



175± ACRES

**PRIME
FARMLAND
AUCTION**

CHAMPAIGN COUNTY, IL

INFORMATION BOOK TRACTS 1-3

NOVEMBER 12TH - 10AM CT

**IN-PERSON AUCTION HELD AT: Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820**

Online Also Available

 **Murray Wise
ASSOCIATES LLC**

**MurrayWiseAssociates.com
217-398-6400 | liz@mwallc.com**

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Call (217) 398-6400 or email Ross.Perkins@mwallc.com with any questions.

175± ACRES
PRIME FARMLAND AUCTION
CHAMPAIGN COUNTY, IL

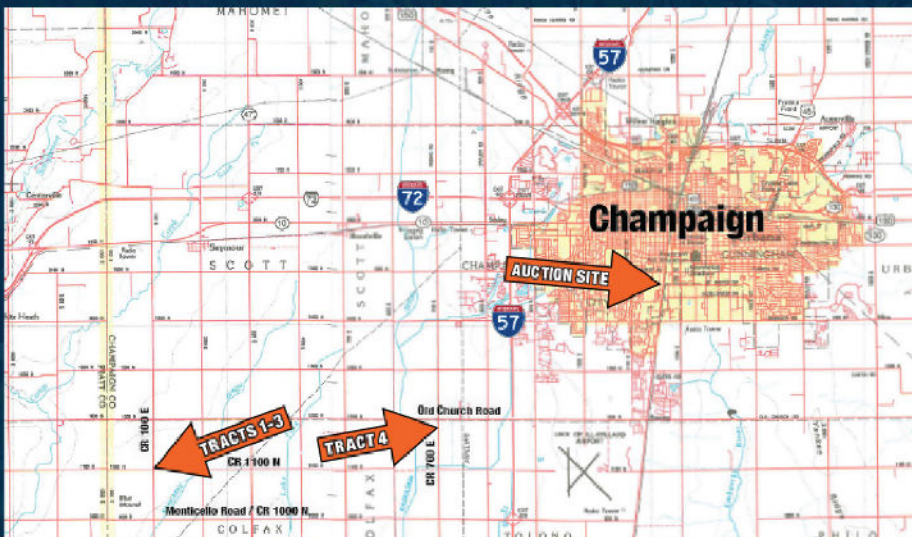
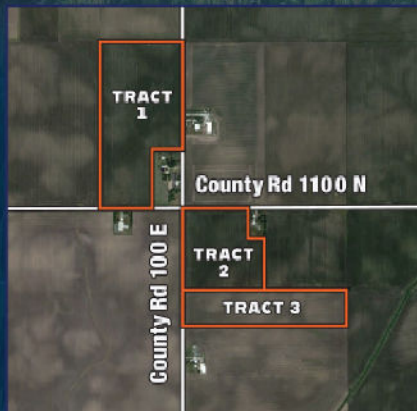
NOV 12TH
10AM CT

IN-PERSON AUCTION HELD AT:
 Holiday Inn, Champaign
 101 Trade Center Dr. Champaign, IL 61820
Online Also Available

ONLINE REGISTRATION DUE BY NOVEMBER 11TH AT NOON
 To register for online bidding, visit www.MurrayWiseAssociates.com
 or contact us at (217) 398-6400 or layna.spratt@mwallc.com

Tract	Surveyed/ Taxed Acres	FSA Tillable Acres	Soil PI
1	70.00	71.37	143.9
2	37.49	35.38*	143.1
3	27.21	26.92*	142.7
4	40.00	39.26	143.3

* Approximate FSA tillable acres.
 Reconstitution not complete.



175± Acres of Champaign County High Quality Farmland

Located just west of Champaign and south of Seymour, IL & in close proximity to Interstates 57 and 72.

EXECUTIVE SUMMARY

Located in Colfax and Tolono townships, these tracts feature Drummer silty clay loam, Flanagan silt loam and Elburn silt loam soil types and each have average PIs of 142+. For more information on the soil types for individual tracts, download the Information Book for this sale from MurrayWiseAssociates.com.



FROM THE MONTICELLO ROAD EXIT (EXIT 229) ON I57:

FOR TRACT 4, head west on Monticello Road for 1.5 miles. Turn right (north) on CR 700E for 1.5 miles. Tract 4 will be on the west (left) side of the road.

FOR TRACTS 1-3, head west on Monticello Road for 7.5 miles. Turn right (north) on CR 100E for 1 mile. Tracts 1-3 are on both sides of the road. Please look for MWA signage.





Murray Wise
ASSOCIATES LLC

175± ACRES

PRIME FARMLAND AUCTION

CHAMPAIGN COUNTY, IL

**NOV 12TH
10AM CT**

IN-PERSON AUCTION HELD AT:
Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820

Online Also Available

AUCTION TERMS & CONDITIONS

AUCTION METHOD: The farm will be offered as 4 individual tracts. Tracts 1-3 will use the "Buyer's Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase either an individual tract or multiple tracts for their high bid. Should the high bidder not select all tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all of tracts 1-3 have been chosen by a high bidder. Upon completion of tracts 1-3, tract 4 will be offered individually. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by the taxable (tracts 1 & 4) or surveyed (tracts 2 & 3) acreage.

ONLINE REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Monday, November 11, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the Seller(s). Final bid price is subject to approval or rejection by Seller(s).

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder(s) and shall be made via a wire transfer. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before January 15, 2025.

POSSESSION: Possession will be given at closing.

TITLE: Seller(s) will provide a proper deed conveying merchantable title to the real estate to the successful buyer(s) free and clear of liens.

INCOME: Seller(s) shall retain the 2024 income and be responsible for all the farm expenses. Buyer will be responsible for all the 2025 income and expenses.

LEASE: The lease is open for 2025.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by the Seller(s) in the form of a credit at closing. The amount of the credit will be determined by using the most recent ascertainable tax figures available.

SURVEY: A survey has been completed for tracts 2 and 3. Tracts 1 and 4 will be sold on taxable acres. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information. The Seller(s) will not complete any additional surveys.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller(s).

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. 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(s) or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller(s) and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

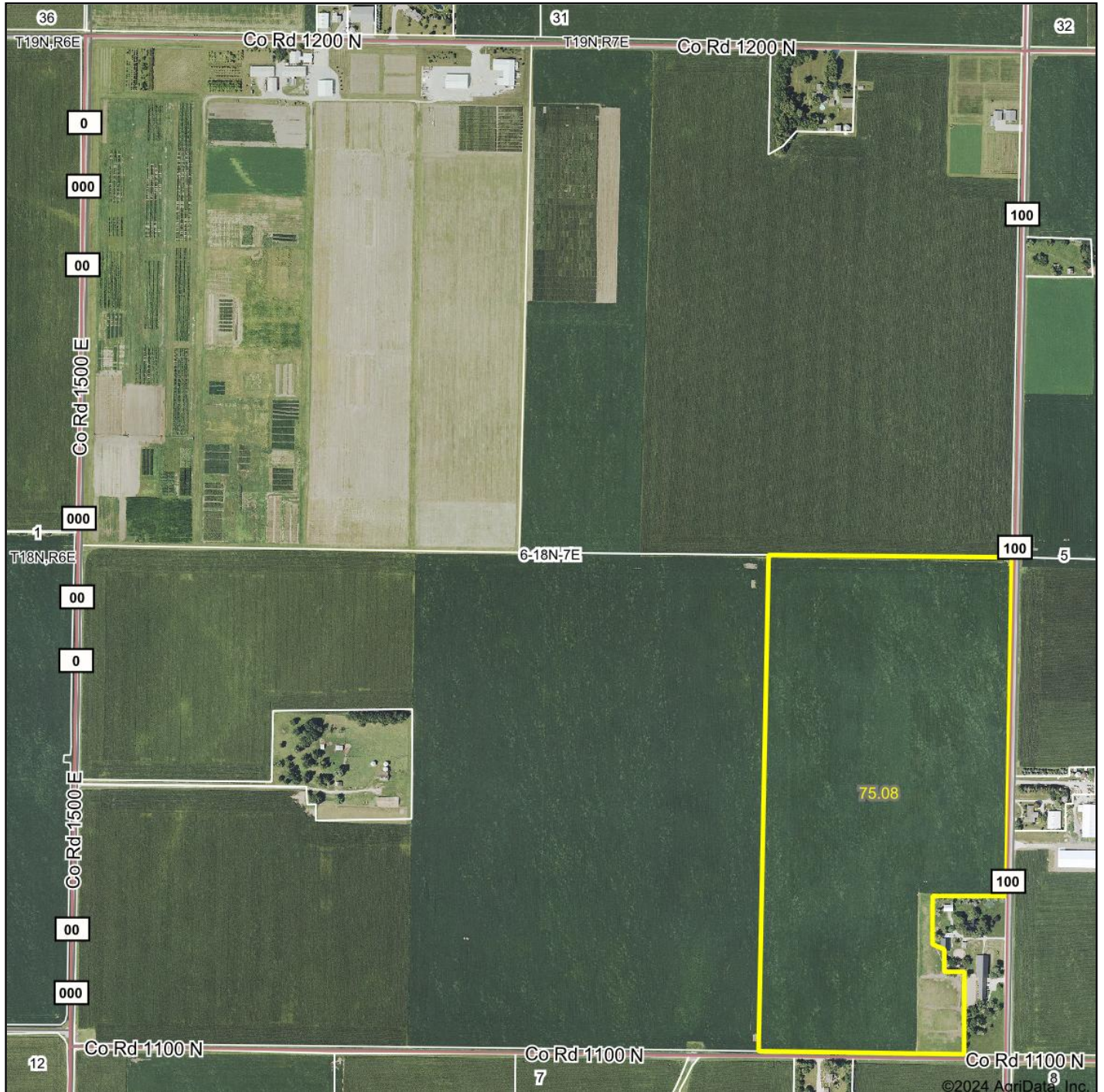
AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller(s).

SELLER: D&R Schumacher Trust/ Joe and Kelly Schumacher

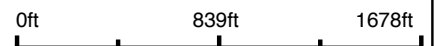
REPRESENTING ATTORNEY: Marc Miller of Miller and Hendren, Champaign, IL

6 | AERIAL MAP - TRACT 1

Aerial Map



Boundary Center: 40° 2' 37.91, -88° 26' 50.62



6-18N-7E
Champaign County
Illinois



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING

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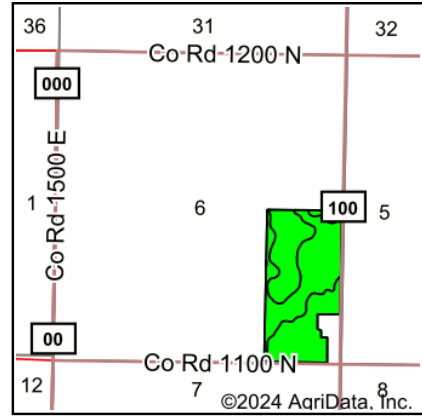
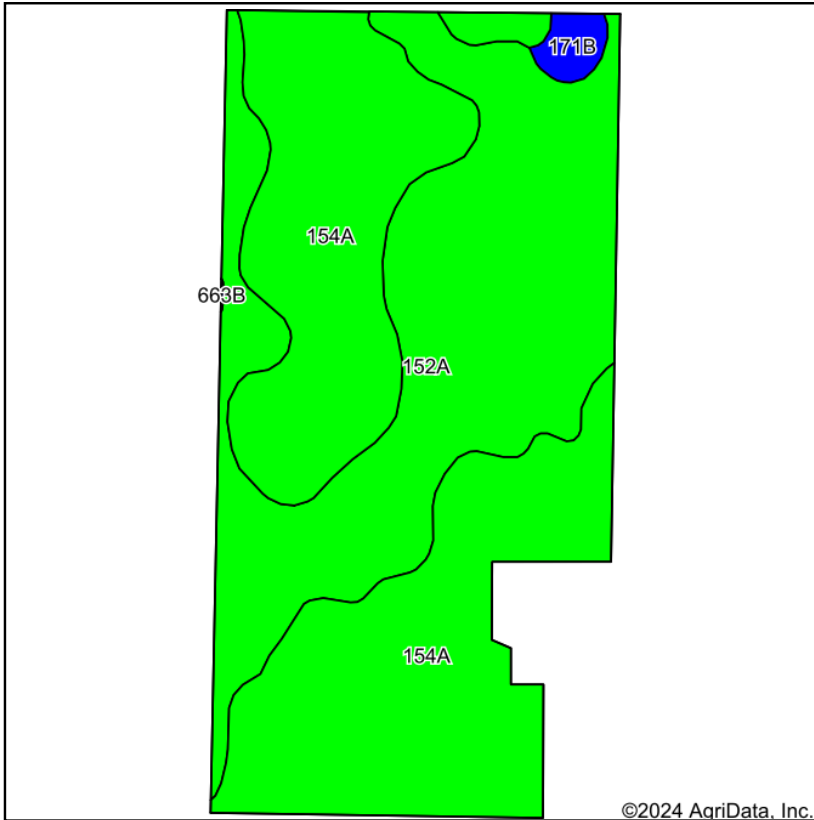
8/22/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

