

LAND FOR SALE

PLOTNER FARMS

MR. LANDMAN



LOCATION

The Plotner Farm is located directly south of Ogden on the west side of IL Route 49. The northern border of the parcel is approximately .4 miles south of Ogden. The western border also has road frontage on County Road 2650 E. The parcel has approximately 2,000 feet of frontage on Route 49, and approximately 1761 feet on County Road 2650 E.

LEGAL DESCRIPTION (WHOLE PARCEL)

PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; S1/2 SE1/4 OF SECTION 17, TOWNSHIP 19 NORTH, 14 WEST, CHAMPAIGN COUNTY, ILLINOIS

LISTING PRICE

118.79 acres x \$17,500 = \$2,078,825

PLOTNER FARMS 118.79 +/- Acres Ogden Township Champaign County, IL

115.29 tillable acres

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2019 Assessed Value	2020 Taxes Payable
17-24-17-400-004	80.00	\$57,480	\$4,165.94
17-24-17-400-005	38.79	\$26,560	\$1,916.36

YIELD HISTORY

	CORN	SOYBEANS
2021		66
2020	194	
2019	210	
2018		81
2017	206	

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.illinoisfarmground.com

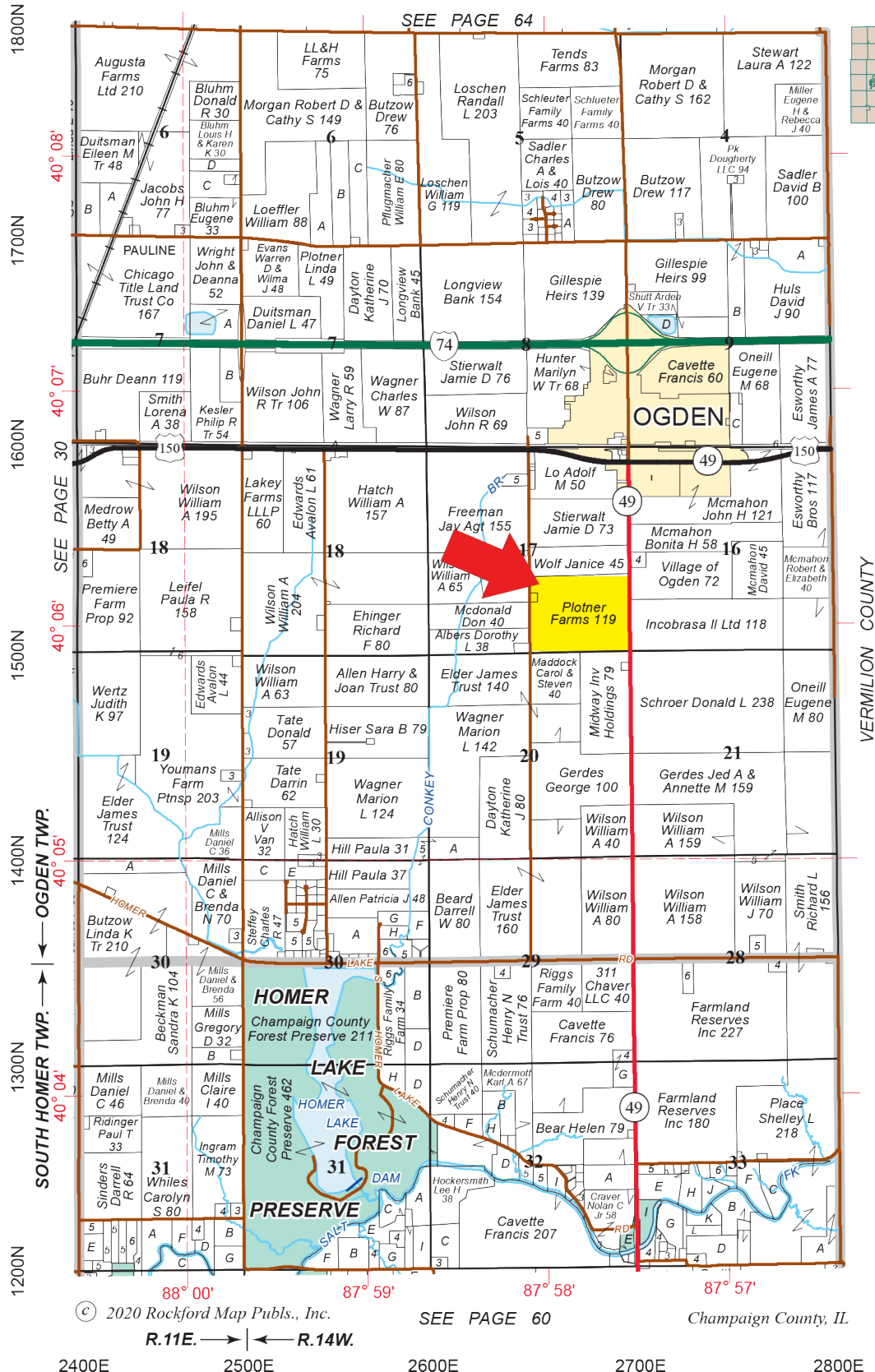


SOUTH PART
NORTH PART

OGDEN
SOUTH HOMER

T.19N.-R.11E.-14W.

Refer to page 78 for keyed parcels



4 Year Crop History



Owner/Operator:

Date: 11/28/2021

Address:

Farm Name:

Address:

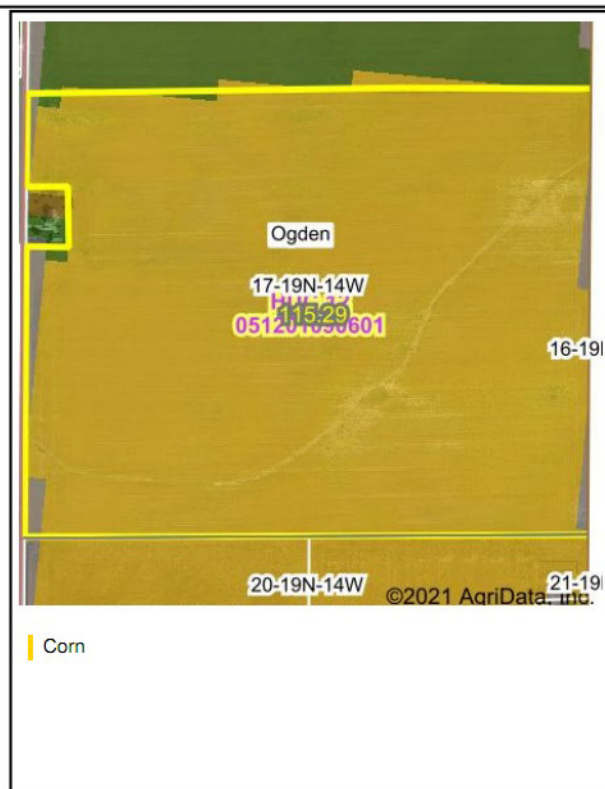
Field ID:

Phone:

Acct. #:

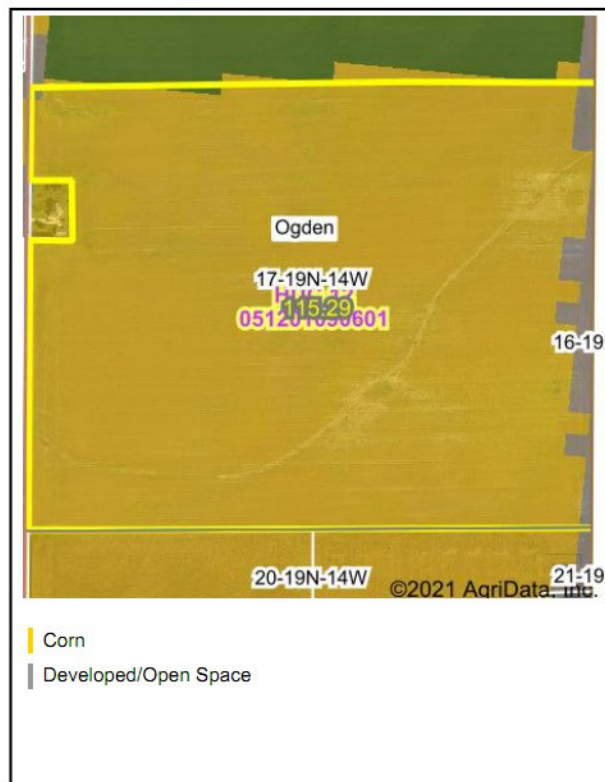
Crop Year: 2020

Crop Year: 2019



Crop Year: 2018

Crop Year: 2017



Map Center: 40° 5' 59.6, -87° 57' 32.07

State: IL

County: Champaign

Legal: 17-19N-14W

Township: Ogden



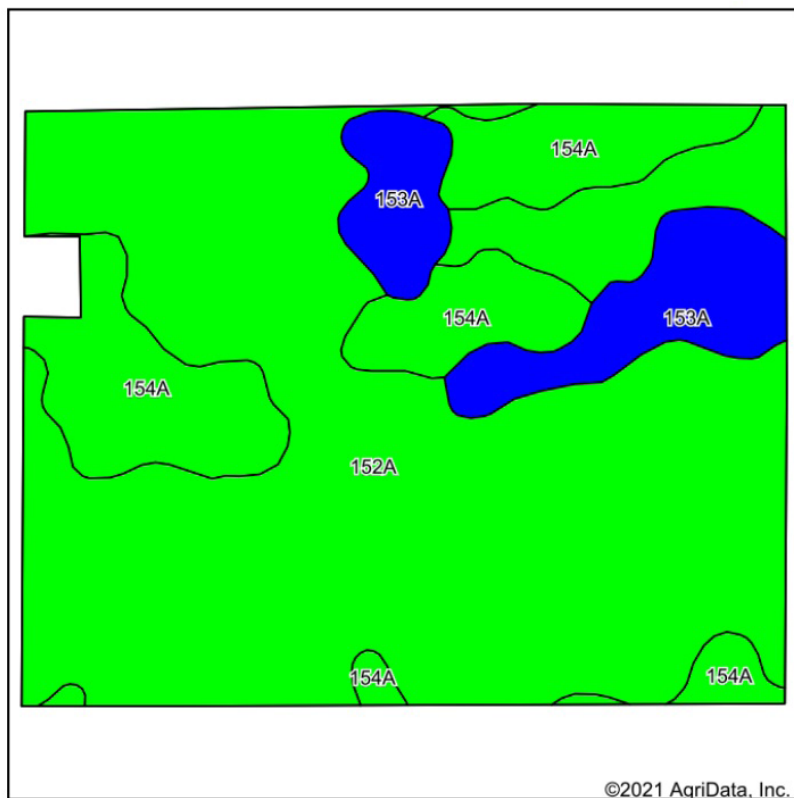
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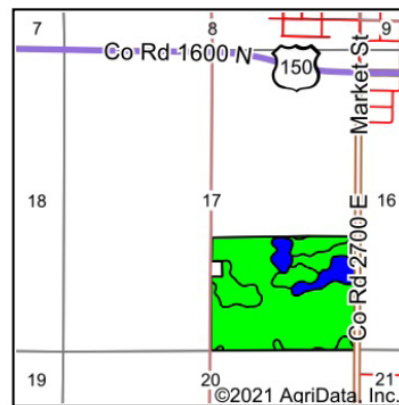
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Watershed Boundary Dataset provided by USDA-NRCS

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **17-19N-14W**
 Township: **Ogden**
 Acres: **115.29**
 Date: **11/28/2021**



Maps Provided By:



Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-leg ume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	81.74	70.9%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	21.58	18.7%		FAV	194	63	77	102	0	0.00	5.90	144
153A	Pella silty clay loam, 0 to 2 percent slopes	11.97	10.4%		FAV	183	60	70	92	0	0.00	5.27	136
Weighted Average						193.6	62.7	73.4	99.5	0	0.00	5.65	143.2

