

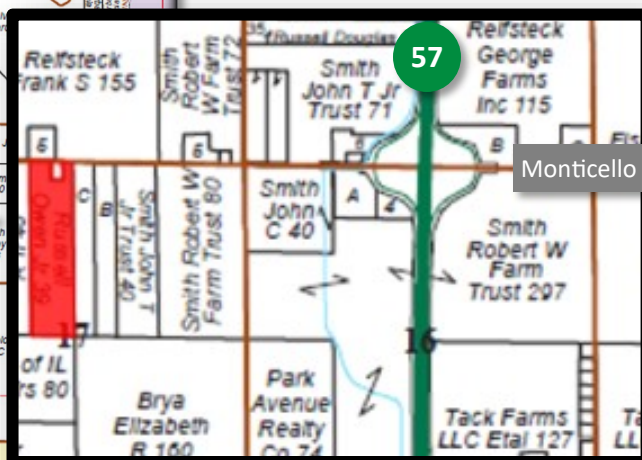


FOR SALE: RUSSELL FARM

East 1/4 of NW 1/4 of
Sect 17, T18N, R8E of
3rd PM

38.62+/- Acres
\$17,400/Ac

4 miles NW of Tolono
5 mi SW of Champaign
Champaign County, IL



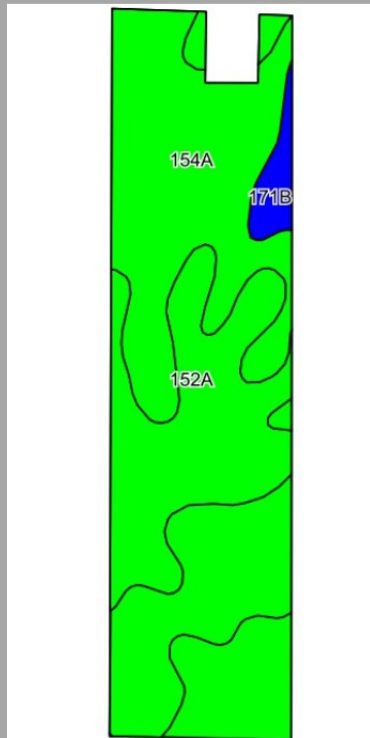
Monticello Road

TOLONO

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com | brennen@waibelfarmlandservices.com
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853

SOIL MAP AND AERIAL PHOTO



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
154A	Flanagan silt loam, 0 to 2 percent slopes	21.85	56.9%		194	63	144
54B	Plainfield sand, 1 to 7 percent slopes	15.39	40.1%		195	63	144
201A	Gilford Fine sandy loam, 0 to 2 percent slopes	1.16	3.0%		185	58	137
Weighted Average:					194.1	62.8	143.8

RE Taxes

PIN	Acres	24 Tax Pd 25	Tax/Ac
29-26-17-100-011	38.62	\$2,011.64	\$52.09

Possession: Property is under cash lease through 2026 crop year. Contact broker for details.

Agency: Waibel Farmland Services Inc. is agent for the seller.

Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com | brennen@waibelfarmlandservices.com
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853