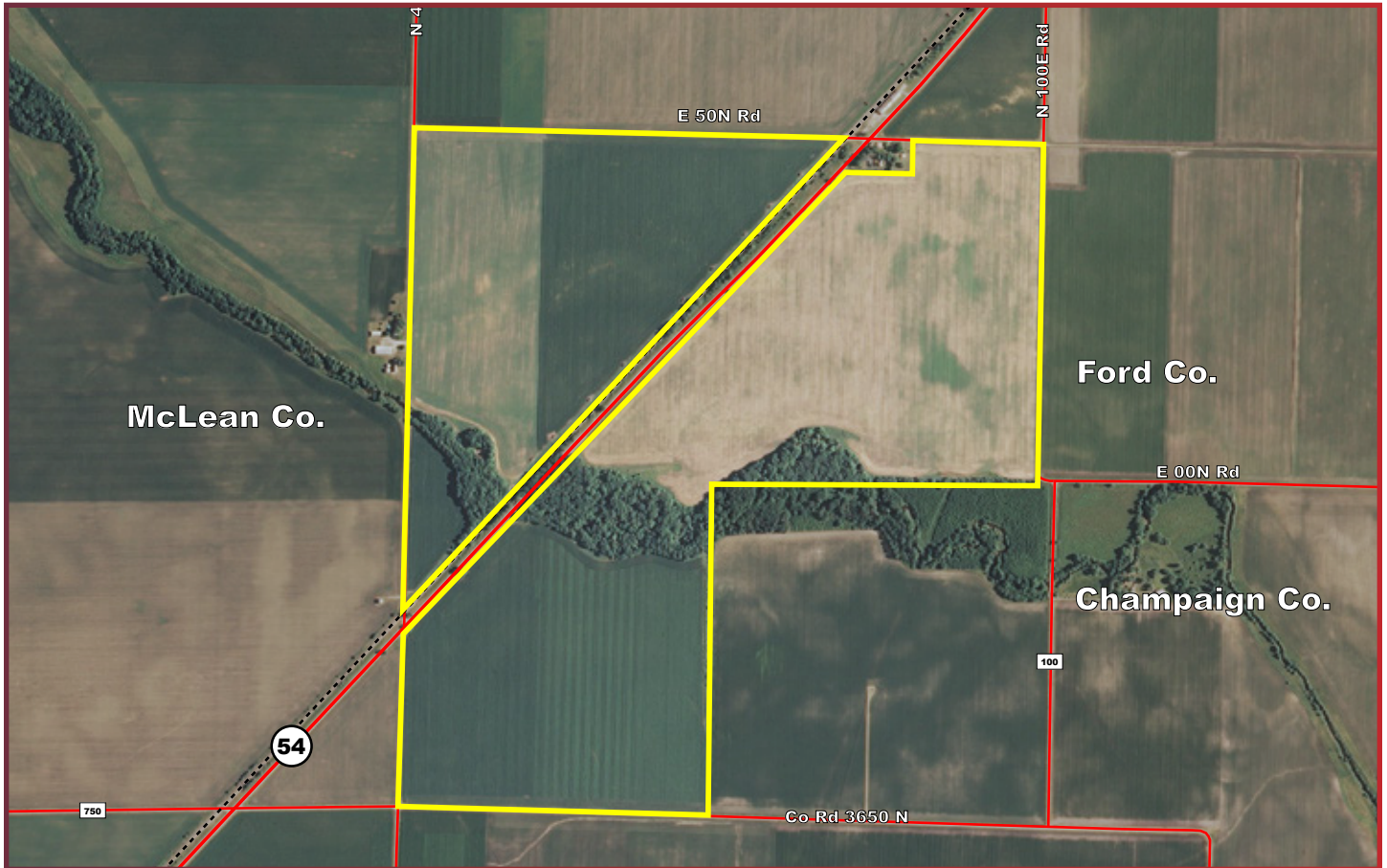
Murray Wise
ASSOCIATES LLC

- High Quality Soils
- Excellent Location
- Lease Open for 2021

Champaign & Ford Co Farmland For Sale
\$9,720/Acre

217-398-6400 or email eric@mwallc.com





PRICE:

\$4,201,207 | \$9,720/Acre | \$10,750/Tillable Acre

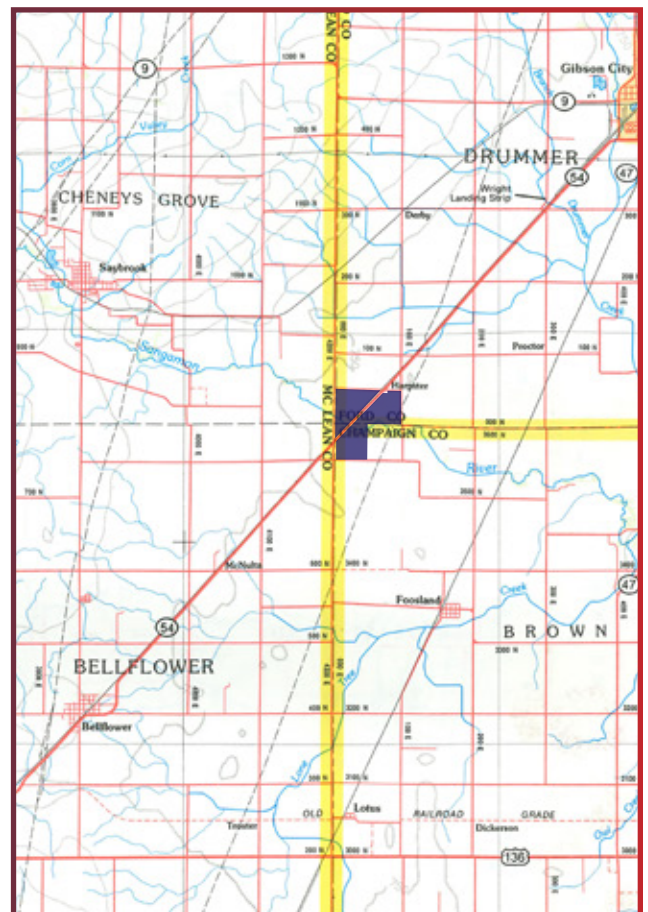
PROPERTY LOCATION:

The farm is located approximately 6.5 miles southwest of Gibson City and 6 miles northeast of Bellflower on IL Route 54.

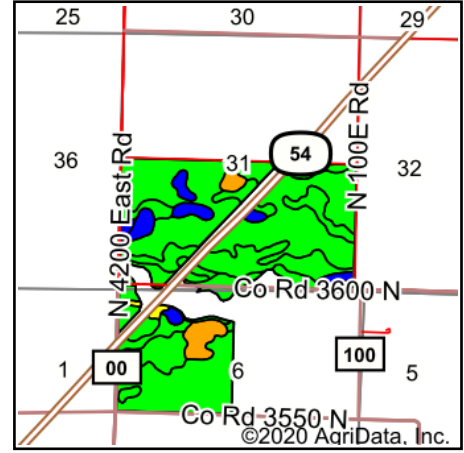
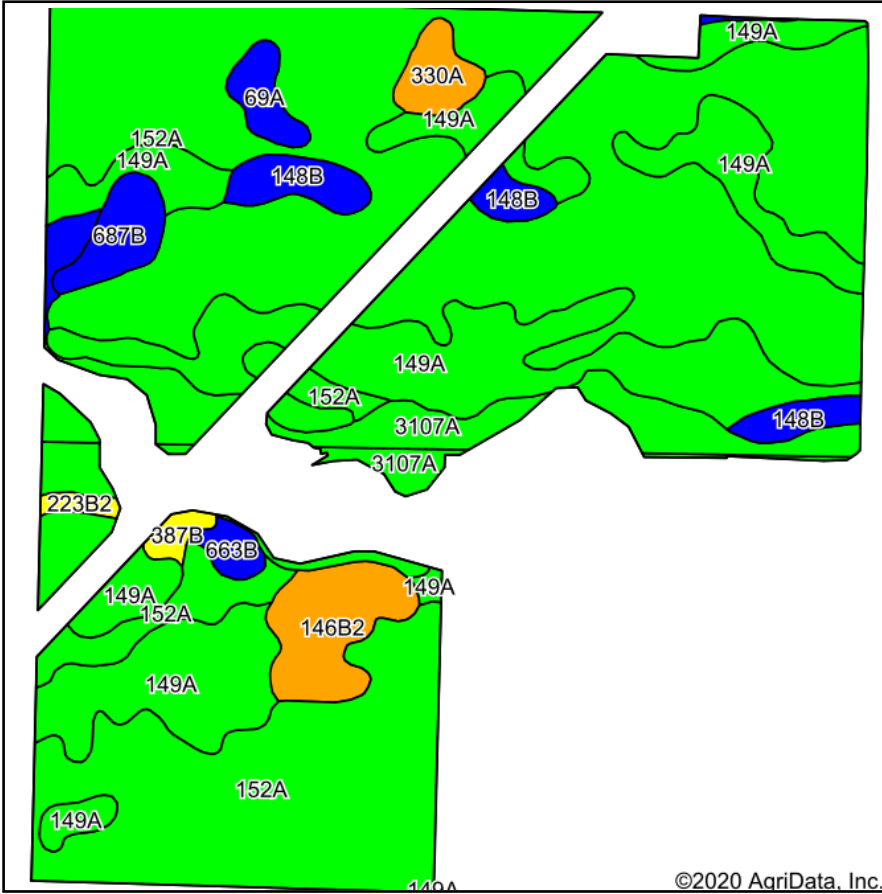
From Mahomet, take IL-47 north for eight miles to US HWY 136 west for four miles to N 4200 East Rd. Follow N 4200 East Rd north for five miles to arrive at the southwest corner of the farm.

