

Chiest Farm

**2022
OPEN
LEASE**

10.5.21



Jason J. Lestina, ALC AFM
Licensed IL, IN Real Estate Managing Broker
Accredited Land Consultant
Accredited Farm Manager
Land Pro LLC

815.546.8276c | jason@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

October 29, 2021





Buy Land. They're Not Making It Anymore.

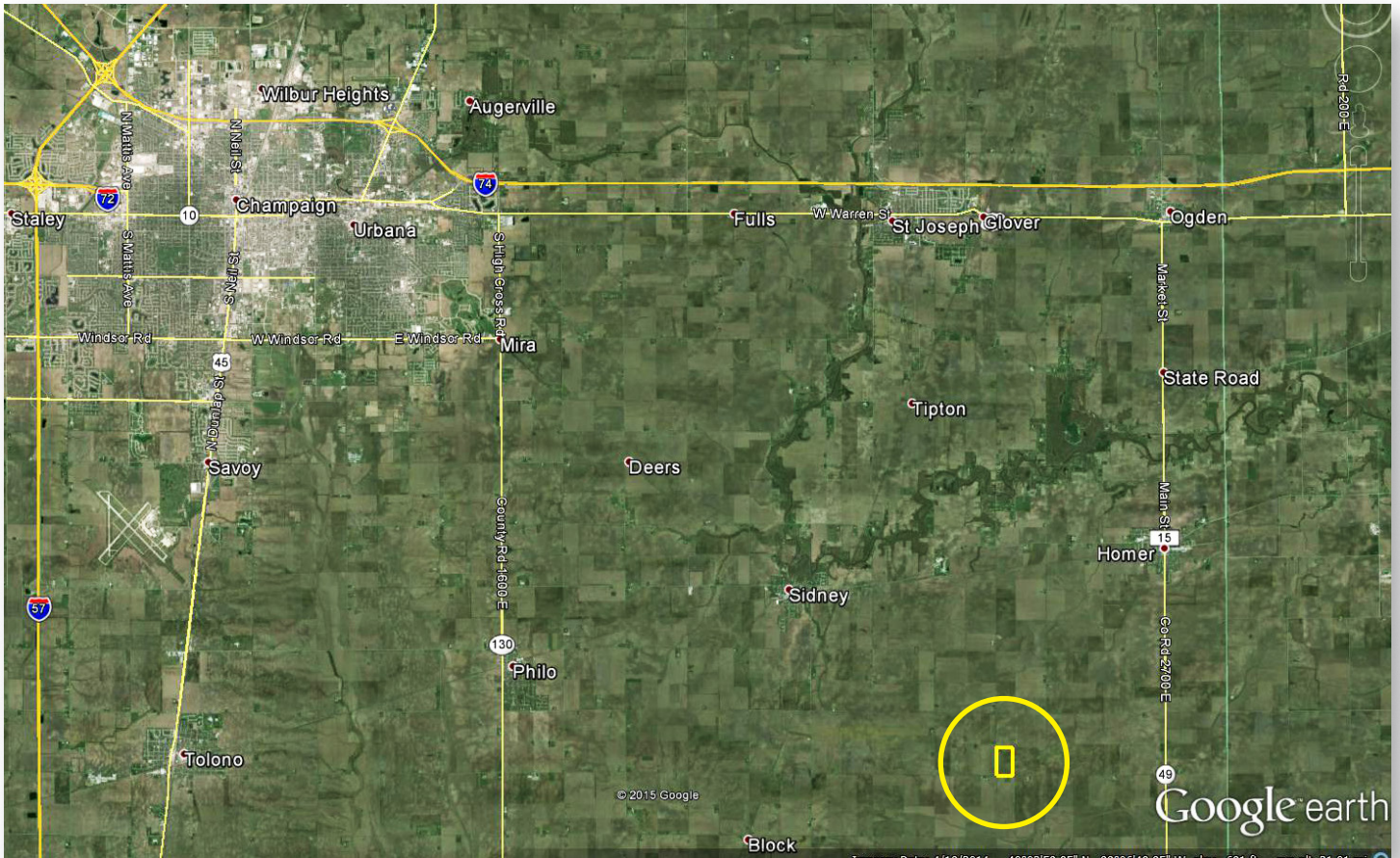
~ Mark Twain

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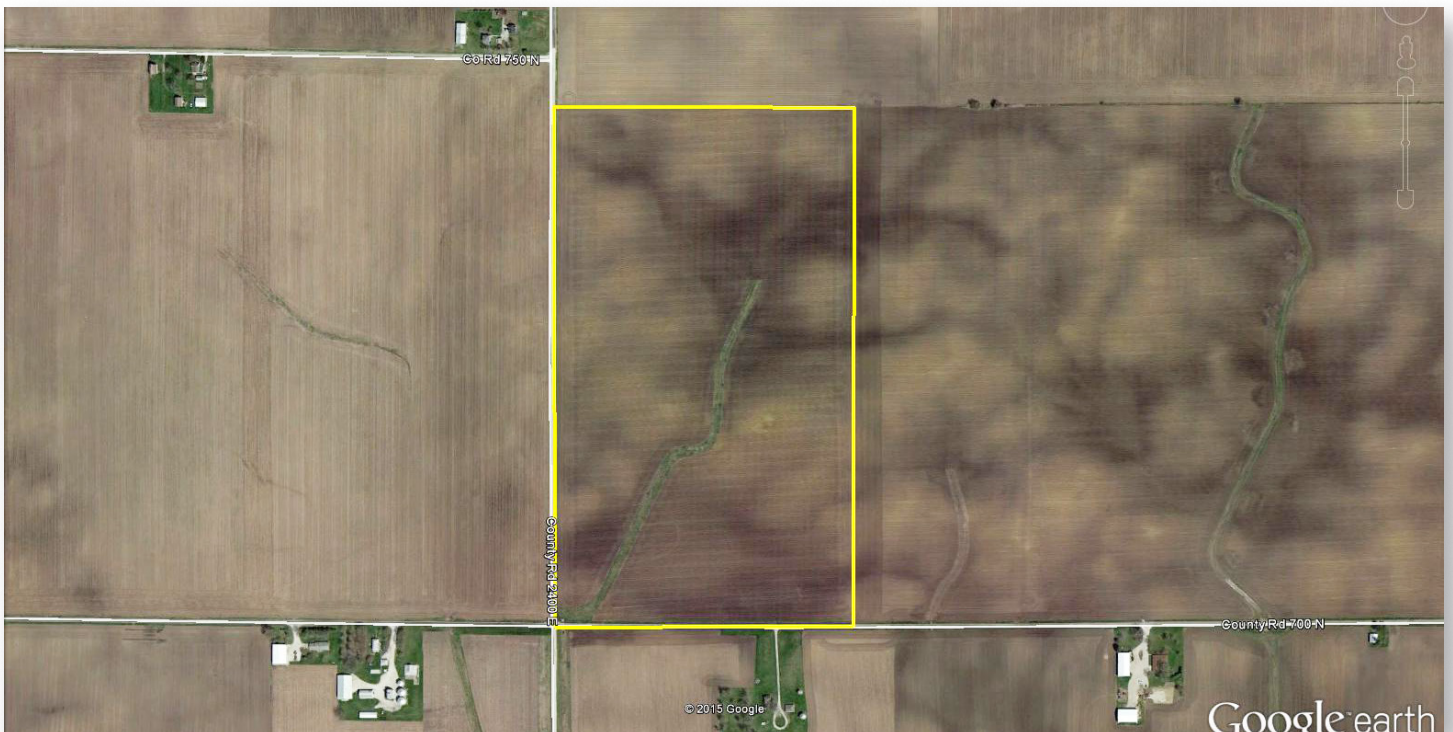
Chiesl Farm

