

LAND FOR SALE

JACOBY FARM

MR. LANDMAN



JACOBY FARM 74.54 +/- Acres* Blue Ridge Township Piatt County, Illinois

69.29 +/- tillable acres (including CRP)
8.44 acres CRP (\$415.20/acre until 2026)
2.10 acres former homestead & buildings
West building 48 x 90
East building 42 x 80
Well and electric onsite.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2024 Assessed Value	2024 Taxes Payable
02-20-21-006-006-00	74.54	\$68,228	\$5,627.40**

**The tax bill includes approximately 5.06 acres north of the creek that is not part of this sale.

LOCATION

The Jacoby Farm is located northwest of Mansfield, on the north side of County Road 3200 N and the east side of North 1000 E Road.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE SW1/4 SW 1/4; Part of the SE 1/4 SW 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, 6 EAST, PIATT COUNTY, ILLINOIS

LISTING PRICE

74.54 acres X \$17,500/acre = \$1,304,450

LEASE/POSSESSION

2026 Farming Rights

YIELD HISTORY

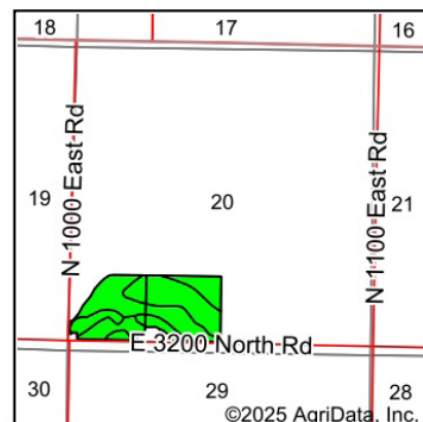
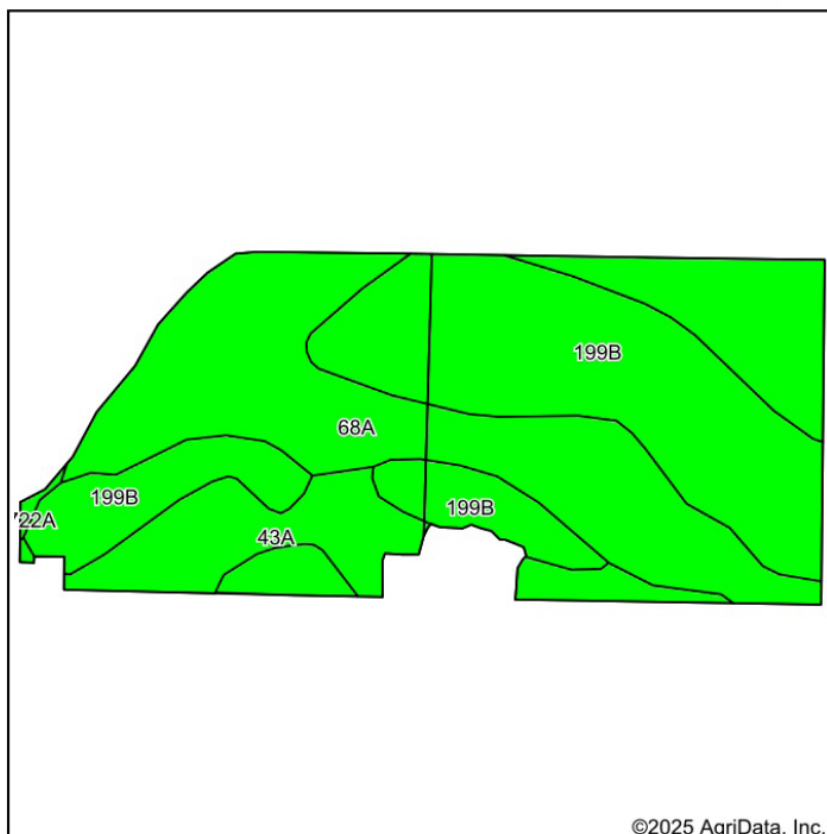
	CORN	SOYBEANS
2024	263	91
2023	273	86
2022	225	78
2021	244	76
2020	237	79

