

190.82 ACRES • 2 TRACTS • CHAMPAIGN COUNTY, IL

Farmland For Sale



**PRIME TILLABLE FARMLAND
CHAMPAIGN COUNTY, IL
AYERS TWSP**

**243 & 77 bu/ac
Crop Insurance Yields!!!**

190.82 ACRES

**Available all together
or in separate tracts**



Matt Rhodes

(217) 251-7067

matt.rhodes@gfarmland.com

EAST 40

- INVESTMENT GRADE FARMLAND
- CLASS A FARMS 142+ SOIL PI
- HIGH PERCENTAGE TILLABLE

TWO TRACTS AVAILABLE INDIVIDUALLY

SELLING ON TAXABLE ACREAGE

EAST 40: 40.00 ACRES

WEST 150: 150.82 ACRES

Featuring: Tremendous Fertility & Excellent Yield History
Leased on 50/50 Crop Share for 2025, No Improvements & Highly Tillable with 187.10 FSA Cropland Acres

Sellers: *Wienke Brothers Farms, LLC. & Wienke Family Trust*

Property Address:

Approx. 3-4 miles Northeast
of Broadlands, Illinois

To submit an offer:

Call or Text
Matt Rhodes
(217) 251-7067

Location:

East 40: SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, T17N, R14W, Ayers Twsp.

West 150: Pt. SE $\frac{1}{4}$ of Section 8, T17N, R14W, Ayers Twsp.

EAST 40	40.00 +/- ACRES PI 142.4
WEST 150	150.82 +/- ACRES PI 142.4
TOTAL	190.82 +/- ACRES PI 142.4
ASKING PRICE:	EAST 40: \$16,950/AC, \$678,000 IN TOTAL
	WEST 150: \$16,950/AC, \$2,556,399 IN TOTAL
	BOTH TRACTS: \$3,234,399