78.149± survey acres (78.71± tillable acres) | Sec 30 | South Homer Township | T.18N.-R.11E. | Champaign County IL



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HIGHLY DESIRABLE 78-acre farm with productive Class A soils, located southwest of the village of Homer in Champaign County Illinois.

acreage	-	78.149± surveyed acres (78.71± tillable acres)
description	-	Part of the SW¼ of Section 30, T.18N.-R.11E., South Homer Township, Champaign County, IL
soils	-	Productivity Index 133.9 (predominantly Drummer, Dana, Peotone)
lease	-	2022 open lease
price	-	\$1,150,000
taxes (2020)	-	\$3,077.84 (\$39.38/ac)
PIN	-	26.29.30.300.002
CRP	-	2 acres enrolled expires 9.30.23 \$678 annually
drainage	-	Little Vermilion Special Drainage District-Main Union Drainage District 2 So Homer Sidney-Main Union Drainage District 2 So Homer Sidney-Sub 6
soil test information	-	available upon request
buildings	-	none
frontage	-	Co Rd 2400 E, 700 N Road

Chiesl Farm Yield History		
	Corn	Soybeans
2021	264.10	-
2020	-	71.00
2019	no report	
2018	219.49	-
2017	-	71.46
2016	166.00	-
2015	-	77.00
2014	208.00	-

FSA Information Farm 12736 Tract 14782		
Commodity	Base Acres	County Yield
Corn (PLC)	57.21	149
Soybeans (ARC-CO)	19.08	54

DRIVING DIRECTIONS

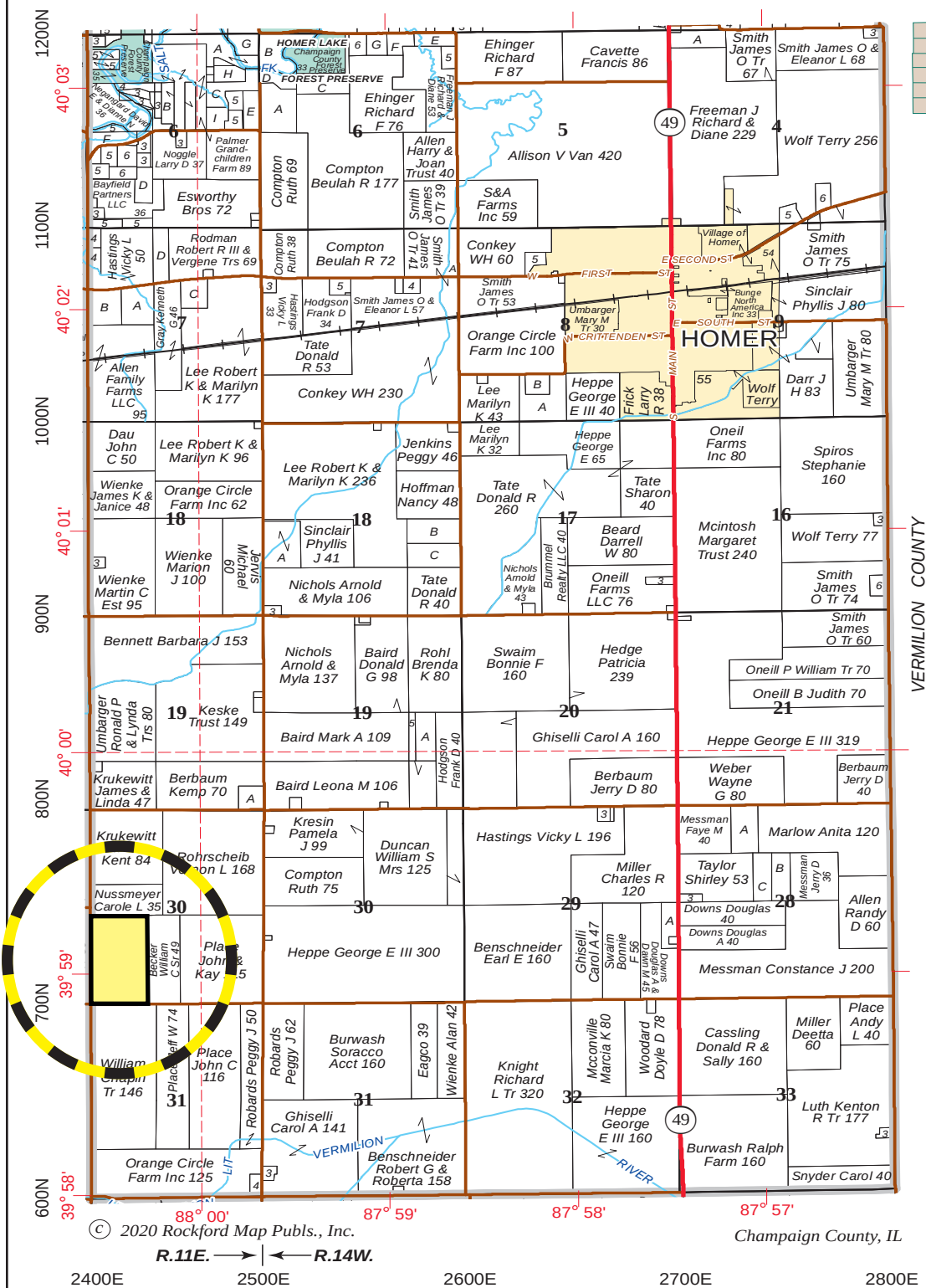
3.0± mi SW of Homer IL
 19.5± mi SE of Champaign IL
 72.1± mi SE of Bloomington IL
 98.5± mi NE of Springfield IL
 147.0± mi S of Chicago IL
 208.0± mi SE of Moline IL
 211.0± mi SE of Rockford IL
 GPS 39.981346, -88.009715
 (points are to center of city)