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

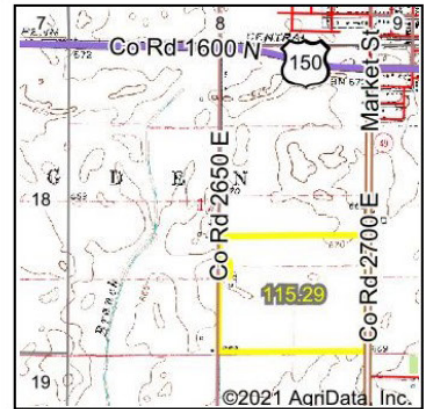
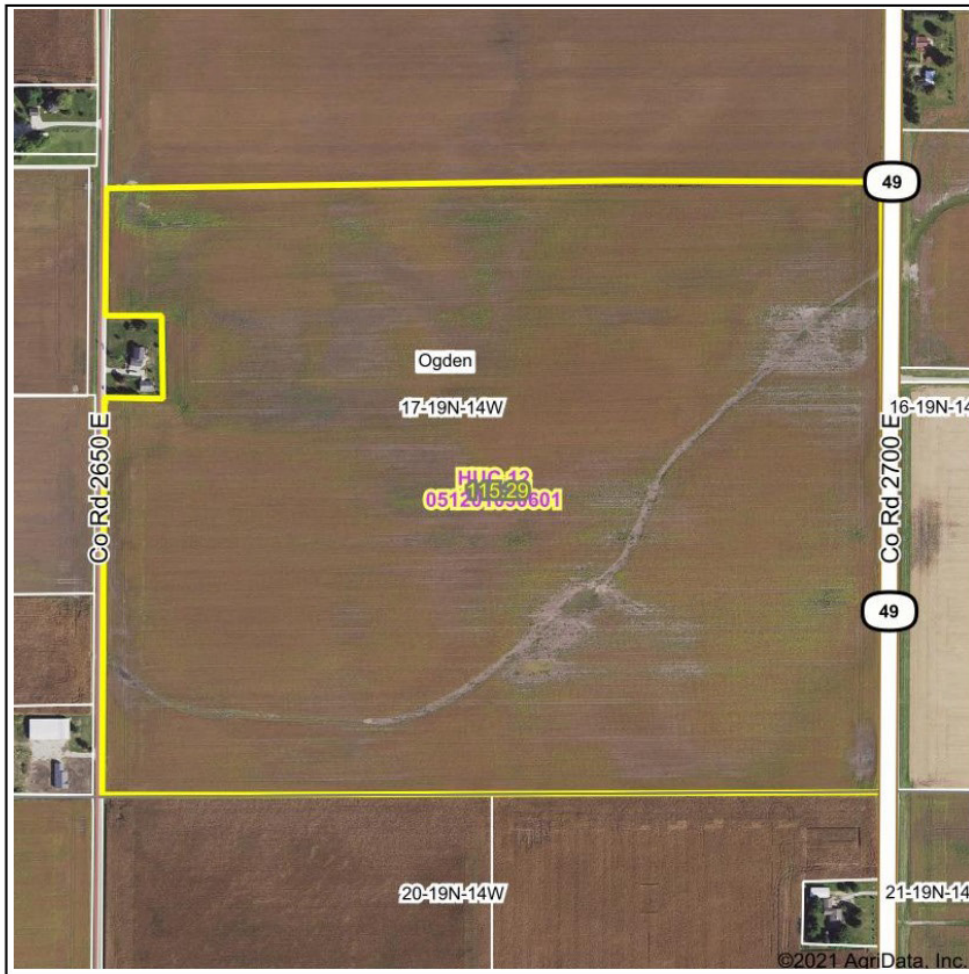
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^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".