SOIL MAP - TRACT 1 | 7

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **6-18N-7E**
 Township: **Colfax**
 Acres: **75.08**
 Date: **8/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 18

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
154A	Flanagan silt loam, 0 to 2 percent slopes	41.37	55.1%		FAV	194	63	144	90	90	73	76
**152A	Drummer silty clay loam, 0 to 2 percent slopes	32.71	43.6%		FAV	**195	**63	**144	82	81	68	74
**171B	Catlin silt loam, 2 to 5 percent slopes	1.00	1.3%		FAV	**185	**58	**137	77	77	70	72
Weighted Average						194.3	62.9	143.9	*n 86.3	*n 85.9	*n 70.8	*n 75.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

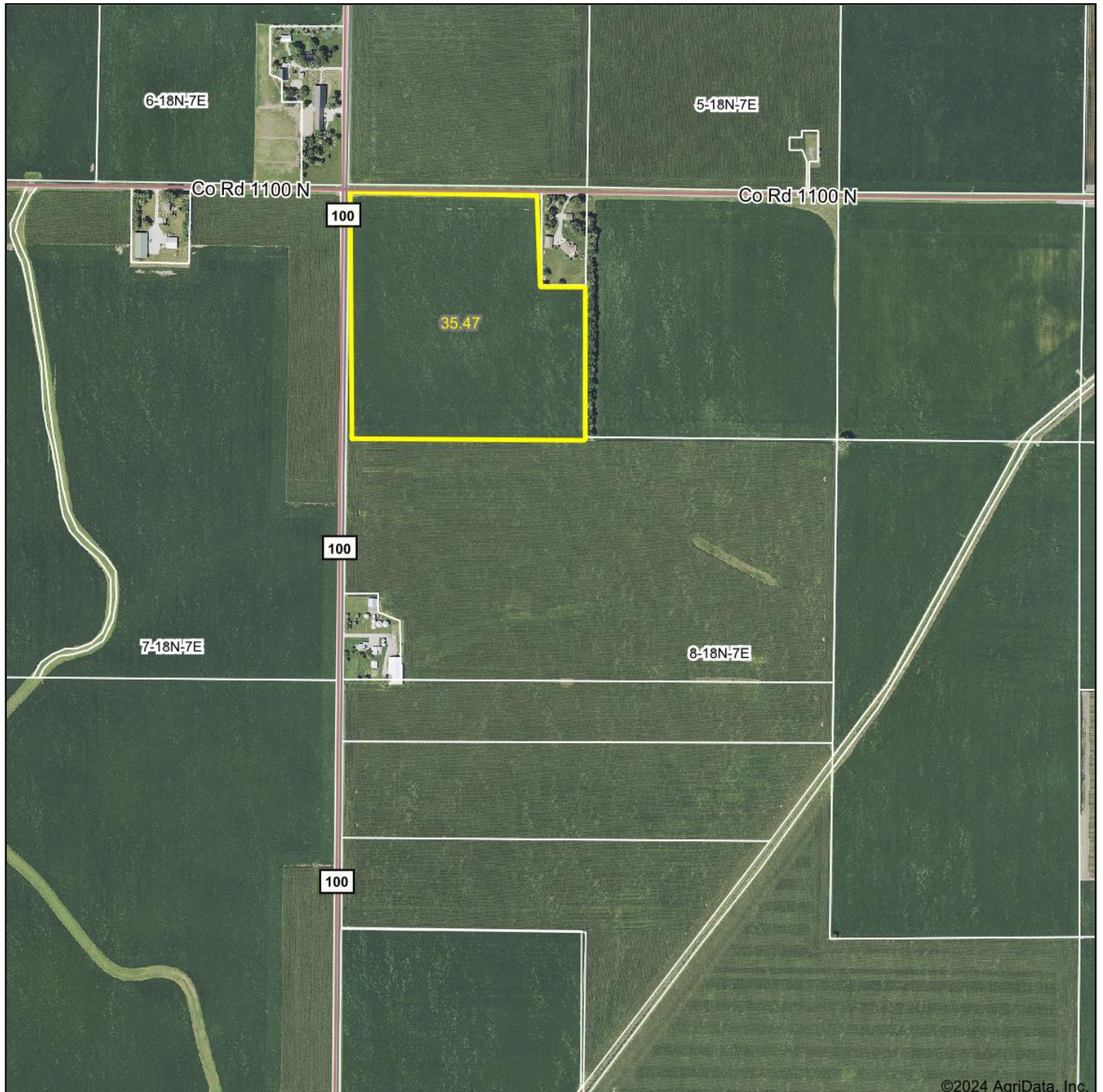
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

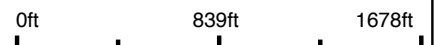
*n: The aggregation method is "Weighted Average using all components"

8 | AERIAL MAP - TRACT 2

Aerial Map



Boundary Center: 40° 2' 17.74, -88° 26' 33.22



8-18N-7E
Champaign County
Illinois



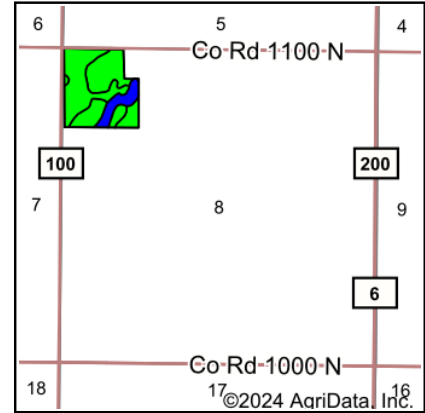
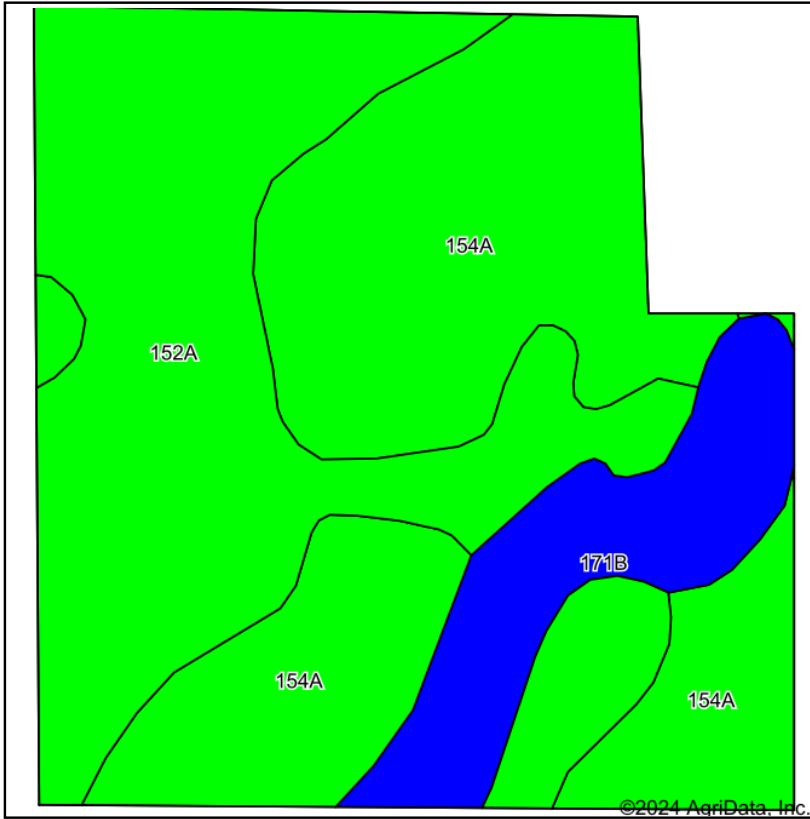
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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8/22/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **8-18N-7E**
 Township: **Colfax**
 Acres: **35.47**
 Date: **8/22/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IL019, Soil Area Version: 18

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
154A	Flanagan silt loam, 0 to 2 percent slopes	15.63	44.1%		FAV	194	63	144	90	90	73	76
**152A	Drummer silty clay loam, 0 to 2 percent slopes	15.41	43.4%		FAV	**195	**63	**144	82	81	68	74
**171B	Catlin silt loam, 2 to 5 percent slopes	4.43	12.5%		FAV	**185	**58	**137	77	77	70	72
Weighted Average						193.3	62.4	143.1	*n 84.9	*n 84.5	*n 70.5	*n 74.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

10 | AERIAL MAP - TRACT 3

Aerial Map



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Boundary Center: 40° 2' 8.72, -88° 26' 24.65



8-18N-7E
Champaign County
Illinois



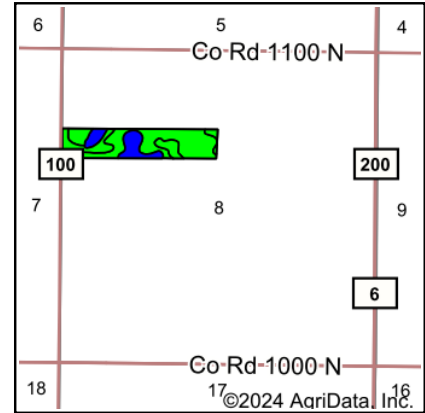
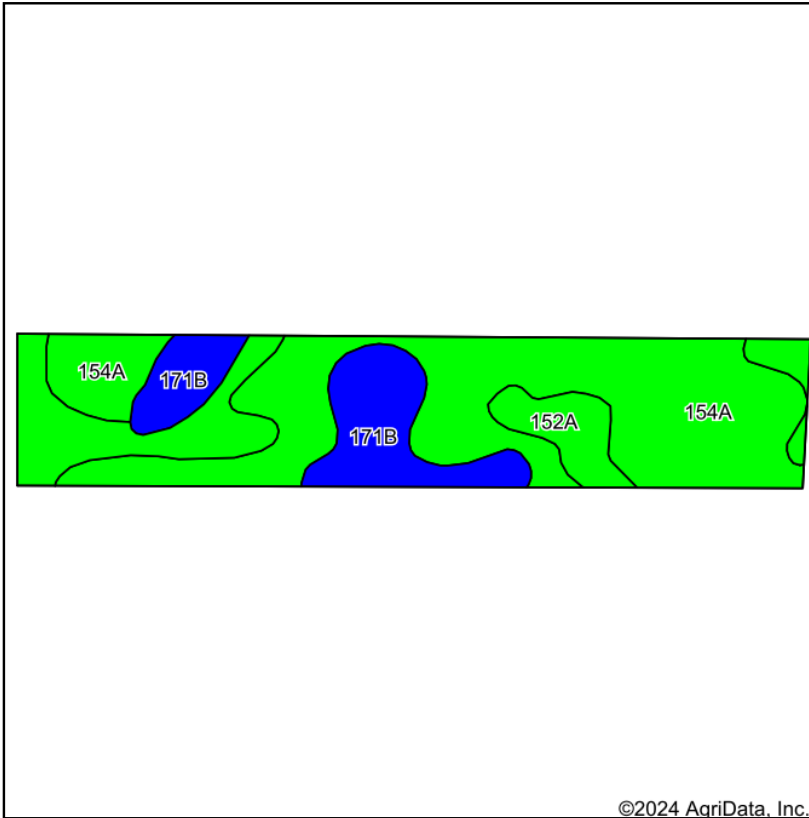
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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8/22/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **8-18N-7E**
 Township: **Colfax**
 Acres: **29.97**
 Date: **8/22/2024**



Area Symbol: IL019, Soil Area Version: 18

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
154A	Flanagan silt loam, 0 to 2 percent slopes	17.63	58.8%		FAV	194	63	144	90	90	73	76
**152A	Drummer silty clay loam, 0 to 2 percent slopes	6.70	22.4%		FAV	**195	**63	**144	82	81	68	74
**171B	Catlin silt loam, 2 to 5 percent slopes	5.64	18.8%		FAV	**185	**58	**137	77	77	70	72
Weighted Average						192.5	62.1	142.7	*n 85.8	*n 85.5	*n 71.3	*n 74.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

12 | YIELD DATA - TRACT 1

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	Tract 1	Tract 1
2018	246	
2019		60
2020	212	
2021		79
2022	209	
2023		75
2024		
<i>Average Yield</i>	222	71

** Yield information provided by current tenant

YIELD DATA - TRACTS 2 & 3 | 13

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	Tracts 2 & 3	Tracts 2 & 3
2020	230	73
2021	244	70
2022	210	74
2023	234	86
2024		
<i>Average Yield</i>	230	76