CONTACTS

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



Soils Map



State: **Illinois**
 County: **Piatt**
 Location: **20-21N-6E**
 Township: **Blue Ridge**
 Acres: **60.85**
 Date: **7/21/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
**68A	Sable silty clay loam, 0 to 2 percent slopes	27.23	44.8%		FAV	**192	**63	**74	**143	84	84	70	75	
**199B	Plano silt loam, 2 to 5 percent slopes	25.75	42.3%		FAV	**192	**59	**73	**141	93	93	79	81	
43A	Ipava silt loam, 0 to 2 percent slopes	7.69	12.6%		FAV	191	62	77	142	89	89	76	77	3
**7722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes, rarely flooded	0.18	0.3%		FAV	**186	**61	**71	**138	77	77	65	69	
Weighted Average						191.9	61.2	73.9	142	*n 88.4	*n 88.4	*n 74.6	*n 77.8	*n 0.4

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, and surface texture. Publication Date: 01-28-2025

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>

* The flood/pond factor has been removed for B811 indexes and yields.

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

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

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

T.20-21N.-R.6E.

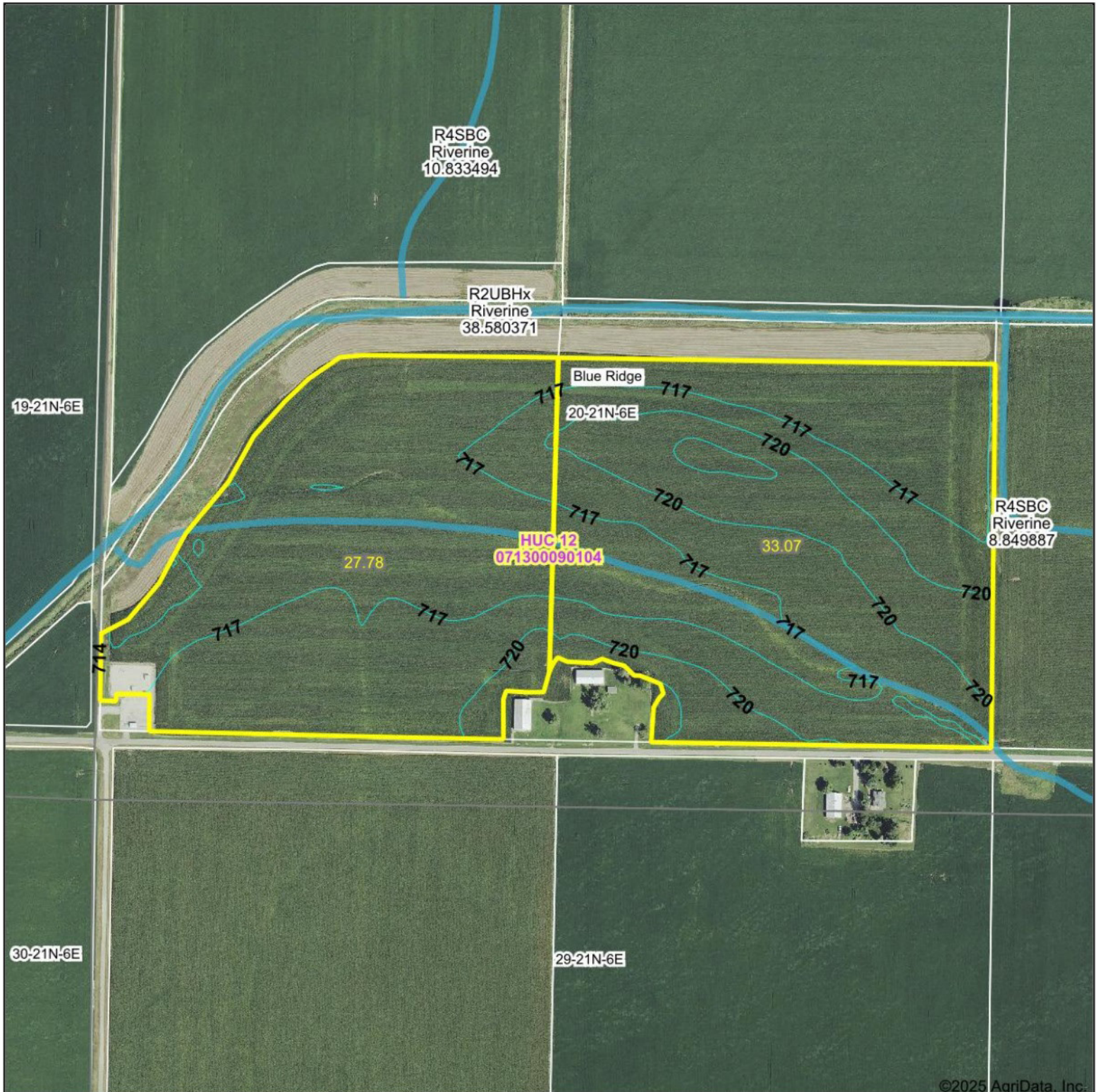
This is a detailed plat map of Mansfield, Ohio, showing land parcels, owners, and roads. The map is divided into sections 13 through 24. A red arrow points to a yellow-shaded parcel owned by Jacoby Tara 80. The map includes various labels for landowners, such as 'Schneman Roger L 318', 'Borhath Larry 317', and 'Wynne Ann L & Patrick J Etal 237'. It also shows major roads like 'MANSFIELD AVENUE' and 'MADISON AVENUE'. The map is titled 'MANSFIELD' in the center and 'CHAMPAIGN COUNTY' on the right side. The bottom of the map shows longitude coordinates from 88° 34' to 88° 28'.