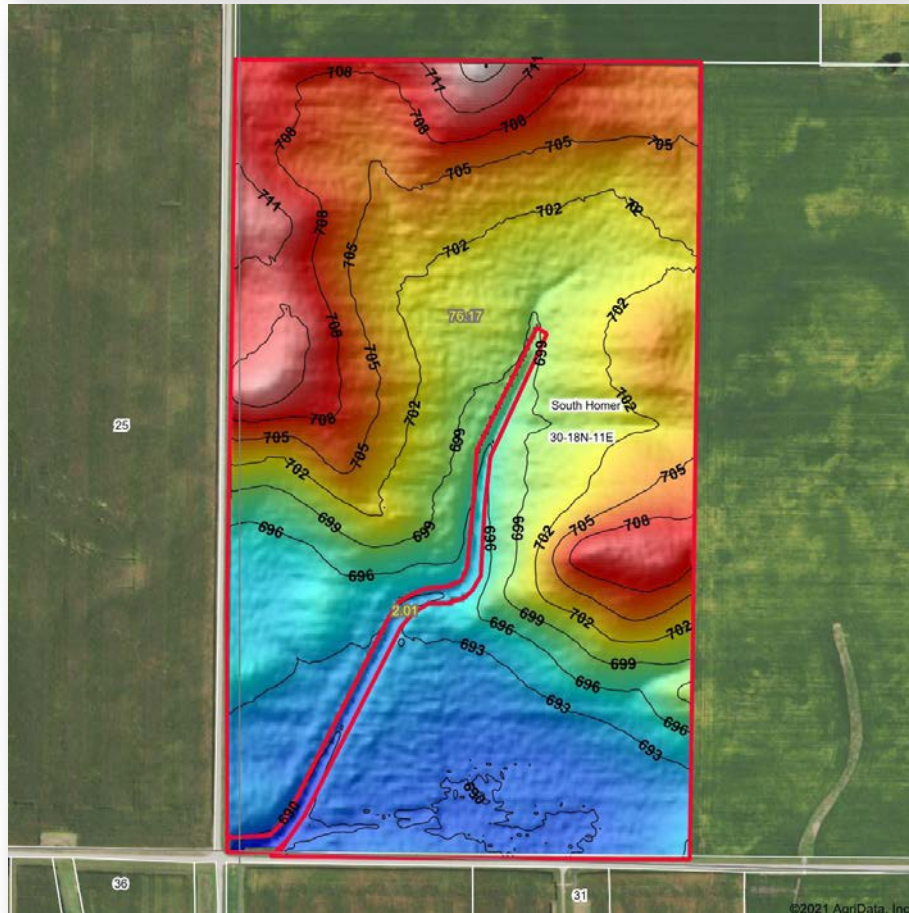
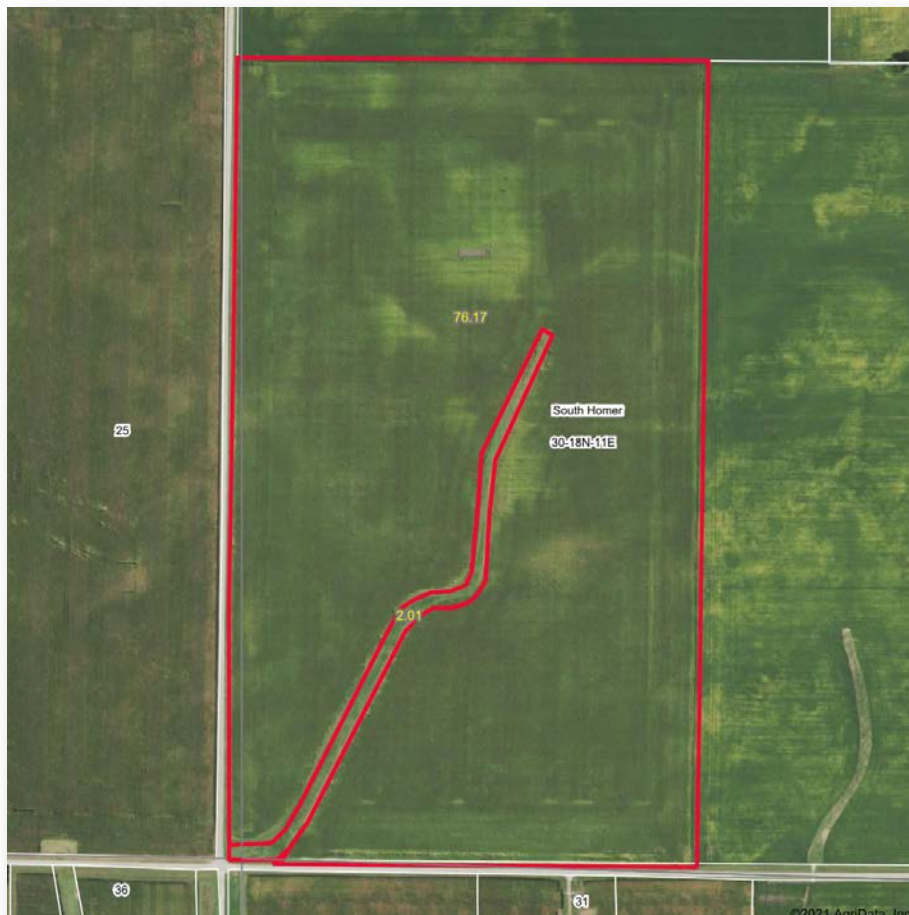