** Yield information provided by current tenant also includes other fields

14 | FSA 156 - TRACT 1

ILLINOIS
 CHAMPAIGN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12957
 Prepared : 7/2/24 8:22 AM CST
 Crop Year : 2024

Tract Number : 15116

Description :
FSA Physical Location : ILLINOIS/CHAMPAIGN
ANSI Physical Location : ILLINOIS/CHAMPAIGN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-019-2016-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.37	71.37	71.37	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.20	0.00	169
Soybeans	28.17	0.00	54
TOTAL	71.37	0.00	

NOTES

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FSA 156 - TRACT 1 | 15



Champaign County, Illinois

Unless Noted: All crops are Non-Irrigated
 All crops intended use is Grain
 All Corn - YEL
 All Soybeans - COM



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year
 Map Created April 18, 2024
Farm 12957
Tract 15116

Tract Cropland Total: 71.37 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

16 | FSA 156 - TRACTS 2 + 3

Tract Number	: 13926
Description	: Sec 8 D T18N R7E
FSA Physical Location	: ILLINOIS/CHAMPAIGN
ANSI Physical Location	: ILLINOIS/CHAMPAIGN
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	:
Other Producers	: None
Recon ID	: 17-019-2009-21

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
138.75	133.03	133.03	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	133.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	67.70	0.00	169
Soybeans	65.30	0.00	54
TOTAL	133.00	0.00	

NOTES

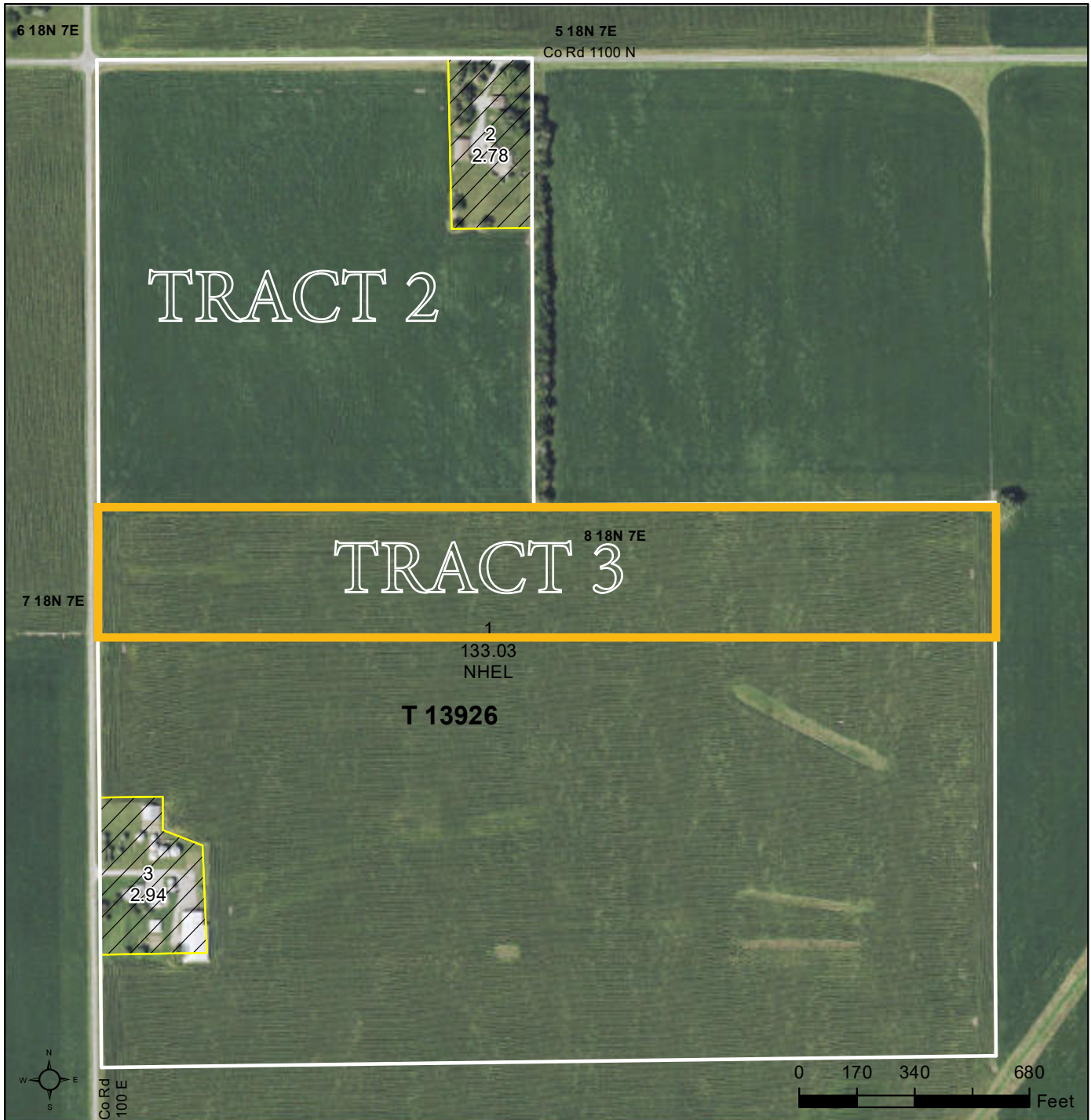
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FSA 156 - TRACTS 2 + 3 | 17

Unless Noted: All crops are Non-Irrigated
 All crops intended use is Grain
 All Corn - YEL
 All Soybeans - COM



Champaign County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created April 18, 2024

Farm 12957
Tract 13926

Tract Cropland Total: 133.03 acres

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18 | TAX INFORMATION - TRACT 1

3/4/24, 10:34 AM

Parcel Details for 052506400002

Property Information		
Parcel Number 05-25-06-400-002	Site Address	Owner Name & Address
Tax Year 2024 (Payable 2025) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code 0503 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable Print Tax Bill
Township Colfax	Acres 70.0000	Mailing Address
Legal Description		

No Billing Information

No Drainage / Special District Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$3,539.50	\$3,539.50	\$0.00
2021	\$3,366.68	\$3,366.68	\$0.00
2020	\$3,041.06	\$3,041.06	\$0.00
Show 29 More			

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
Township Assessor	0	0	59,940	0	0	59,940	No
Prior Year Equalized	0	0	56,860	0	0	56,860	No
**** Values not final. May be subject to change.							

No Exemptions

No Taxing Bodies Information

No Redemptions

No Forfeiture Information

TAX INFORMATION - TRACT 1 | 19

3/4/24, 10:34 AM

Parcel Details for 052506400002

Farmland		
Land Type	Acres	EAV
CROPLAND	68.3300	61,068
DRNGE DEBASE	0.0000	-1,135
NON-AG	1.6400	0
OTHER FARMLAND	0.0300	4
Totals	70.0000	59,937

[Click to open Farmland Details](#)

No Sales History Information

Legal Information

- Legal 1

Legal Description

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector
1776 E Washington Street
Urbana, IL 61802

OR

Champaign County Collector
P.O. Box 4306
Springfield, IL 62708-4306

1st Installment Due: 6/1/2023
2nd Installment Due: 9/1/2023
If you are paying after 9/30/2023 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.
Last day to pay to avoid Tax Sale: 10/26/2023
Tax Sale: 10/27/2023

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found here.

20 | TAX INFORMATION - TRACT 2

3/4/24, 10:35 AM

Parcel Details for 052508100015

Property Information		
Parcel Number 05-25-08-100-015	Site Address	Owner Name & Address
Tax Year 2024 (Payable 2025) ▼		
Sale Status None		
Property Class 0011 - Homesite-Dwelling	Tax Code 0503 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable Print Tax Bill
Township Colfax	Acres 135.7100	Mailing Address
Legal Description		

No Billing Information

No Drainage / Special District Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$7,016.44	\$7,016.44	\$0.00
2021	\$6,701.92	\$6,701.92	\$0.00
2020	\$6,216.32	\$6,216.32	\$0.00
Show 12 More			

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
Township Assessor	0	0	110,140	9,720	0	119,860	No
Prior Year Equalized	0	0	104,120	9,720	0	113,840	No
**** Values not final. May be subject to change.							

No Exemptions

No Taxing Bodies Information

No Redemptions

No Forfeiture Information

TAX INFORMATION - TRACT 2 | 21

3/4/24, 10:35 AM

Parcel Details for 052508100015

Farmland		
Land Type	Acres	EAV
CROPLAND	130.5800	111,607
DRNGE DEBASE	0.0000	-1,892
NON-AG	2.2000	0
OTHER FARMLAND	2.9300	429
Totals	135.7100	110,144

[Click to open Farmland Details](#)

No Sales History Information

Legal Information

- Legal 1

Legal Description

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector
1776 E Washington Street
Urbana, IL 61802

OR

Champaign County Collector
P.O. Box 4306
Springfield, IL 62708-4306

1st Installment Due: 6/1/2023
2nd Installment Due: 9/1/2023
If you are paying after 9/30/2023 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.
Last day to pay to avoid Tax Sale: 10/26/2023
Tax Sale: 10/27/2023

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found here.

22 | TAX INFORMATION - TRACT 3

3/4/24, 10:38 AM

Parcel Details for 052529200002

Property Information		
Parcel Number 05-25-29-200-002	Site Address	Owner Name & Address
Tax Year 2024 (Payable 2025) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code 0504 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable Print Tax Bill
Township Colfax	Acres 39.0400	Mailing Address
Legal Description		

No Billing Information

No Drainage / Special District Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$2,331.90	\$2,331.90	\$0.00
2021	\$2,266.54	\$2,266.54	\$0.00
2020	\$2,245.52	\$2,245.52	\$0.00
Show 35 More			

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
Township Assessor	0	0	30,400	0	0	30,400	No
Prior Year Equalized	0	0	28,720	0	0	28,720	No
**** Values not final. May be subject to change.							

No Exemptions

No Taxing Bodies Information

No Redemptions

No Forfeiture Information

TAX INFORMATION - TRACT 3 | 23

3/4/24, 10:38 AM

Parcel Details for 052529200002

Farmland		
Land Type	Acres	EAV
CROPLAND	37.2600	33,217
DRNGE DEBASE	0.0000	-2,846
NON-AG	1.5800	0
OTHER FARMLAND	0.2000	30
Totals	39.0400	30,401

[Click to open Farmland Details](#)

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
1976		Miscellaneous	8/1/1976			\$100,000.00	\$0.00	\$100,000.00

Legal Information
<ul style="list-style-type: none"> Legal 1 <p>Legal Description</p>

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector 1776 E Washington Street Urbana, IL 61802	OR	Champaign County Collector P.O. Box 4306 Springfield, IL 62708-4306
--	-----------	---

1st Installment Due: 6/1/2023
2nd Installment Due: 9/1/2023
If you are paying after 9/30/2023 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.
Last day to pay to avoid Tax Sale: 10/26/2023
Tax Sale: 10/27/2023

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found here.