Wetlands Map



State: **Illinois**
 Location: **17-19N-14W**
 County: **Champaign**
 Township: **Ogden**
 Date: **11/28/2021**



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 CUSTOMIZED ONLINE MAPPING
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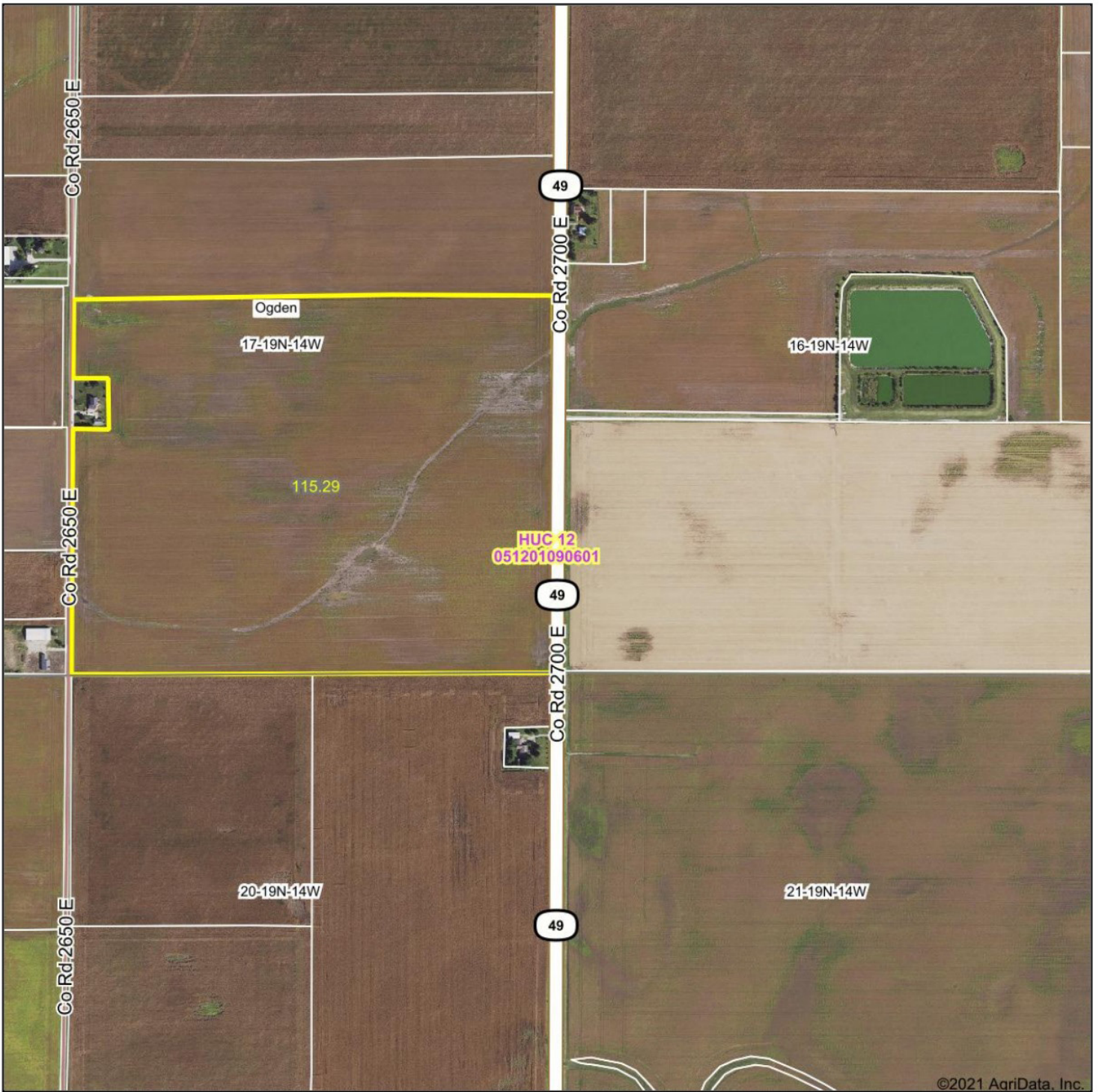


0ft 653ft 1306ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



Map Center: 40° 5' 59.6, -87° 57' 32.07

0ft 822ft 1643ft



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17-19N-14W
Champaign County
Illinois



11/28/2021

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

Topography Contours



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 663.5
Max: 671.3
Range: 7.8
Average: 666.5
Standard Deviation: 1.25 ft

0ft 419ft 838ft



11/28/2021

17-19N-14W
Champaign County
Illinois

Map Center: 40° 5' 59.6, -87° 57' 32.07

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