

LAND FOR SALE

BATES FARMS

MR. LANDMAN



BATES FARMS **25.01 +/- Acres** **Ogden Township** **Champaign County, IL**

2023 POSSESSION!
Buyer to receive all of the 2022 cash rent payment!

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2020 Assessed Value	2020 Taxes Payable
17-18-19-300-008	25.01	\$16,310	\$1,358.39

LOCATION

The Bates Farm is located 3.5 miles north of Ogden, and approximately 2.0 miles west of IL Route 49. The parcel has 1,650 feet of frontage on County Road 2000 N. The SW corner of the parcel is 275 feet east of County Road 2500 E.

LEGAL DESCRIPTION (WHOLE PARCEL)

PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 19, TOWNSHIP 20 NORTH, 14 WEST, CHAMPAIGN COUNTY, ILLINOIS

LISTING PRICE

25.01 taxable acres x \$17,992 = \$450,000

YIELD HISTORY

	CORN	SOYBEANS
2021		
2020		
2019		
2018		
2017		

CONTACTS

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



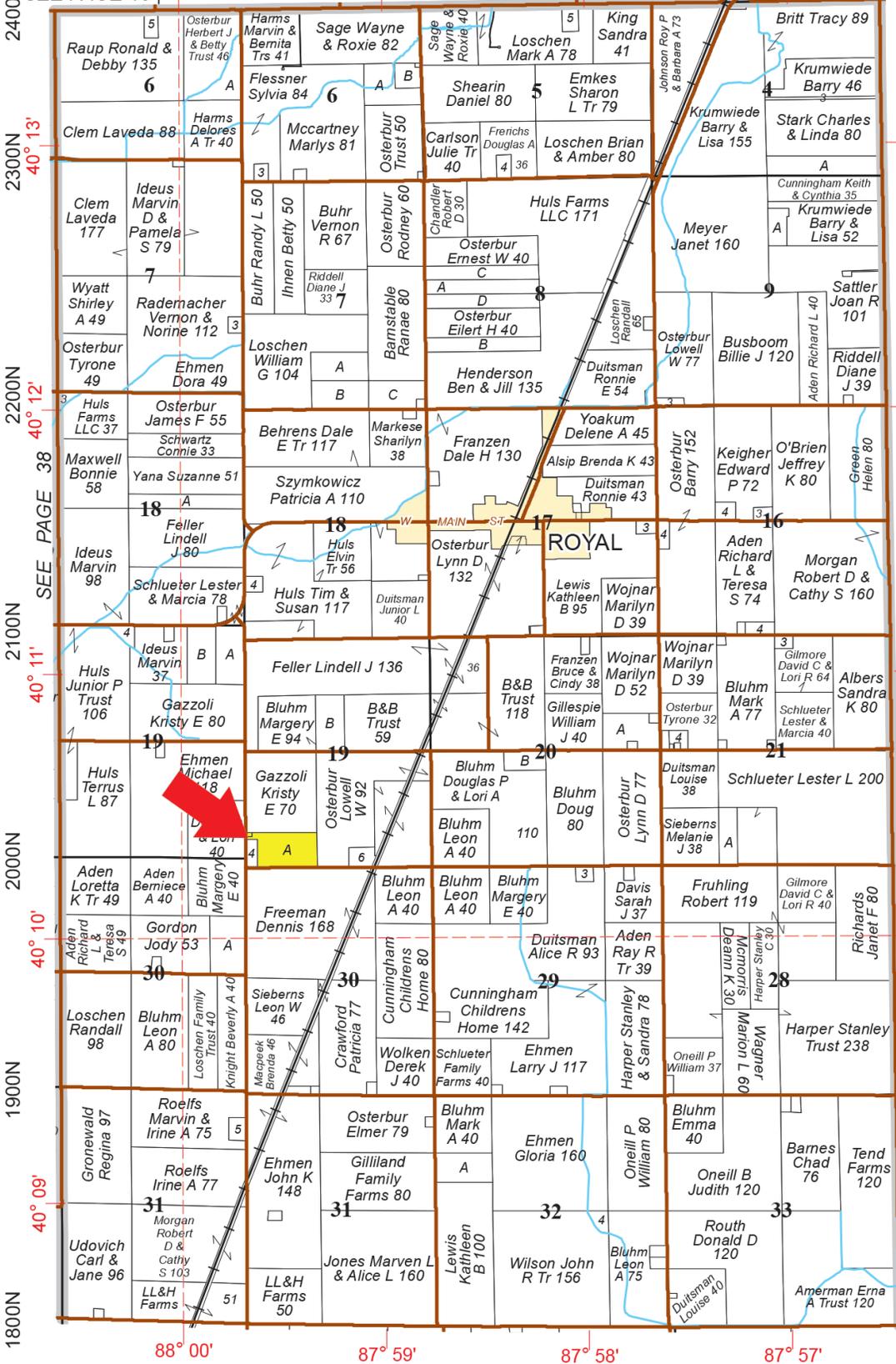
NORTH PART OGDEN

T.20N.-R.11E.-14W.

Refer to page 78 for keyed parcels

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VERMILION COUNTY

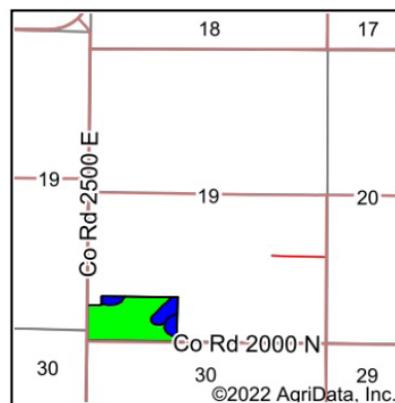
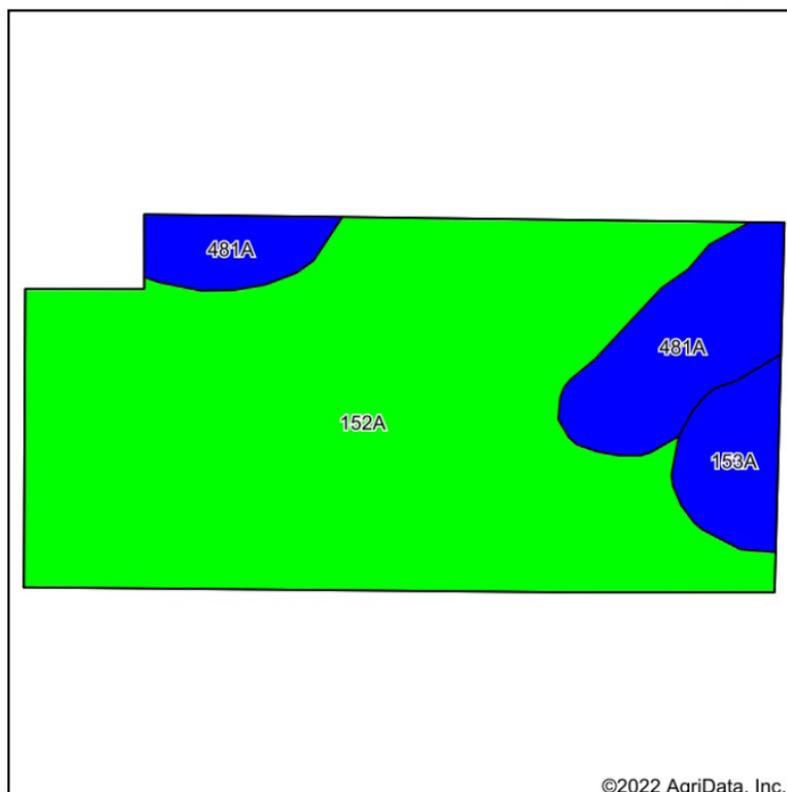
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Champaign County, IL

1800N 1900N 2000N 2100N 2200N 2300N 2400N
40° 09' 40° 10' 40° 11' 40° 12' 40° 13'
2400E 2500E 2600E 2700E 2800E
R.11E. ← → R.14W.