24 | SOIL TEST - TRACT 1



Soil Test Sampling Map

Farm:
Field:

Area: 70.00
Sample Date: Jun 13, 2023
Lab Name:



Location:

County: Champaign, IL

Township:

Twp Rng Sec: TColfax R S6


Summary Statistics

Layer Name: Current Test Results

Sample Count: 22

LayerID: 34065H2ba0

Notes:



Soil Test Map Report - PHW

Area: 70.00

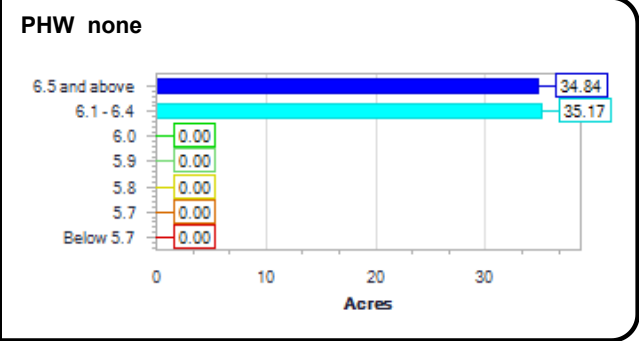
Farm: [Redacted] **Sample Date:** Jun 13, 2023

Field: [Redacted] **Lab Name:** [Redacted]




Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S6

Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 22
 Minimum: 6.2
 Maximum: 7.2
 Average Rate: 6.5
 Weighted Average: 6.5



26 | SOIL TEST - TRACT 1



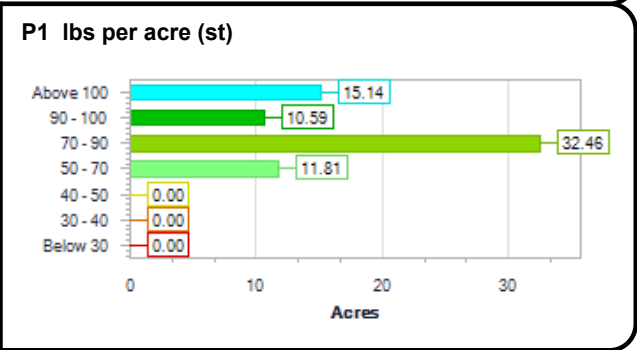
Soil Test Map Report - P1

Area: 70.00
Sample Date: Jun 13, 2023
Lab Name:

Farm: _____
Field: _____



Location:
County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S6
Summary Statistics
Layer Name: Current Test Results
Sample Count: 22
Minimum: 54
Maximum: 126
Average Rate: 84.69
Weighted Average: 84.72





Soil Test Map Report - K

Area: 70.00
Farm: [Redacted]
Field: [Redacted]
Sample Date: Jun 13, 2023
Lab Name:



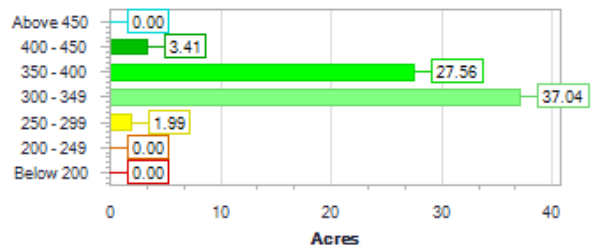
Location:

County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S6

Summary Statistics

Layer Name: Current Test Results
Sample Count: 22
Minimum: 271
Maximum: 435
Average Rate: 349.35
Weighted Average: 349.24

K lbs per acre (st)



28 | SOIL TEST - TRACT 1



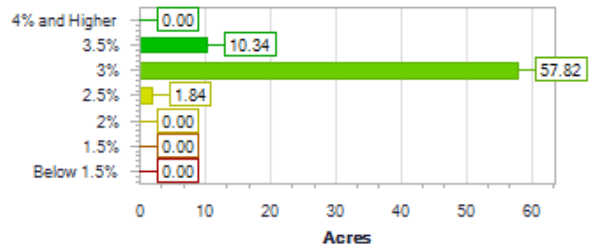
Soil Test Map Report - OM

Area: 70.00
Farm: [Redacted]
Field: [Redacted]
Sample Date: Jun 13, 2023
Lab Name:



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S6
Summary Statistics
 Layer Name Current Test Results
 Sample Count 22
 Minimum 2.8
 Maximum 3.6
 Average Rate 3.33
 Weighted Average: 3.33

OM none



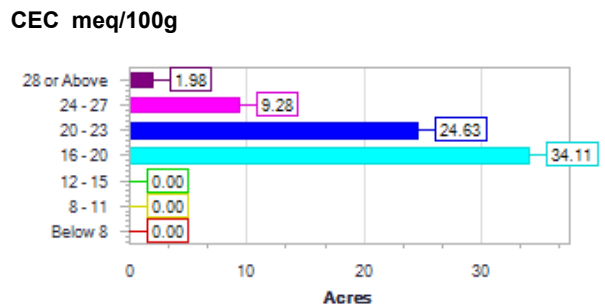


Soil Test Map Report - CEC

Area: 70.00
 Farm: [Redacted]
 Field: [Redacted]
 Sample Date: Jun 13, 2023
 Lab Name: [Redacted]



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S6
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 22
 Minimum: 16.7
 Maximum: 30.3
 Average Rate: 20.78
 Weighted Average: 20.8



30 | SOIL TEST - TRACT 1



Soil Types

Area: 70.00





Farm:
 Field:




Location:

County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S6
Directions: across road from Bernie Magsamen


MuSym by Acres

	154A - Flanagan silt loam, 0 to 2 percent slopes	36.91
	152A - Drummer silty clay loam, 0 to 2 percent sl	32.14
	171B - Catlin silt loam, 2 to 5 percent slopes	0.93
	663B - Clare silt loam, 2 to 5 percent slopes	0.02

	Soil Test Summary		
	Farm: [REDACTED]		Area: 70.00
	Field: [REDACTED]		Sample Date: Jun 13, 2023
			Lab Name:

SampleID	PHW	PHB	P1	K	OM	CA	MG	CEC	PERK	PERCA	PERMG
none	none	none	lbs per acre (st)	lbs per acre (st)	none	lbs per acre (st)	lbs per acre (st)	meq/100g	percent	percent	percent
1	6.7	7.0	74	357	3.3	4,986	936	17.9	2.6	69.7	21.8
2	6.3	7.0	107	372	3.4	5,919	1,284	24.0	2.0	61.7	22.3
3	6.7	7.0	68	341	2.8	4,793	976	17.5	2.5	68.5	23.3
4	6.4	7.0	99	388	3.4	5,440	1,090	21.2	2.4	64.2	21.5
5	6.2	7.0	68	339	3.0	4,161	887	17.3	2.6	60.2	21.4
6	6.5	7.0	73	300	3.4	4,405	926	17.0	2.3	64.8	22.7
7	6.3	6.9	63	315	3.5	4,614	935	18.4	2.2	62.7	21.2
8	6.4	7.0	84	348	3.3	5,201	1,001	20.0	2.3	65.1	20.9
9	6.4	7.0	73	317	3.4	4,960	954	19.1	2.2	65.0	20.9
10	6.4	7.0	101	340	3.4	5,799	1,177	22.5	2.0	64.5	21.8
11	6.5	7.0	73	337	3.2	5,216	981	19.5	2.3	66.9	21.0
12	6.5	7.0	60	271	3.3	4,515	865	16.9	2.1	66.8	21.4
13	6.3	7.0	63	337	3.2	4,633	883	18.2	2.4	63.7	20.3
14	6.3	7.0	77	435	3.4	4,550	897	18.2	3.1	62.6	20.6
15	6.5	7.0	54	330	3.0	4,337	894	16.7	2.6	65.0	22.4
16	6.7	7.0	104	372	3.4	7,626	1,664	28.2	1.7	67.7	24.6
17	7.2	7.0	108	343	3.5	9,432	1,504	30.3	1.5	77.9	20.7
18	6.2	6.9	74	308	3.4	5,734	1,099	23.0	1.8	62.4	20.0
19	6.3	6.9	113	399	3.6	5,614	1,154	22.5	2.3	62.4	21.4
20	7.2	7.0	126	388	3.3	7,876	1,420	26.1	2.0	75.5	22.7
21	6.5	7.0	102	361	3.5	6,139	1,307	23.6	2.0	65.1	23.1
22	6.4	7.0	94	419	3.4	4,508	906	17.7	3.1	63.7	21.4
Average:	6.5	7.0	84	351	3.3	5,475	1,079	20.7	2.3	65.7	21.7

32 | SOIL TEST - TRACT 1

	<h2 style="color: green;">Soil Test Summary</h2>	
	Area: 70.00 Sample Date: Jun 13, 2023 Lab Name:	Farm: [REDACTED] Field: [REDACTED]

SampleID	OM	CEC	PERK	PERCA	PERMG	S	ZN	FE	MN	CU	B
none	none	meq/100g	percent	percent	percent	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)
1	3.3	17.9	2.6	69.7	21.8	12.4	1.7	89.9	42.2	3.0	1.0
2	3.4	24.0	2.0	61.7	22.3	18.7	2.7	108.0	31.8	5.5	1.3
3	2.8	17.5	2.5	68.5	23.3	16.7	2.0	87.4	48.9	3.3	1.1
4	3.4	21.2	2.4	64.2	21.5	16.7	2.9	132.0	44.8	4.5	1.4
5	3.0	17.3	2.6	60.2	21.4	15.3	1.9	97.9	51.5	3.3	0.9
6	3.4	17.0	2.3	64.8	22.7	15.9	2.1	90.7	47.0	3.1	1.1
7	3.5	18.4	2.2	62.7	21.2	10.9	2.2	90.7	45.0	3.1	1.0
8	3.3	20.0	2.3	65.1	20.9	17.3	2.9	123.0	40.7	4.2	1.3
9	3.4	19.1	2.2	65.0	20.9	14.8	2.6	104.0	43.7	3.6	1.2
10	3.4	22.5	2.0	64.5	21.8	18.3	3.0	116.0	32.9	5.9	1.4
11	3.2	19.5	2.3	66.9	21.0	12.8	3.1	117.0	47.8	4.4	1.3
12	3.3	16.9	2.1	66.8	21.4	15.8	2.6	104.0	48.6	3.6	1.0
13	3.2	18.2	2.4	63.7	20.3	15.2	2.9	111.0	45.6	3.7	1.2
14	3.4	18.2	3.1	62.6	20.6	16.4	3.6	113.0	52.2	3.6	1.0
15	3.0	16.7	2.6	65.0	22.4	13.5	1.8	87.0	48.7	3.1	1.0
16	3.4	28.2	1.7	67.7	24.6	14.1	4.1	77.1	34.1	8.0	1.9
17	3.5	30.3	1.5	77.9	20.7	16.7	3.6	64.4	44.5	8.3	3.1
18	3.4	23.0	1.8	62.4	20.0	15.5	2.7	115.0	32.3	5.0	1.4
19	3.6	22.5	2.3	62.4	21.4	15.3	2.6	112.0	34.8	4.9	1.4
20	3.3	26.1	2.0	75.5	22.7	21.1	3.1	62.7	39.4	8.5	2.9
21	3.5	23.6	2.0	65.1	23.1	16.6	3.1	136.0	29.8	6.3	1.6
22	3.4	17.7	3.1	63.7	21.4	13.0	2.3	104.0	41.6	3.3	1.1
Average:	3.3	20.7	2.3	65.7	21.7	15.6	2.7	101.9	42.2	4.6	1.4



Soil Test Sampling Map

Area: 35.75
Farm:
Field:
Sample Date: Jun 13, 2023
Lab Name:



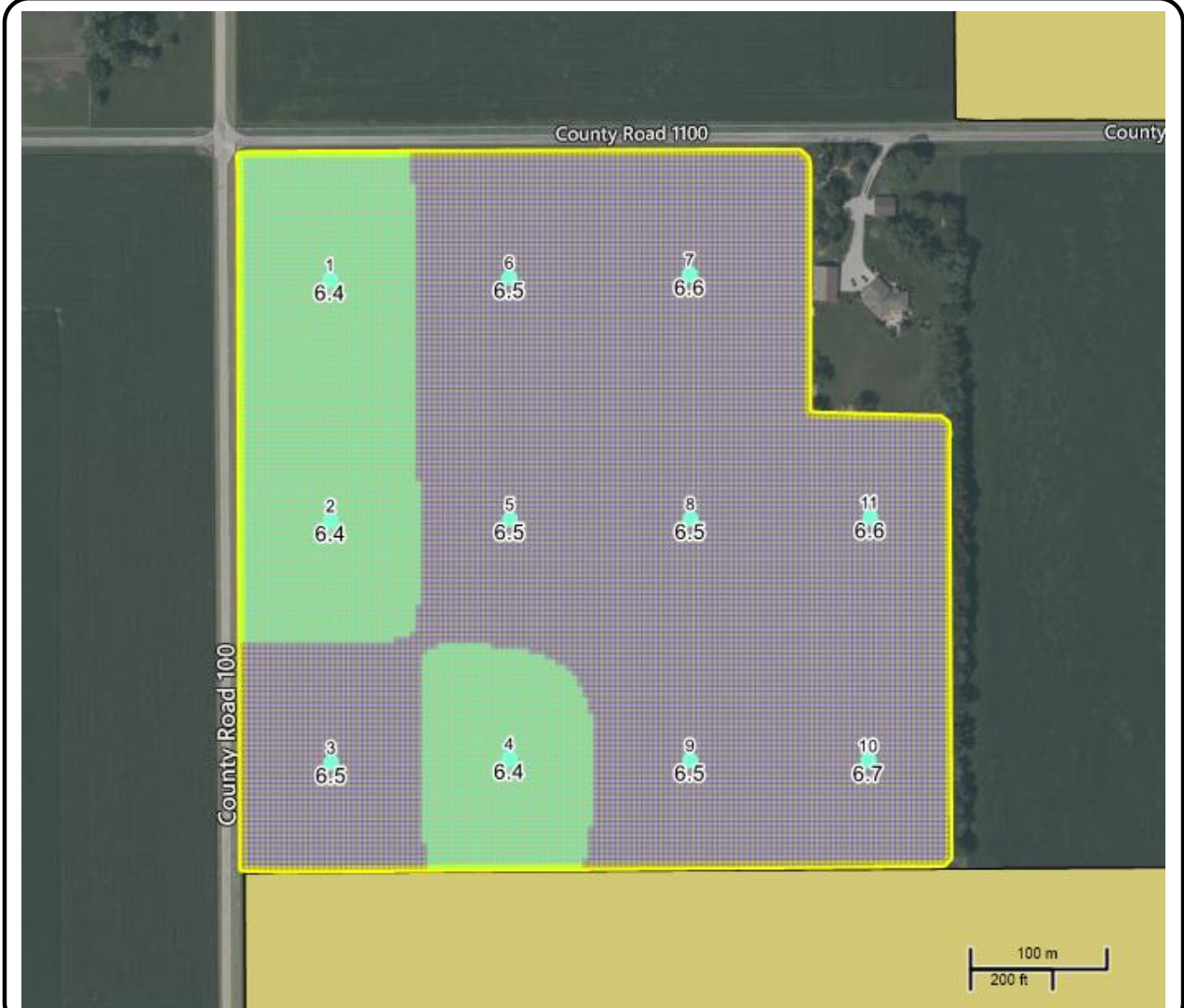
Location:
County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S8
Summary Statistics
Layer Name: Current Test Results
Sample Count: 11
LayerID: 34067H0bc6