PROPERTY DESCRIPTION:

The farm contains 432 gross acres and 390.84 FSA tillable acres. The farm is comprised of high quality soils with a weighted Productivity Index of 140.9. Main soil types are Drummer silty clay loam and Brenton silt loam. 2019 real estate taxes were \$19,954 which is \$46.17 per gross acre or \$51.03 per tillable acre.



Soils Map



AGENCY: MURRAY WISE ASSOCIATES IS THE EXCLUSIVE AGENT OF THE SELLER.

DISCLAIMER AND ABSENCE OF WARRANTIES: THE INFORMATION CONTAINED IN THIS BROCHURE IS BELIEVED TO BE ACCURATE BUT IS SUBJECT TO VERIFICATION BY ALL PARTIES RELYING ON IT. NO LIABILITY FOR ITS ACCURACY, ERRORS OR OMISSIONS IS ASSUMED BY THE SELLER OR THE BROKERAGE COMPANY. ALL SKETCHES AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. ALL ACREAGES ARE APPROXIMATE AND HAVE BEEN ESTIMATED BASED ON LEGAL DESCRIPTIONS OR AERIAL PHOTOGRAPHS.

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	157.46	40.3%		FAV	195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	66.41	17.0%		FAV	195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	65.48	16.8%		FAV	195	60	141
149A	Brenton silt loam, 0 to 2 percent slopes	29.29	7.5%		FAV	195	60	141
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	20.27	5.2%		FAV	189	60	139
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	11.86	3.0%		FAV	**160	**52	**119
**148B	Proctor silt loam, 2 to 5 percent slopes	10.63	2.7%		FAV	**183	**57	**134
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	7.83	2.0%		FAV	189	60	139
**687B	Penfield loam, 2 to 5 percent slopes	5.86	1.5%		FAV	**172	**56	**129
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.59	1.2%		FAV	164	55	123
69A	Milford silty clay loam, 0 to 2 percent slopes	3.72	1.0%		FAV	171	57	128
**663B	Clare silt loam, 2 to 5 percent slopes	2.32	0.6%		FAV	**180	**56	**133
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	2.11	0.5%		FAV	**176	**55	**128
**387B	Ockley silt loam, 2 to 5 percent slopes	1.74	0.4%		FAV	**154	**49	**114
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	1.24	0.3%		FAV	**150	**48	**110
Weighted Average						191.7	61.1	140.9



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