Piatt County, IL

900E 1000E 1100E 1200E 1300E 1400E 1500E

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Topography Contours



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 713.6
Max: 723.8
Range: 10.2
Average: 717.7
Standard Deviation: 2.3 ft

0ft 466ft 932ft



7/21/2025

20-21N-6E
Piatt County
Illinois

Boundary Center: 40° 15' 14.48, -88° 33' 4.34

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

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

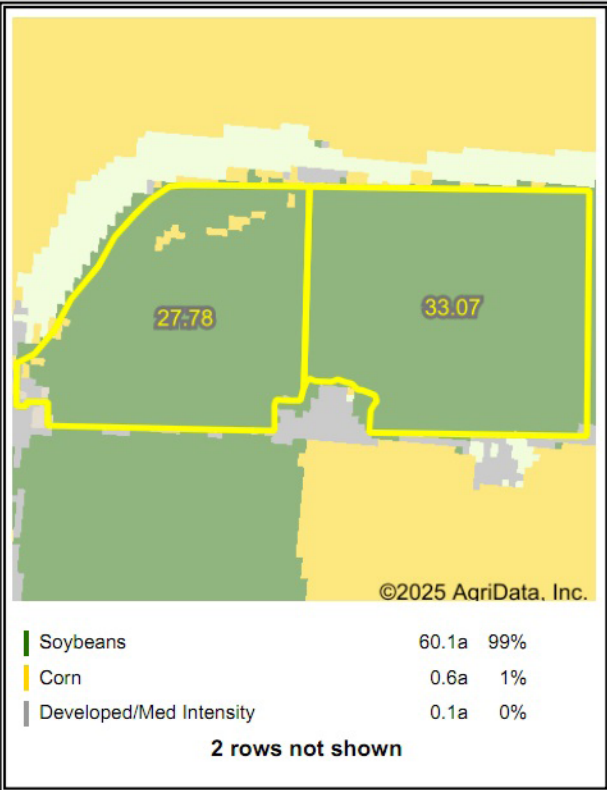
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Phone:

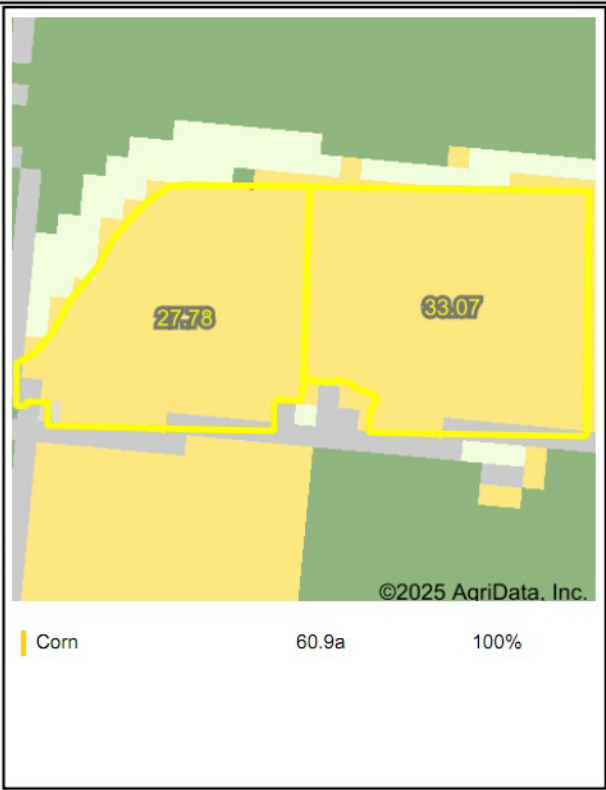
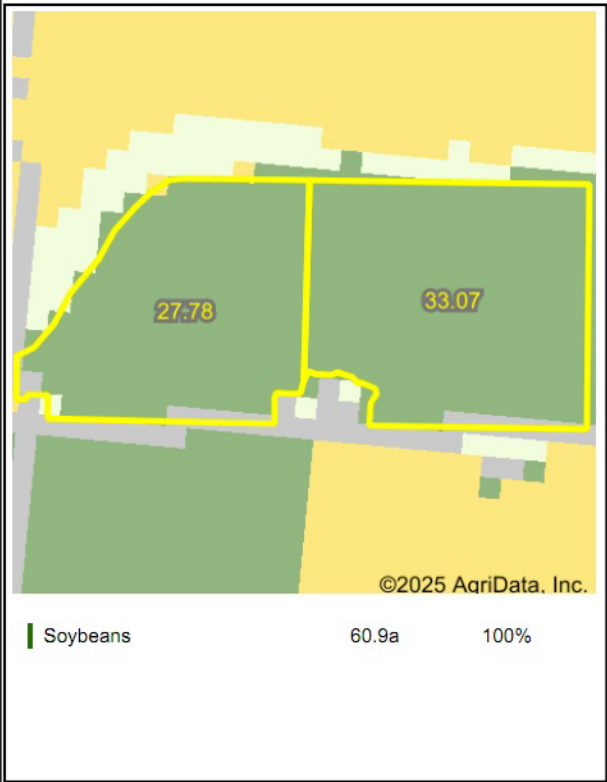
Acct. #:

Crop Year:

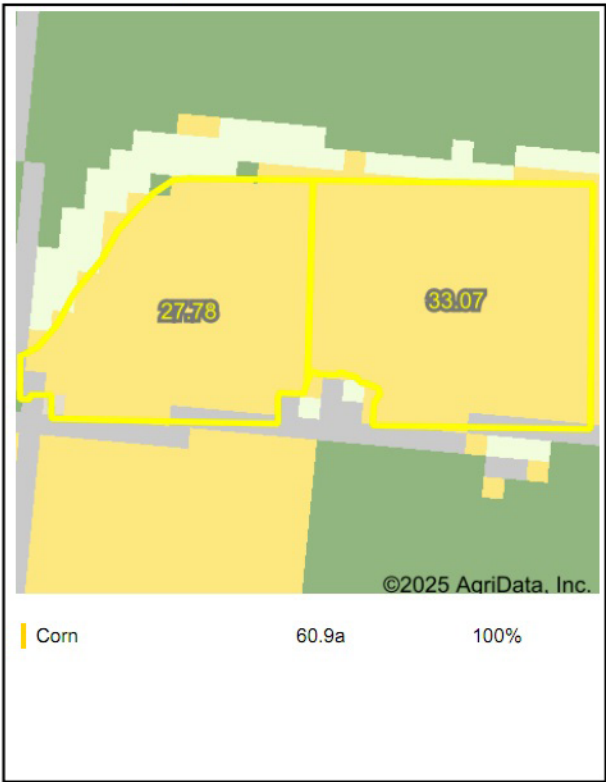
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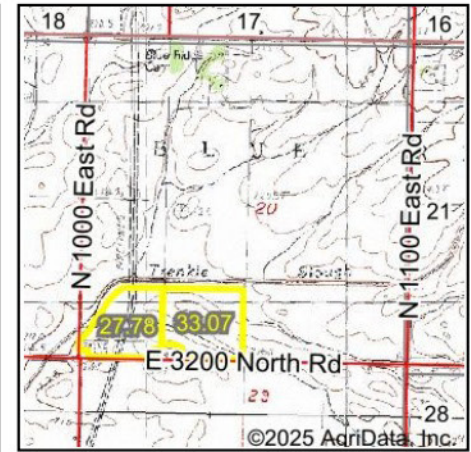
Crop Year:



Crop Year:



Wetlands Map



State: **Illinois**
 Location: **20-21N-6E**
 County: **Piatt**
 Township: **Blue Ridge**
 Date: **7/21/2025**



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0ft 678ft 1355ft

Classification Code	Type	Acres
R4SBC	Riverine	1.15
Total Acres		1.15

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