Soils Map



State: Illinois
 County: Champaign
 Location: 19-20N-14W
 Township: Ogden
 Acres: 28.35
 Date: 2/19/2022



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Ill. 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-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.45	79.2%		FAV	195	63	73	100	0	0.00	5.64	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	4.29	15.1%		FAV	183	58	73	102	0	0.00	5.64	134
153A	Pella silty clay loam, 0 to 2 percent slopes	1.61	5.7%		FAV	183	60	70	92	0	0.00	5.27	136
Weighted Average						192.5	62.1	72.8	99.8	-	0.00	5.62	142

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".

4 Year Crop History



Owner/Operator:
 Address:
 Address:
 Phone:

Date: 2/19/2022
 Farm Name:
 Field ID:
 Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Map Center: 40° 10' 17.88, -87° 59' 29.67

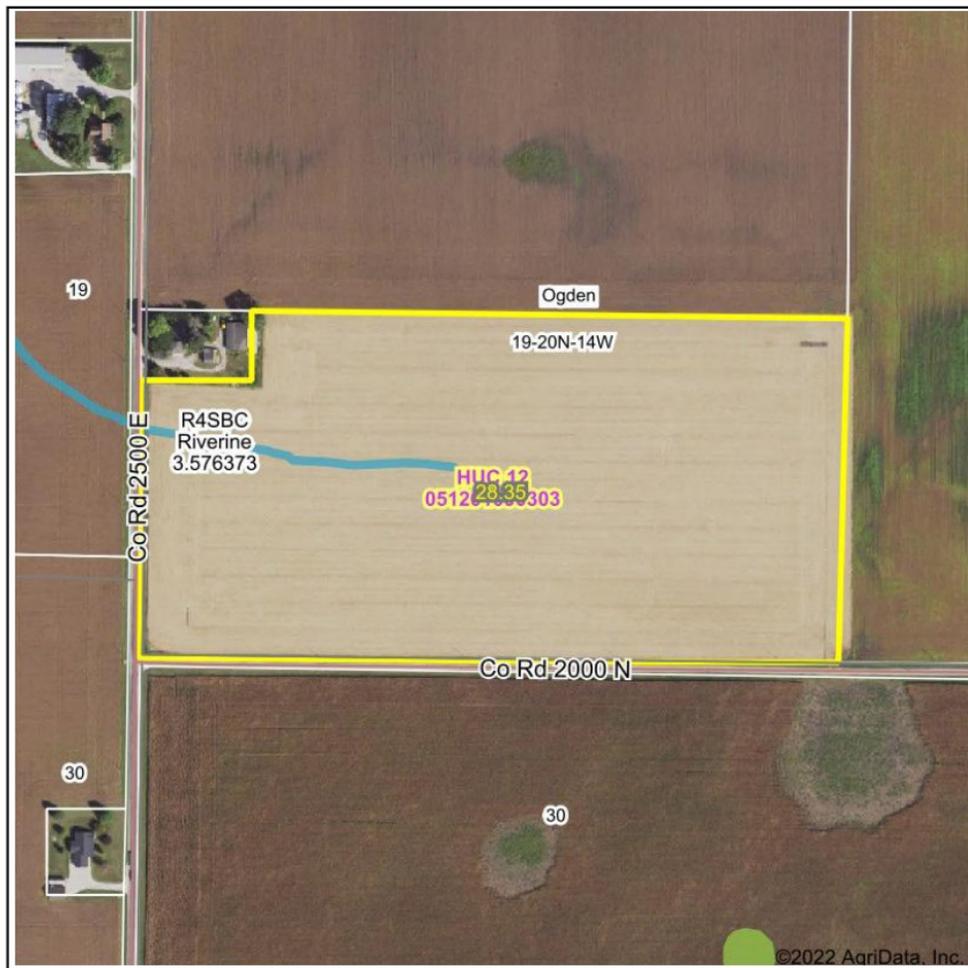
State: IL County: Champaign

Legal: 19-20N-14W Twnshp: Ogden

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



Wetlands Map



State: **Illinois**
 Location: **19-20N-14W**
 County: **Champaign**
 Township: **Ogden**
 Date: **2/19/2022**