Notes:

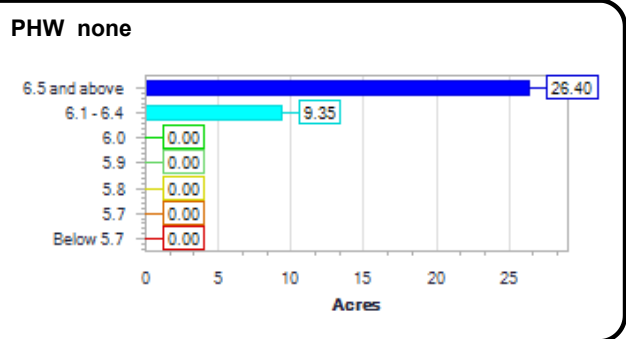


Soil Test Map Report - PHW

Area: 35.75
Farm:
Field:
Sample Date: Jun 13, 2023
Lab Name:



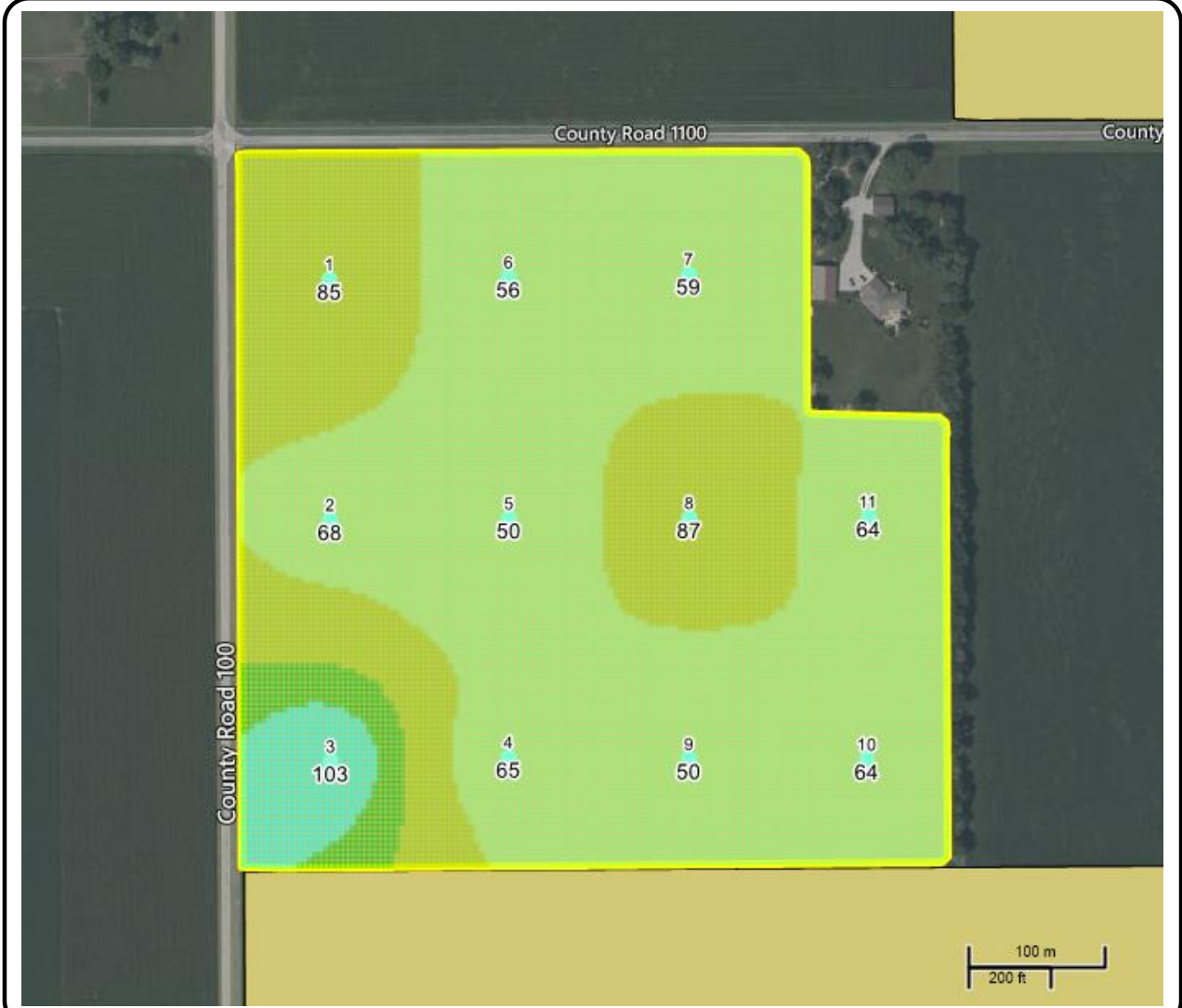
Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name Current Test Results
 Sample Count 11
 Minimum 6.4
 Maximum 6.7
 Average Rate 6.51
 Weighted Average: 6.51





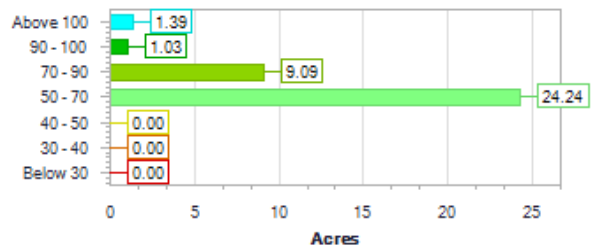
Soil Test Map Report - P1

Area: 35.75
 Farm:
 Field:
 Sample Date: Jun 13, 2023
 Lab Name:



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name Current Test Results
 Sample Count 11
 Minimum 50
 Maximum 103
 Average Rate 68.18
 Weighted Average: 68.14

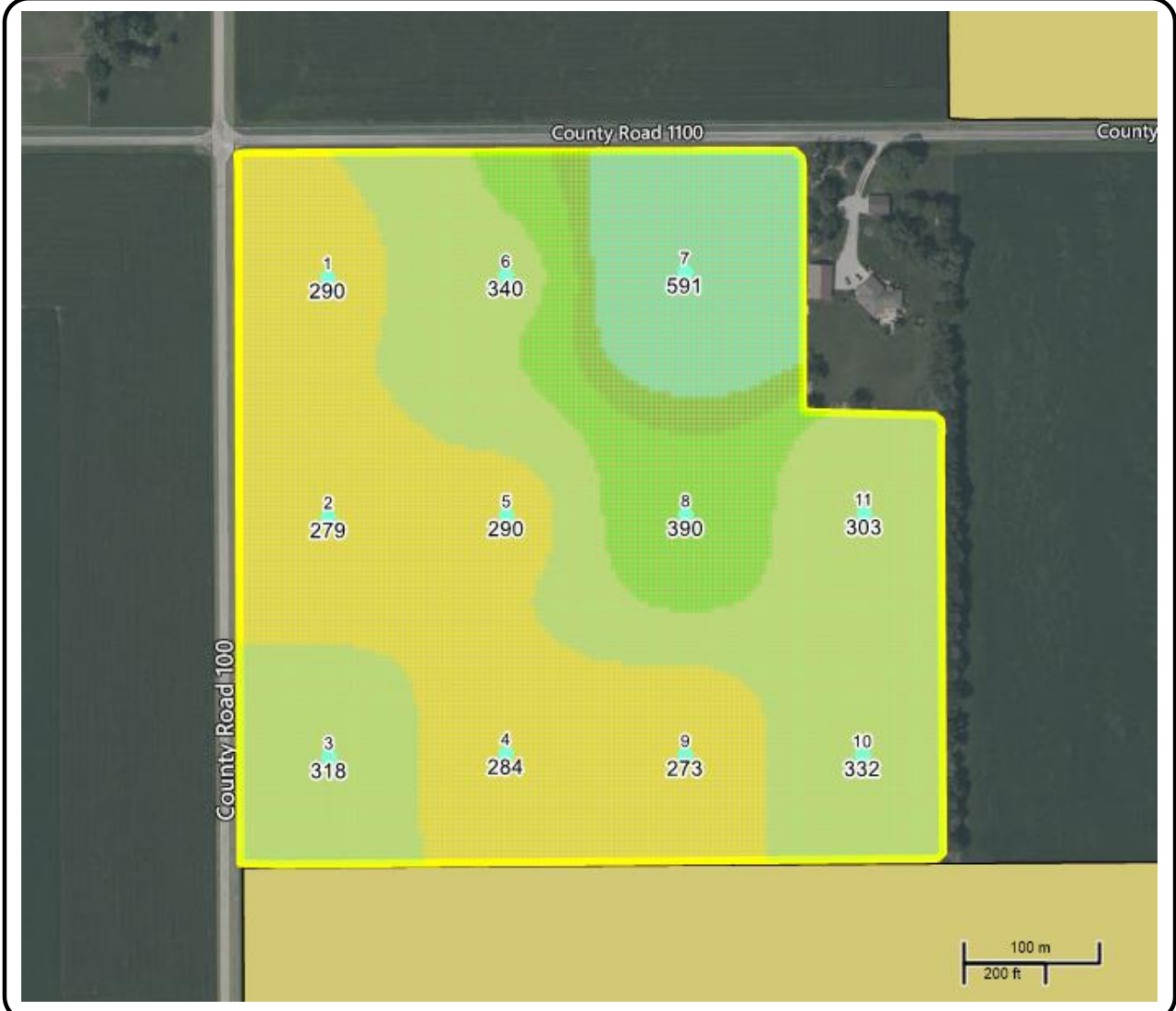
P1 lbs per acre (st)



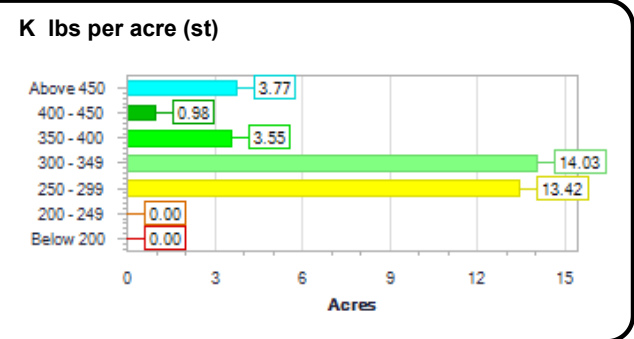


Soil Test Map Report - K

Area: 35.75
 Farm:
 Field:
 Sample Date: Jun 13, 2023
 Lab Name:



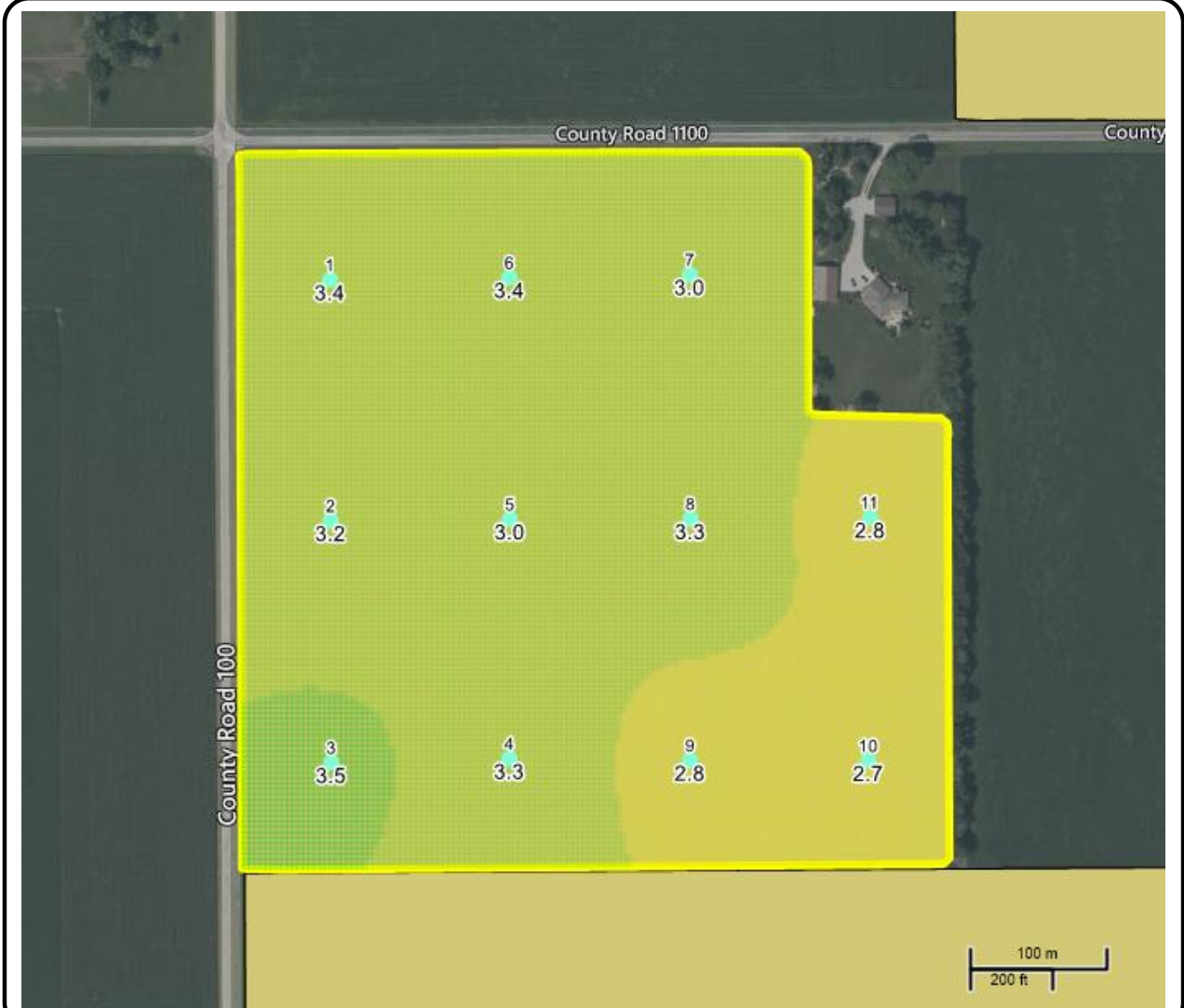
Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 11
 Minimum: 273
 Maximum: 591
 Average Rate: 339.33
 Weighted Average: 339.46





Soil Test Map Report - OM

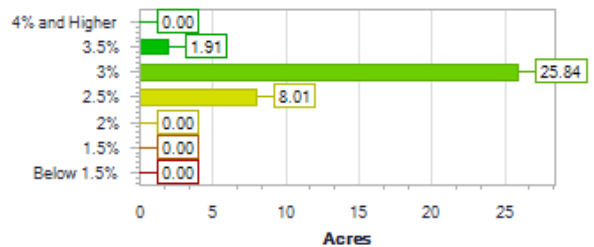
Area: 35.75
 Farm: [Redacted]
 Field: [Redacted]
 Sample Date: Jun 13, 2023
 Lab Name



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8

Summary Statistics
 Layer Name Current Test Results
 Sample Count 11
 Minimum 2.7
 Maximum 3.5
 Average Rate 3.13
 Weighted Average: 3.13

OM none





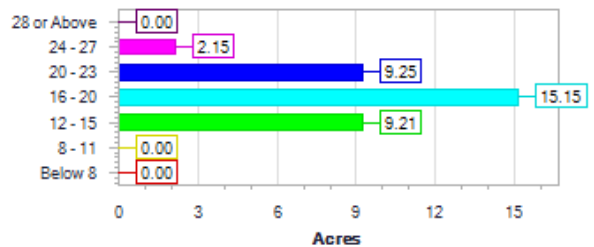
Soil Test Map Report - CEC

Area: 35.75
 Farm:
 Field:
 Sample Date Jun 13, 2023
 Lab Name



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name Current Test Results
 Sample Count 11
 Minimum 14.5
 Maximum 25.7
 Average Rate 18.7
 Weighted Average: 18.7

CEC meq/100g





Soil Types

Area: 35.75

Farm:
 Field:




Location:

County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S8
Directions: Corner of 100E and 1100N

MuSym by Acres

152A - Drummer silty clay loam, 0 to 2 percent sl	15.69
154A - Flanagan silt loam, 0 to 2 percent slopes	15.67
171B - Catlin silt loam, 2 to 5 percent slopes	4.39

40 | SOIL TEST - TRACT 2



Soil Test Summary

Area: 35.75


Farm:

Field:

Sample Date: Jun 13, 2023

Lab Name:

SampleID	PHW	PHB	P1	K	OM	CA	MG	CEC	PERK	PERCA	PERMG
none	none	none	lbs per acre (st)	lbs per acre (st)	none	lbs per acre (st)	lbs per acre (st)	meq/100g	percent	percent	percent
1	6.4	7.0	85	290	3.4	5,668	1,135	21.9	1.7	64.8	21.6
2	6.4	7.0	68	279	3.2	5,856	1,018	21.9	1.7	66.9	19.4
3	6.5	7.0	103	318	3.5	7,030	1,245	25.7	1.6	68.4	20.2
4	6.4	7.0	65	284	3.3	4,393	809	16.7	2.2	65.8	20.2
5	6.5	7.0	50	290	3.0	4,760	962	18.1	2.1	65.8	22.2
6	6.5	7.0	56	340	3.4	5,262	962	19.6	2.3	67.2	20.5
7	6.6	7.0	59	591	3.0	4,092	714	15.2	5.0	67.4	19.6
8	6.5	7.0	87	390	3.3	5,564	968	20.5	2.5	67.9	19.7
9	6.5	7.0	50	273	2.8	4,328	702	15.7	2.3	69.0	18.7
10	6.7	7.0	64	332	2.7	4,365	790	15.6	2.8	70.0	21.2
11	6.6	7.0	64	303	2.8	3,926	745	14.5	2.7	67.7	21.5
Average:	6.5	7.0	68	335	3.1	5,022	914	18.7	2.4	67.4	20.4

	<h3>Soil Test Summary</h3>	
	Farm:	Area: 35.75
	Field:	Sample Date: Jun 13, 2023 Lab Name:

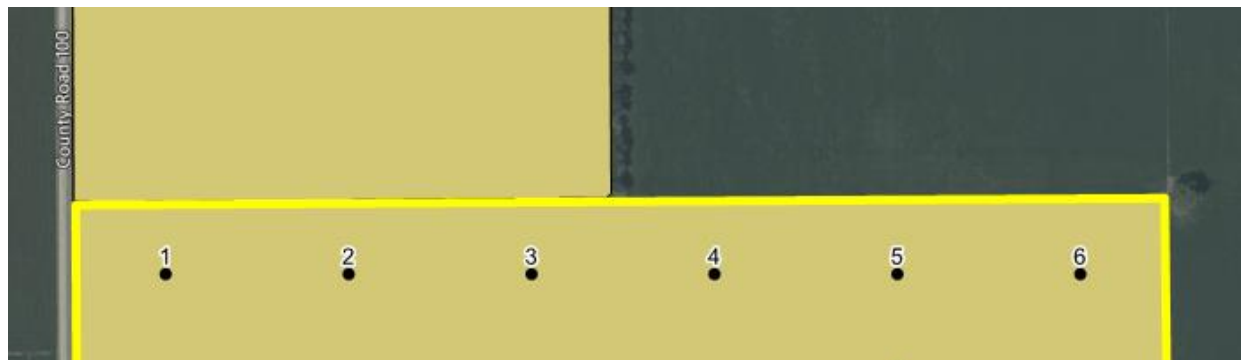
SampleID	OM	CEC	PERK	PERCA	PERMG	S	ZN	FE	MN	CU	B
none	none	meq/100g	percent	percent	percent	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)
1	3.4	21.9	1.7	64.8	21.6	19.5	2.8	117.0	26.8	6.7	1.6
2	3.2	21.9	1.7	66.9	19.4	19.3	2.3	82.2	29.8	5.4	1.4
3	3.5	25.7	1.6	68.4	20.2	18.8	3.1	109.0	24.0	6.9	1.8
4	3.3	16.7	2.2	65.8	20.2	16.1	2.3	97.5	49.1	3.5	1.3
5	3.0	18.1	2.1	65.8	22.2	16.3	2.1	86.8	52.0	3.6	1.4
6	3.4	19.6	2.3	67.2	20.5	16.8	3.8	97.0	46.6	4.8	1.6
7	3.0	15.2	5.0	67.4	19.6	17.3	3.8	112.0	63.8	3.9	1.5
8	3.3	20.5	2.5	67.9	19.7	15.2	3.4	109.0	36.9	5.0	1.5
9	2.8	15.7	2.3	69.0	18.7	17.1	1.9	101.0	45.1	3.4	1.3
10	2.7	15.6	2.8	70.0	21.2	15.8	2.1	97.4	43.8	3.4	1.5
11	2.8	14.5	2.7	67.7	21.5	16.8	2.3	100.0	39.2	3.3	1.9
Average:	3.1	18.7	2.4	67.4	20.4	17.2	2.7	100.8	41.6	4.5	1.5

42 | SOIL TEST - TRACT 3



Soil Test Sampling Map

Area: 95.91
Farm:
Field:
Sample Date: Aug 06, 2020
Lab Name:



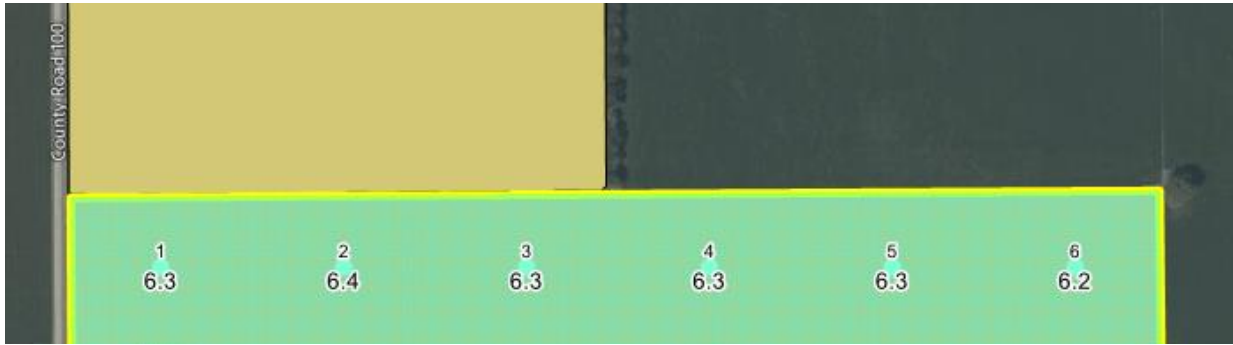
Location:
County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S8
Summary Statistics
Layer Name: Current Test Results
Sample Count: 28
LayerID: 31006He015

Notes:



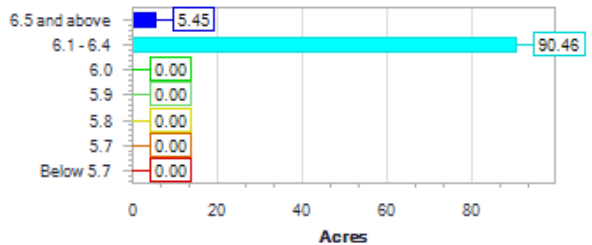
Soil Test Map Report - PHW

Area: 95.91
 Farm: [Redacted]
 Field: [Redacted]
 Sample Date: Aug 06, 2020
 Lab Name: [Redacted]



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 28
 Minimum: 6.2
 Maximum: 6.5
 Average Rate: 6.33
 Weighted Average: 6.33