waterway, 10.5.21

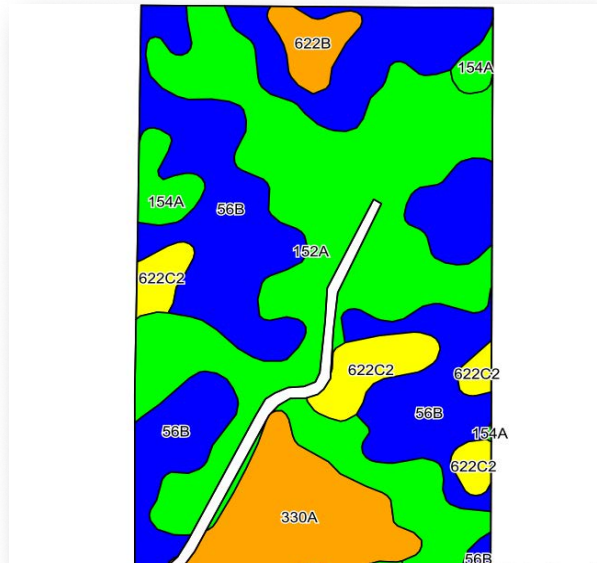


SOUTH PART SOUTH HOMER T.18N.-R.11E.-14W.





Boundaries and acreages are approximate.



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	29.31	39.4%		FAV	195	63	73	0.00	5.64	144
**56B	Dana silt loam, 2 to 5 percent slopes	28.46	38.3%		FAV	**178	**55	**68	**6.21	0.00	**130
330A	Peotone silty clay loam, 0 to 2 percent slopes	7.81	10.5%		FAV	164	55	61	0.00	5.02	123
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	4.49	6.0%		FAV	**150	**49	**60	**4.90	0.00	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	2.50	3.4%		FAV	194	63	77	0.00	5.90	144
**622B	Wyanet silt loam, 2 to 5 percent slopes	1.78	2.4%		FAV	**159	**52	**64	**5.22	0.00	**119
Weighted Average						181.6	58	69	2.80	2.95	133.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