WEST 150

EAST 40

WEST 150

GESWEIN
FARM & LAND

Matt Rhodes

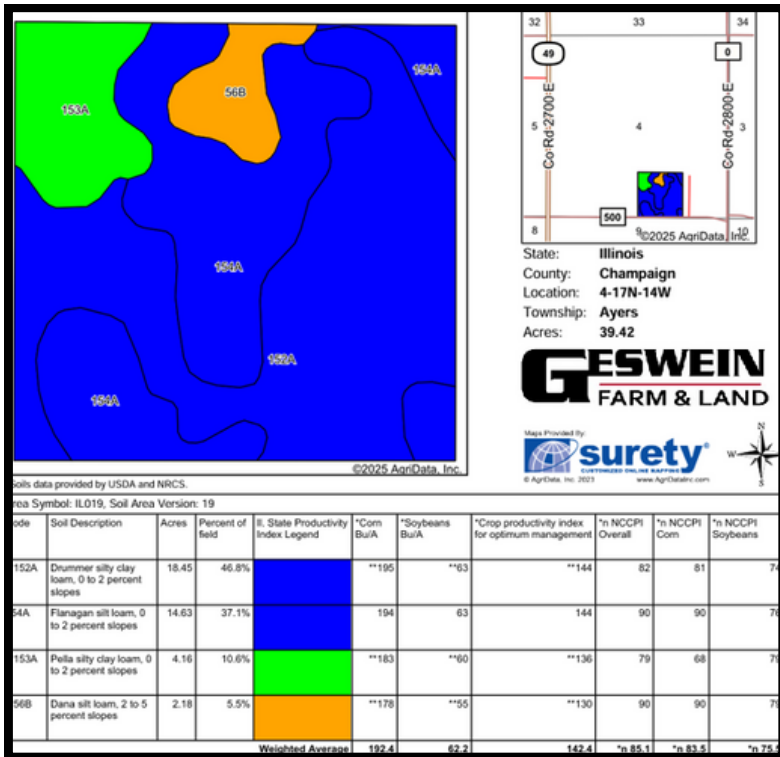
Broker - Illinois

Certified General Appraiser - Illinois & Indiana

217.251.7067

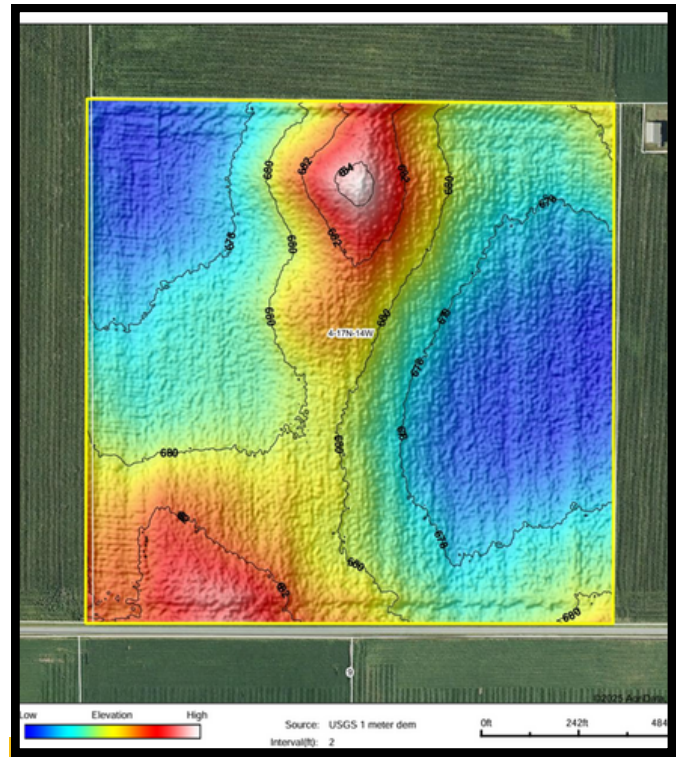
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Auctions | Appraisals | Real Estate

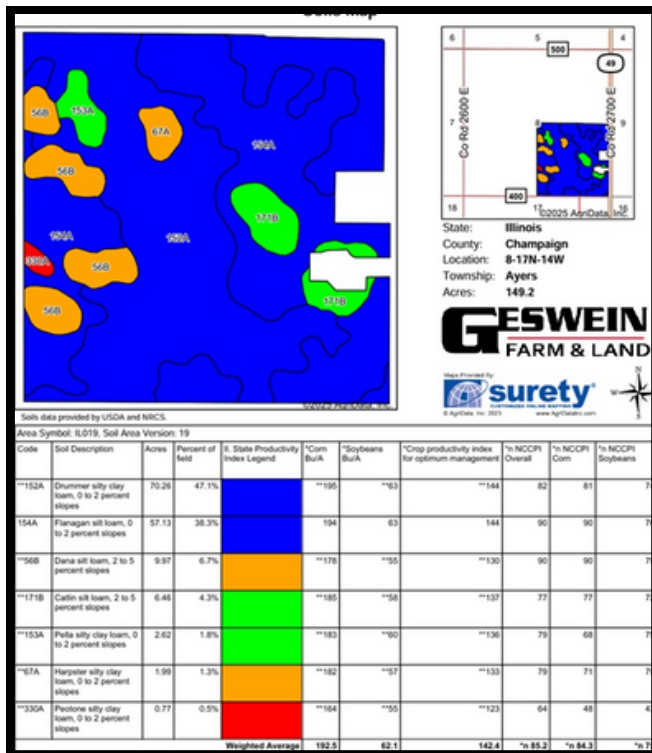


EAST 40: SOIL PI 142.4

- Productive Tillable Farmground • High Quality Soils: PI 142.4 • Drummer, Flanagan, Pella, Dana Soils
- Soil Test 10/24/24 Ave: 6.23 pH, 71.25 P, 367.33 K - Excellent Fertility!! • 4-year yields: 80 bu/ac Soy & 242 bu/ac Corn Ave
- PIN 01-36-04-400-002; 24-25 Taxes \$2,441.18 (\$61.03/Ac) Pays into L. Vermilion Drainage District