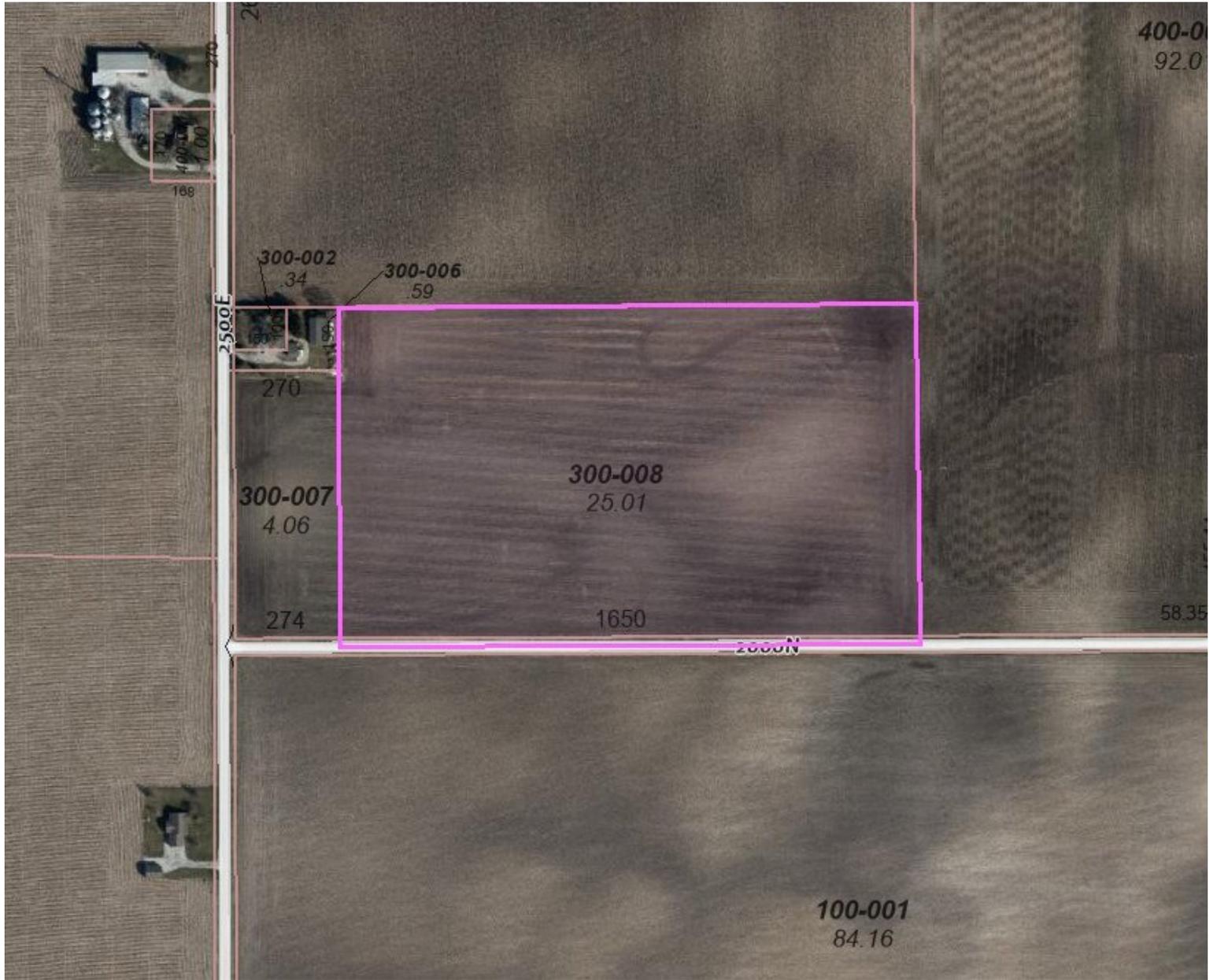


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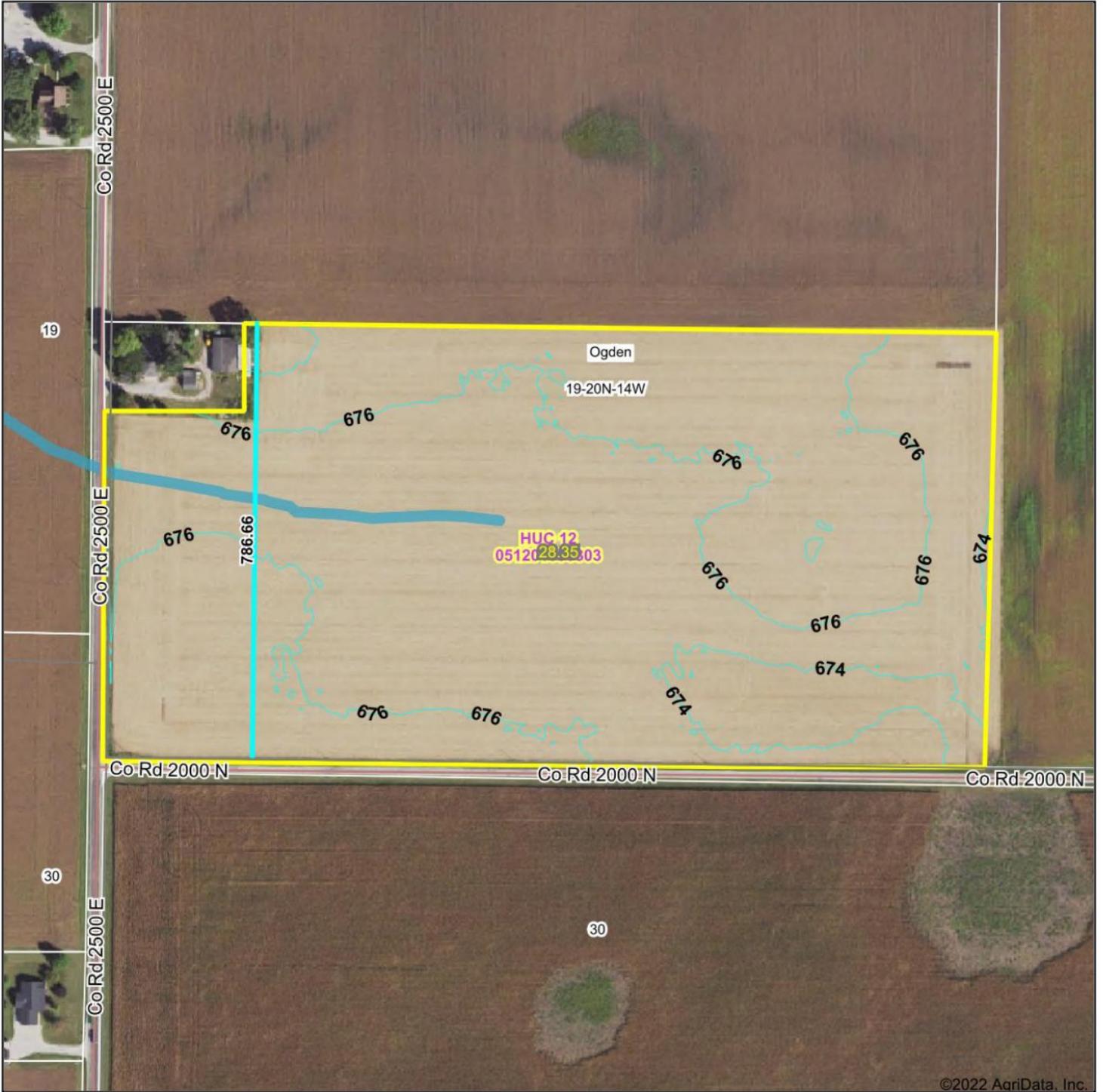


Classification Code	Type	Acres
R4SBC	Riverine	0.33
Total Acres		0.33

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



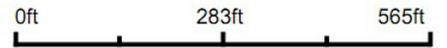
Topography Contours



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Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 673.0
 Max: 678.7
 Range: 5.7
 Average: 675.7
 Standard Deviation: 0.98 ft



19-20N-14W
 Champaign County
 Illinois

2/19/2022
 Map Center: 40° 10' 17.88, -87° 59' 29.67

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