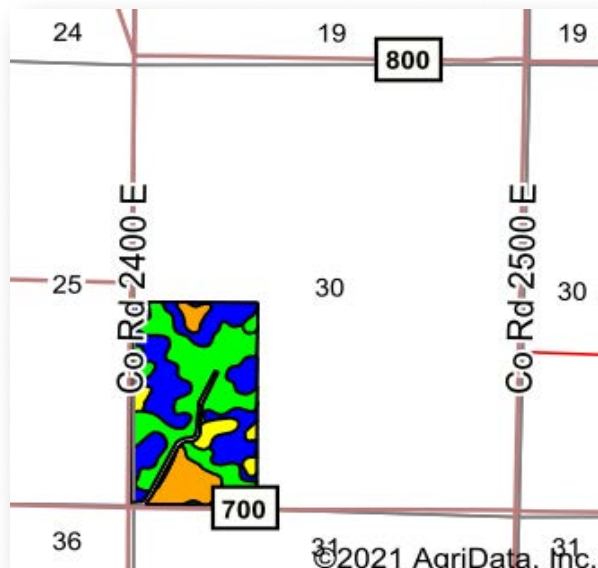
a UNF = unfavorable; FAV = favorable

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

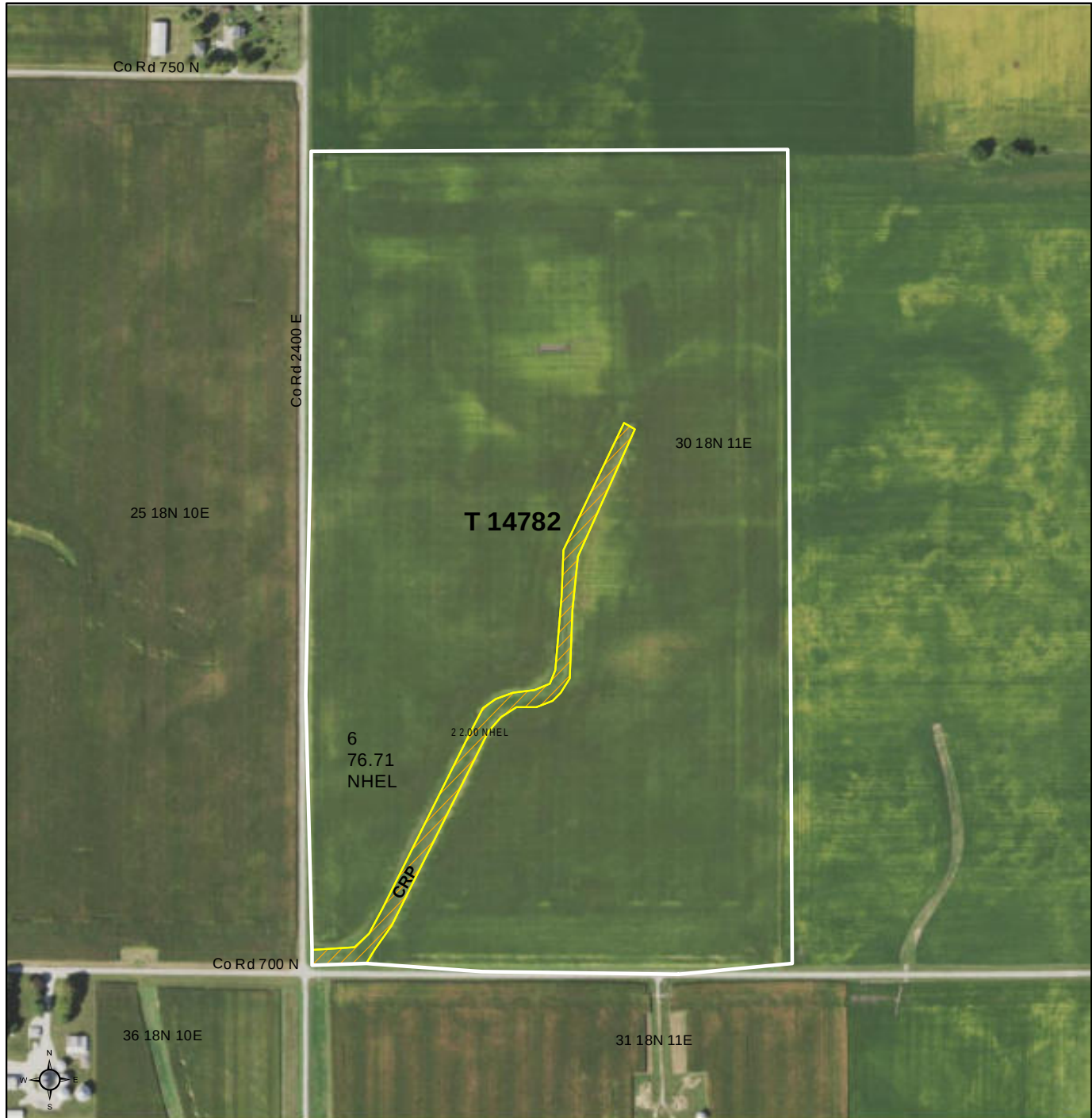
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.





United States
Department of
Agriculture

Champaign County, Illinois



Common Land Unit

- Cropland
- CRP

Wetland Determination Identifiers

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

Tract Boundary
plss_a_il_WMAS

0 170 340 680
Feet

2021 Program Year

Map Created November 23, 2020

Farm **12736**

Tract **14782**

Tract Cropland Total: 78.71 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).

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 12736
Prepared : 2/26/21 11:25 AM
Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : 11039B
Recon ID : 17-019-2015-1
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.71	78.71	78.71	0.00	0.00	2.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	76.71	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.21	0.00	149	
Soybeans	19.08	0.00	54	0
TOTAL	76.29	0.00		