PHW none

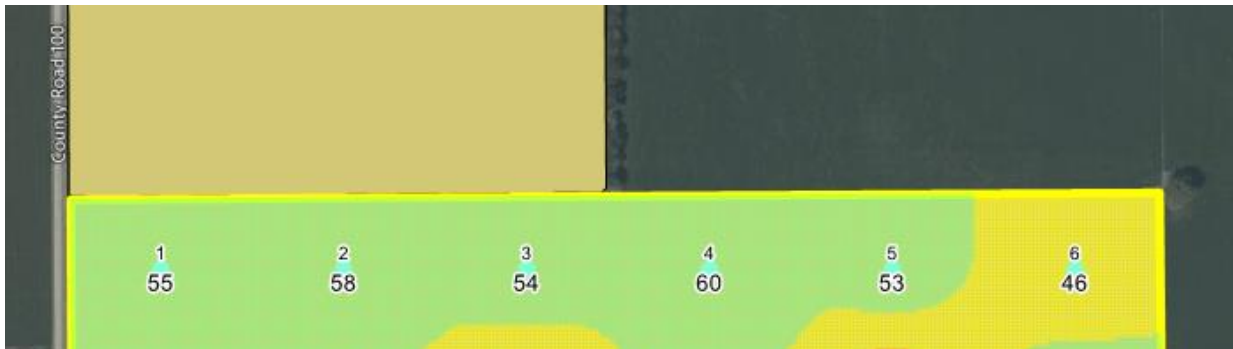


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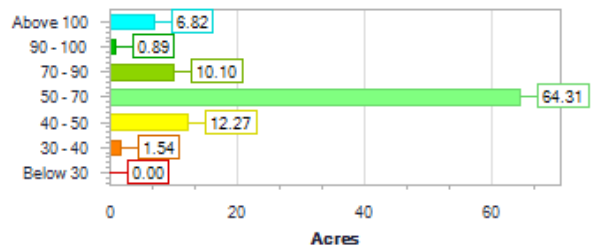
Soil Test Map Report - P1

Area: 95.91
Farm: [Redacted]
Field: [Redacted]
Sample Date: Aug 06, 2020
Lab Name:



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name Current Test Results
 Sample Count 28
 Minimum 36
 Maximum 247
 Average Rate 65.02
 Weighted Average: 64.92

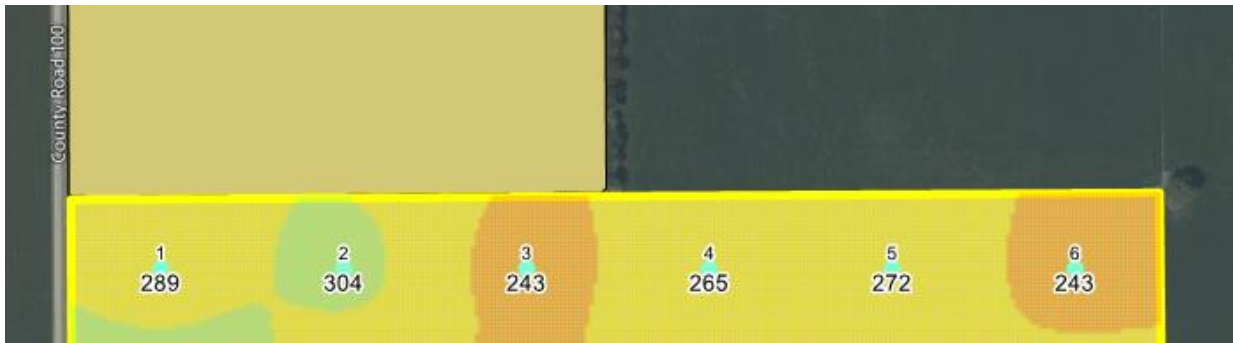
P1 lbs per acre (st)





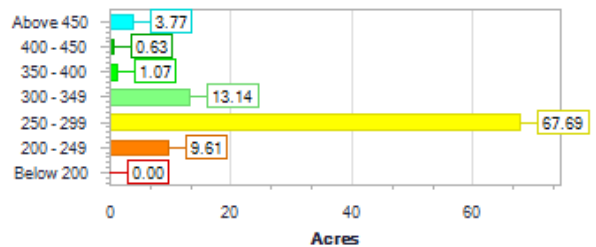
Soil Test Map Report - K

Area: 95.91
 Farm: [Redacted]
 Field: [Redacted]
 Sample Date: Aug 06, 2020
 Lab Name: [Redacted]



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 28
 Minimum: 220
 Maximum: 877
 Average Rate: 294.17
 Weighted Average: 293.95

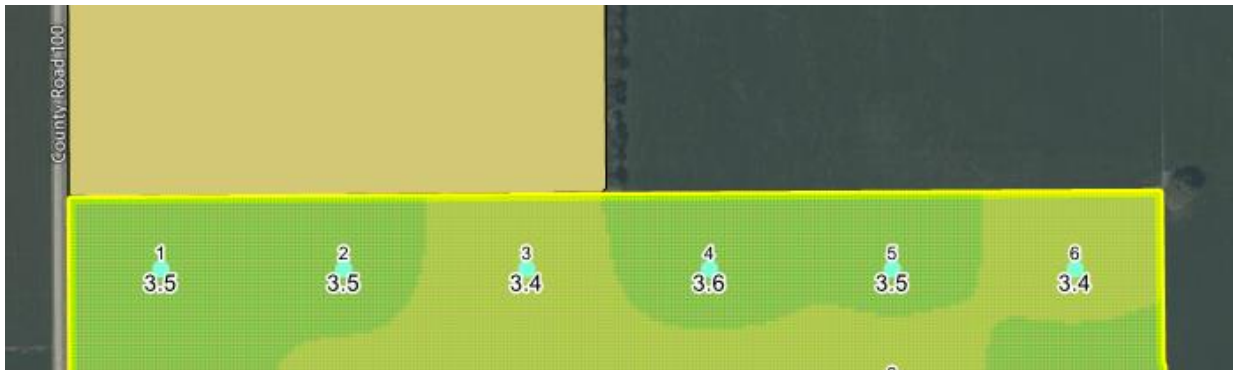
K lbs per acre (st)





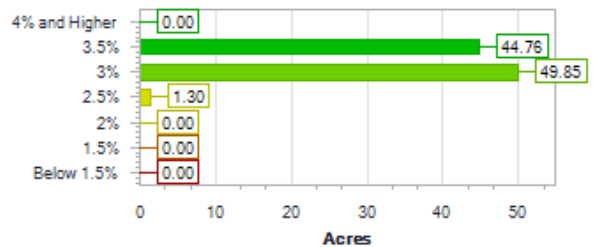
Soil Test Map Report - OM

Area: 95.91
Farm: [Redacted]
Field: [Redacted]
Sample Date: Aug 06, 2020
Lab Name: [Redacted]



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8
Summary Statistics
 Layer Name Current Test Results
 Sample Count 28
 Minimum 2.8
 Maximum 3.6
 Average Rate 3.42
 Weighted Average: 3.42

OM none

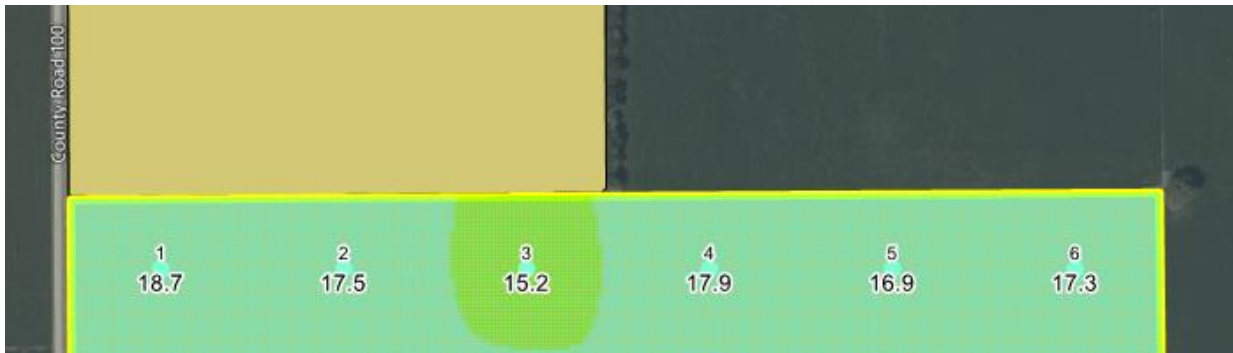




Soil Test Map Report - CEC

Farm:
 Field:

Area: 95.91
 Sample Date Aug 06, 2020
 Lab Name



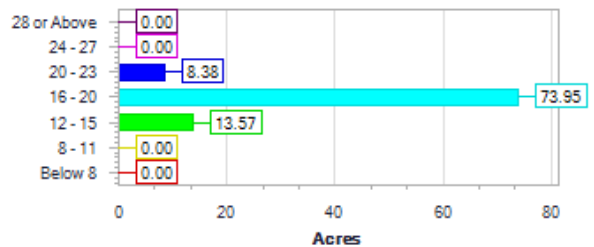
Location:

County: Champaign, IL
 Township:
 Twp Rng Sec: TColfax R S8

Summary Statistics

Layer Name Current Test Results
 Sample Count 28
 Minimum 14.3
 Maximum 22.5
 Average Rate 17.64
 Weighted Average: 17.63

CEC meq/100g

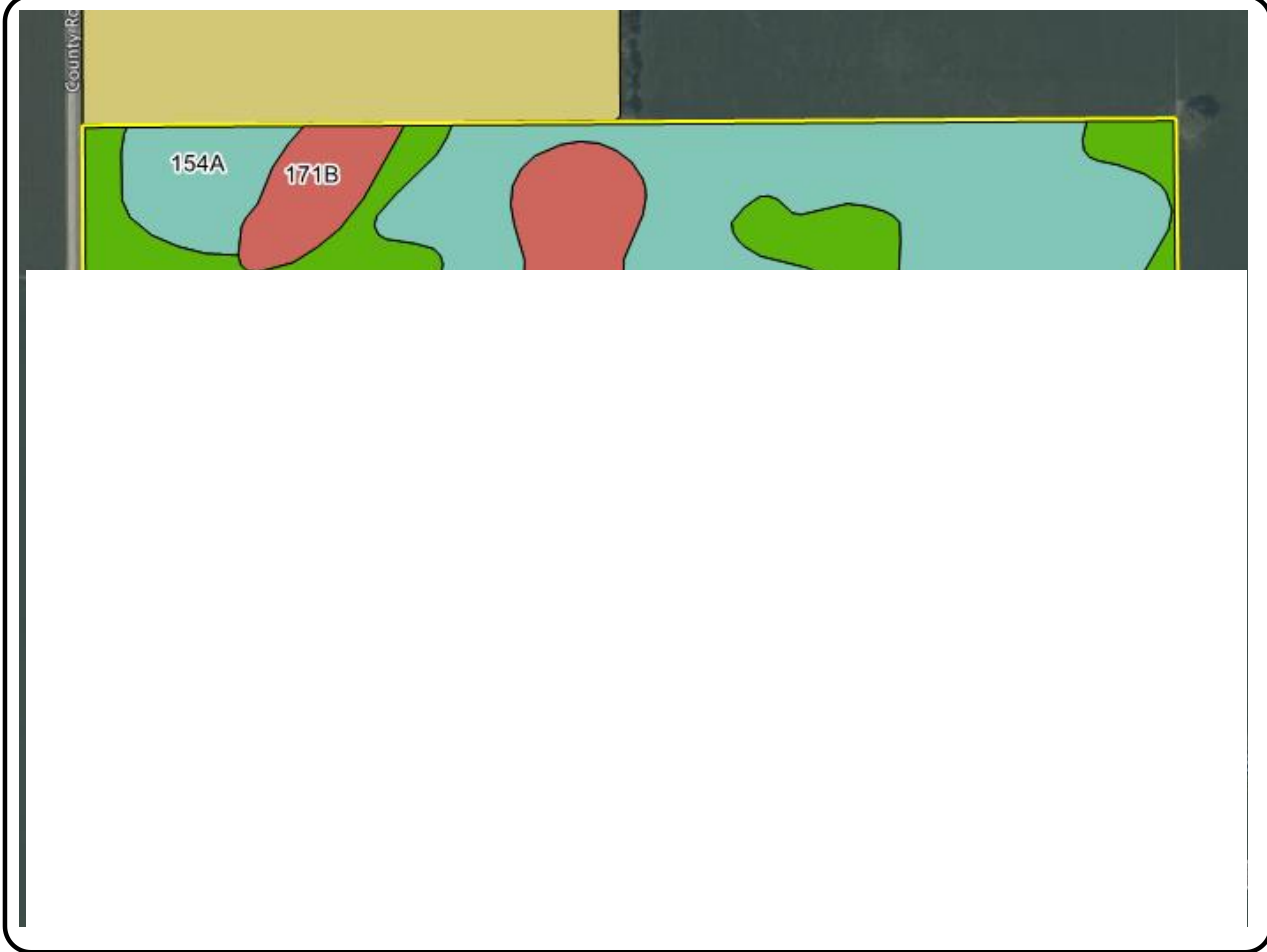




Soil Types

Area: 95.91

Farm: [Redacted]
Field: [Redacted]




Location:

County: Champaign, IL
Township:
Twp Rng Sec: TColfax R S8
Directions: Around Don's Shop