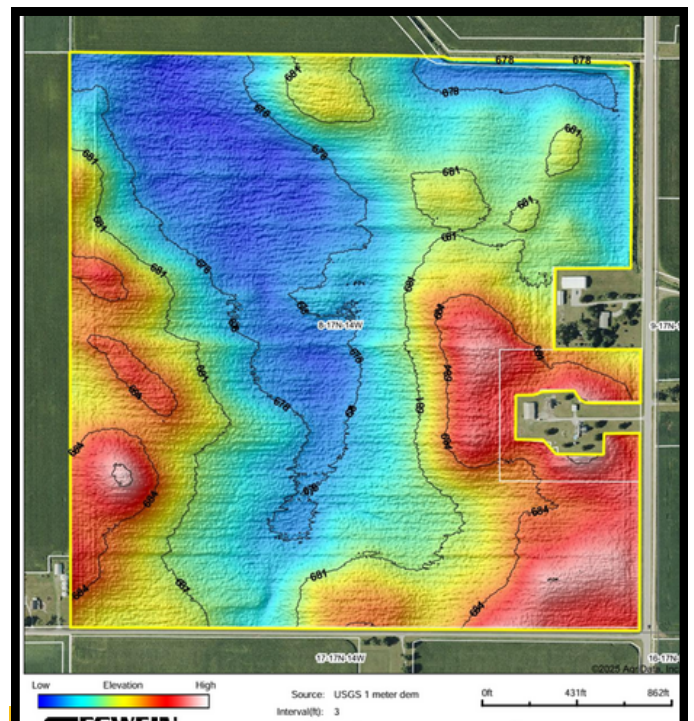


EAST 40: 40.00 +/- ACRES



WEST 150: SOIL PI 142.4

- Productive Tillable Farmground • High Quality Soils: PI 142.4 • Drummer, Flanagan, Dana, Catlin, Pella, Harpster, Peotone Soils
- Soil Test 10/24/24 & 10/10/24 Ave: 6.39 & 6.02 pH, 92.67 & 51 P, 380.78 & 311 K - Excellent Fertility!!
- 4-year yields: 80 bu/ac Soy & 242 bu/ac Corn Ave
- PIN 01-36-08-400-004 & -006; 24-25 Taxes \$9,351.02 (\$62.00/Ac) Pays into L. Vermilion Drainage District



WEST 150: 150.82 +/- ACRES



United States
Department of
Agriculture

Douglas County, Illinois

Unless Noted: All Cropland = Non-Irrigated
All Wheat = SRW/GR
All Corn = YEL/GR
All Soybeans = COM/GR

EAST 40

4 17N14W

T 5999

3

39.35
NHEL

Co Rd 500 N

9 17N14W

0 170 340 680
Feet



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

Shares: _____

2025 Program Year

Map Created November 20, 2024

Farm 6802
Tract 5999

Tract Cropland Total: 39.35 acres



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All Corn = YEL/GR
All Soybeans = COM/GR

WEST 150 WIENKE BROS.

8 17N14W
T 5998

1
141.67
NHEL

3
0.72

2
4.89

9 17N14W

Co Rd 2700 E State Rte 49

Co Rd 400 N



17 17N14W

0 170 340

16
680N14W

Feet

Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

Shares: _____

2025 Program Year

Map Created November 20, 2024

Farm 6802
Tract 5998

Tract Cropland Total: 141.67 acres



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All Corn = YEL/GR
All Soybeans = COM/GR