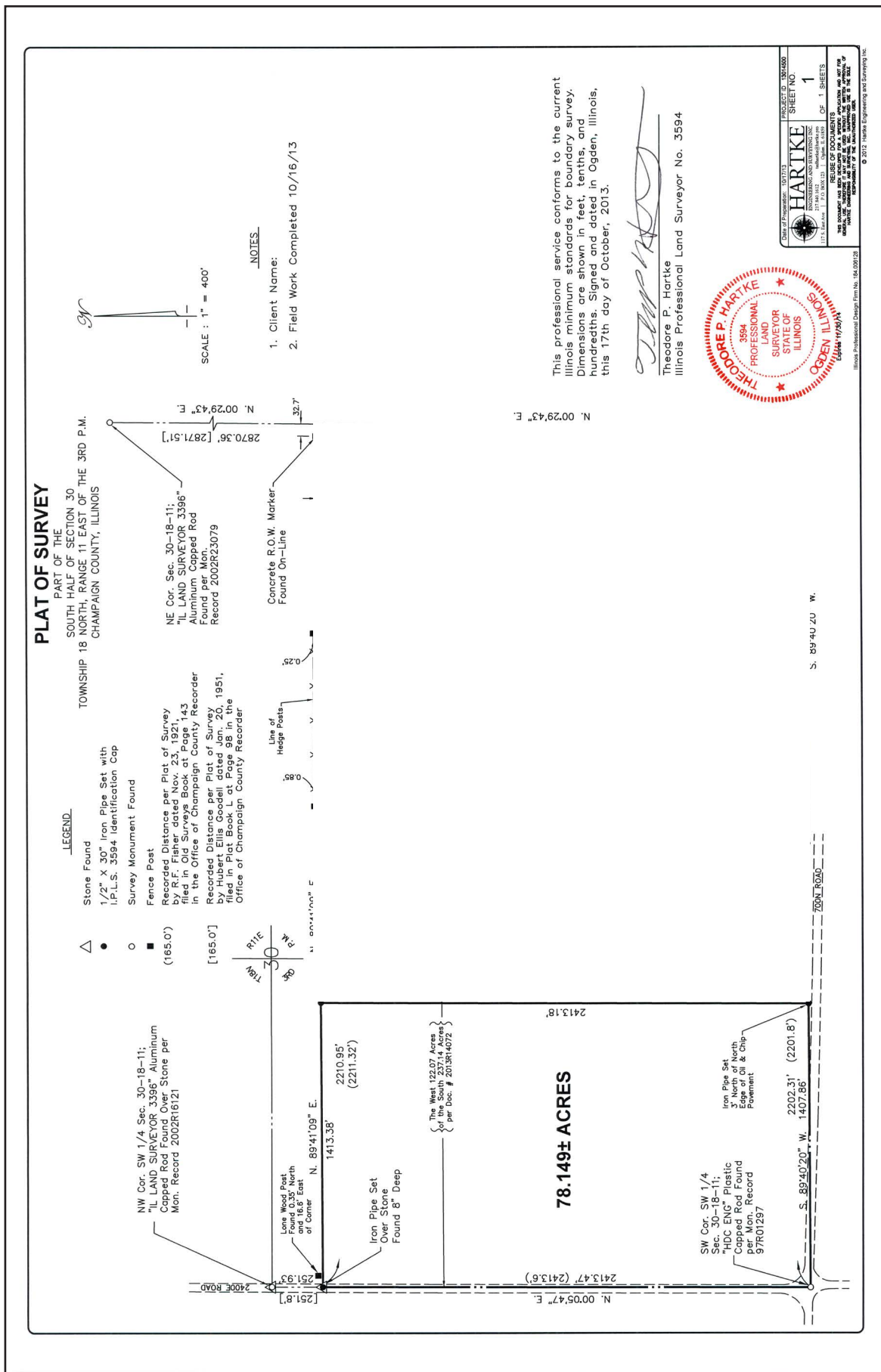
Tract Number : 14782

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 :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.71	78.71	78.71	0.00	0.00	2.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	76.71	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduc Acres	PLC Yield
Corn	57.21	0.00	149
Soybeans	19.08	0.00	54
TOTAL	76.29	0.00	





looking north 6.9.21



looking east, 6.10.20

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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