MuSym by Acres

	154A - Flanagan silt loam, 0 to 2 percent slopes	55.78
	152A - Drummer silty clay loam, 0 to 2 percent sl	20.19
	171B - Catlin silt loam, 2 to 5 percent slopes	19.95

	Soil Test Summary		
	Farm: _____		Area: 95.91
	Field: _____		Sample Date: Aug 06, 2020 Lab Name:

SampleID	PHW	PHB	P1	K	OM	CA	MG	CEC	PERK	PERCA	PERMG
none	none	none	lbs per acre (st)	lbs per acre (st)	none	lbs per acre (st)	lbs per acre (st)	meq/100g	percent	percent	percent
1	6.3	6.9	55	289	3.5	4,836	876	18.7	2.0	64.7	19.6
2	6.4	7.0	58	304	3.5	4,847	701	17.5	2.3	69.3	16.7
3	6.3	7.0	54	243	3.4	4,074	619	15.2	2.1	67.1	17.0
4	6.3	6.9	60	265	3.6	4,902	664	17.9	1.9	68.5	15.5
5	6.3	6.9	53	272	3.5	4,656	612	16.9	2.1	68.9	15.1
6	6.2	6.9	46	243	3.4	4,572	672	17.3	1.9	66.1	16.2
7	6.4	7.0	52	257	3.6	4,877	793	18.0	1.9	67.8	18.4
8	6.3	7.0	36	250	3.3	4,813	663	17.6	1.9	68.4	15.7
9	6.5	7.0	50	286	3.2	4,253	719	15.6	2.4	68.2	19.3
10	6.4	7.0	37	238	3.2	4,338	743	16.2	1.9	67.0	19.2
11	6.4	7.0	48	270	3.4	4,599	788	17.2	2.1	66.9	19.1
12	6.5	7.0	54	303	3.6	5,428	908	19.7	2.0	68.9	19.3
13	6.4	7.0	247	877	3.5	5,588	886	21.3	5.3	65.6	17.4
14	6.2	6.9	50	289	3.3	3,701	675	14.8	2.6	62.6	19.1
15	6.3	6.9	59	277	3.5	4,203	772	16.4	2.2	64.1	19.7
16	6.4	7.0	55	250	3.2	4,055	688	15.1	2.2	67.2	19.0
17	6.2	6.9	55	262	3.4	4,169	638	16.0	2.1	65.2	16.7
18	6.2	6.8	74	274	3.6	5,554	831	21.1	1.7	65.9	16.5
19	6.4	7.0	55	239	3.6	5,252	671	18.4	1.7	71.4	15.2
20	6.4	7.0	56	277	2.8	3,842	626	14.3	2.5	67.2	18.3
21	6.2	6.8	73	277	3.5	4,794	782	18.6	2.0	64.5	17.6
22	6.2	6.9	44	220	3.4	4,264	742	16.7	1.7	63.9	18.6
23	6.2	6.9	69	322	3.4	4,518	823	18.0	2.3	62.8	19.1
24	6.4	7.0	63	292	3.6	4,573	862	17.5	2.2	65.4	20.6
25	6.5	7.0	80	295	3.4	4,936	921	18.4	2.1	67.1	20.9
26	6.3	6.9	61	302	3.6	5,197	927	20.0	2.0	65.0	19.4
27	6.3	6.9	62	291	3.5	4,582	791	17.6	2.2	65.1	18.8
28	6.4	7.0	126	318	3.4	5,888	1,116	22.5	1.9	65.5	20.7
Average:	6.3	6.9	65	296	3.4	4,690	768	17.7	2.2	66.4	18.2

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	<h3>Soil Test Summary</h3>	
	Area: 95.91 Farm: [Redacted] Field: [Redacted]	Sample Date: Aug 06, 2020 Lab Name:

SampleID	OM	CEC	PERK	PERCA	PERMG
none	none	meq/100g	percent	percent	percent
1	3.5	18.7	2.0	64.7	19.6
2	3.5	17.5	2.3	69.3	16.7
3	3.4	15.2	2.1	67.1	17.0
4	3.6	17.9	1.9	68.5	15.5
5	3.5	16.9	2.1	68.9	15.1
6	3.4	17.3	1.9	66.1	16.2
7	3.6	18.0	1.9	67.8	18.4
8	3.3	17.6	1.9	68.4	15.7
9	3.2	15.6	2.4	68.2	19.3
10	3.2	16.2	1.9	67.0	19.2
11	3.4	17.2	2.1	66.9	19.1
12	3.6	19.7	2.0	68.9	19.3
13	3.5	21.3	5.3	65.6	17.4
14	3.3	14.8	2.6	62.6	19.1
15	3.5	16.4	2.2	64.1	19.7
16	3.2	15.1	2.2	67.2	19.0
17	3.4	16.0	2.1	65.2	16.7
18	3.6	21.1	1.7	65.9	16.5
19	3.6	18.4	1.7	71.4	15.2
20	2.8	14.3	2.5	67.2	18.3
21	3.5	18.6	2.0	64.5	17.6
22	3.4	16.7	1.7	63.9	18.6
23	3.4	18.0	2.3	62.8	19.1
24	3.6	17.5	2.2	65.4	20.6
25	3.4	18.4	2.1	67.1	20.9
26	3.6	20.0	2.0	65.0	19.4
27	3.5	17.6	2.2	65.1	18.8
28	3.4	22.5	1.9	65.5	20.7
Average:	3.4	17.7	2.2	66.4	18.2

(B. Brown)
Project No. 0038-24(3)
P.C.S. File No. 24

Survey Solutions, LLC

111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0612

- ALTA Surveys
- Boundary Surveys
- Construction Staking
- Subdivisions

Illinois Professional Design Firm # 184005964

PLAT OF SURVEY

27.21 Acre Tract - That part of the South 1/2 of the Northwest 1/4, of Section 8, Township 18 North, Range 7 East of the Third Principal Meridian, Champaign County, Illinois, described as follows: commencing at an existing iron pipe marking the Southwest corner of the Northwest 1/4, of said Section 8; thence N.0°19'52"W.-880.21 feet along the West line of the Northwest 1/4, of said Section 8 to a mag nail set marking the point of beginning; thence continuing N.0°19'52"W.-443.41 feet along said West line to a mag nail set marking the Northwest corner of the South 1/2 of the Northwest 1/4, of said Section 8; thence N.89°52'20"E.-2664.72 feet along the North line of the South 1/2 of the Northwest 1/4, of said Section 8 to the Northeast corner thereof; thence S.0°23'45"E.-445.98 feet along the East line of the Northwest 1/4, of said Section 8 to an iron pin set; thence S.89°55'39"W.-2665.23 feet to the point of beginning.

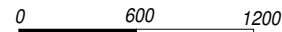
70.00 Acre Tract - That part of the South 1/2 of the Northwest 1/4 and that part of the North 20.00 Acres of the Southwest 1/4, all in Section 8, Township 18 North, Range 7 East of the Third Principal Meridian, Champaign County, Illinois, described as follows: commencing at an existing iron pipe marking the Southwest corner of the Northwest 1/4, of said Section 8; thence N.0°19'52"W.-456.20 feet along the West line of the Northwest 1/4, of said Section 8 to an existing mag nail marking the point of beginning; thence continuing N.0°19'52"W.-424.01 feet along said West line to mag nail set; thence N.89°55'39"E.-2665.23 feet to an iron pin set on the East line of the Northwest 1/4, of said Section 8; thence S.0°23'45"E.-1206.95 feet along the East line of the West 1/2, of said Section 8 to an iron pin set marking the Southeast corner of the North 20 acres of the Southwest 1/4, of said Section 8; thence S.89°55'39"W.-2666.73 feet along the South line of the North 20 acres of the Southwest 1/4, of said Section 8 to a mag nail set marking the Southwest corner thereof; thence N.0°18'26"W.-286.73 feet along the West line of the Southwest 1/4, of said Section 8 to an existing mag nail; thence N.89°55'39"E.-340.00 feet to an existing iron pin; thence N.0°19'50"W.-493.26 feet to an existing iron pin; thence N.89°34'36"W.-340.01 feet to the point of beginning.

Legend

Scale: 1" = 600'

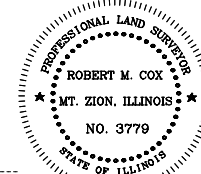
- = Iron Pipe or Pin From Prev. Surveys
- = 5/8" Iron Pin Set This Survey
- ⊙ = MAG Nail Set This Survey

100.00' = Measured Dimension
(100.00') = Record Dimension



Scale in Feet

Bearings are based on the Illinois State Plane Coordinate System - East Zone.



LICENSE EXPIRES 11/30/2024

Survey Notes:

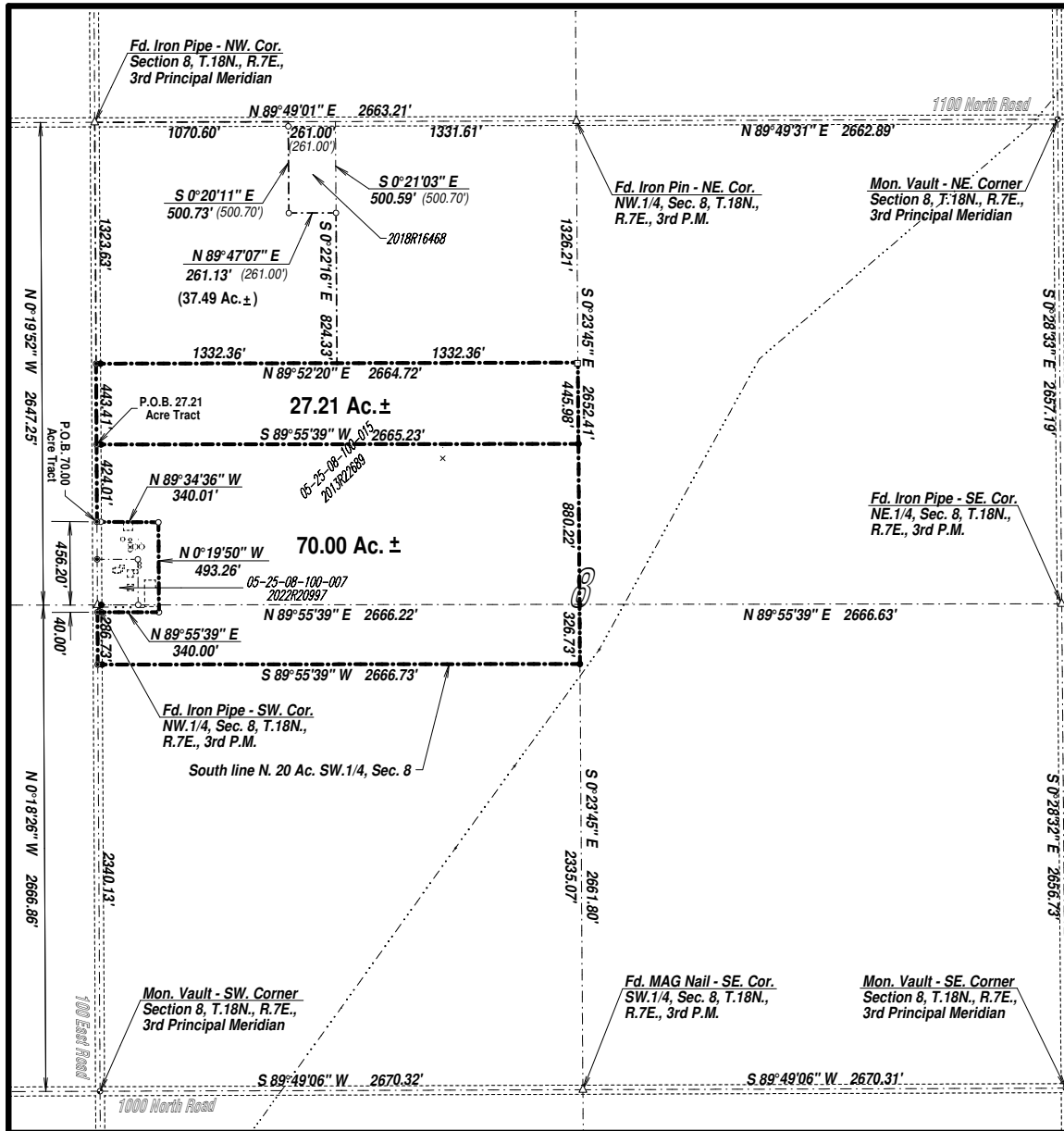
- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of July 2024.
- 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
- 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 8 and the surrounding Sections.
- 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of July 2024, in accordance with state statutes governing survey work in the State of Illinois.

July 9, 2024
(Revised Sizes)

Robert M. Cox
IL Professional Land Surveyor No. 3779
(License Expires November 30, 2024)



Coming Soon!