WEST 150 WIENKE TRUST



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

Shares: _____

2025 Program Year

Map Created November 20, 2024

Farm **6987**

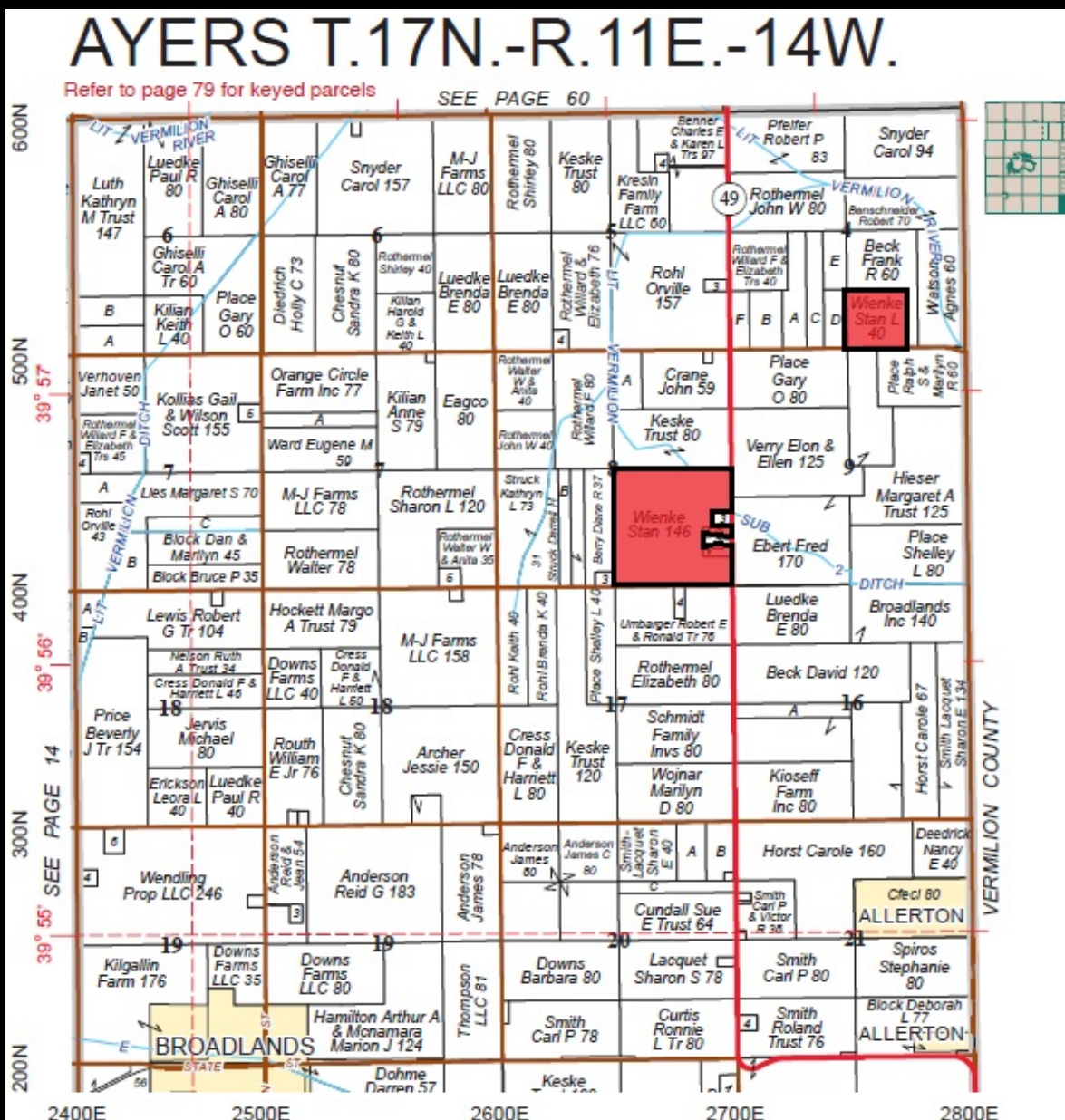
Tract **6079**

Tract Cropland Total: 6.08 acres

FSA INFORMATION

Parcel	Farm Number	Tract Number	Cropland Acres	HEL Status	CRP	Program
East 40	6802	5999	39.35	NHEL	None	ARC-CO
West 150	6802	5998	141.67	NHEL	None	ARC-CO
West 150	6987	6079	6.08	NHEL	None	ARC-CO

CHAMPAIGN COUNTY PLAT



VISIT GFARMLAND.COM