



WAIBEL

FARMLAND SERVICES INC.™

Direction for Your Farm

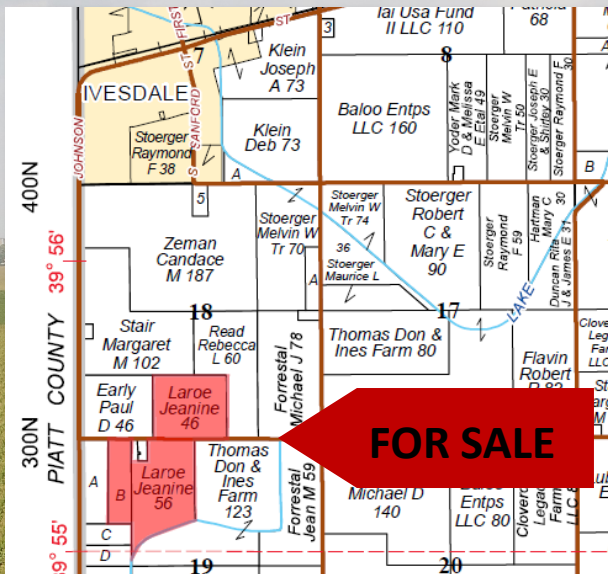
Sect 18&19, T17N,
R7E of the 3rd P.M.

FOR SALE: LAROE FARM

119.04 +/- Acres

\$16,750/Ac

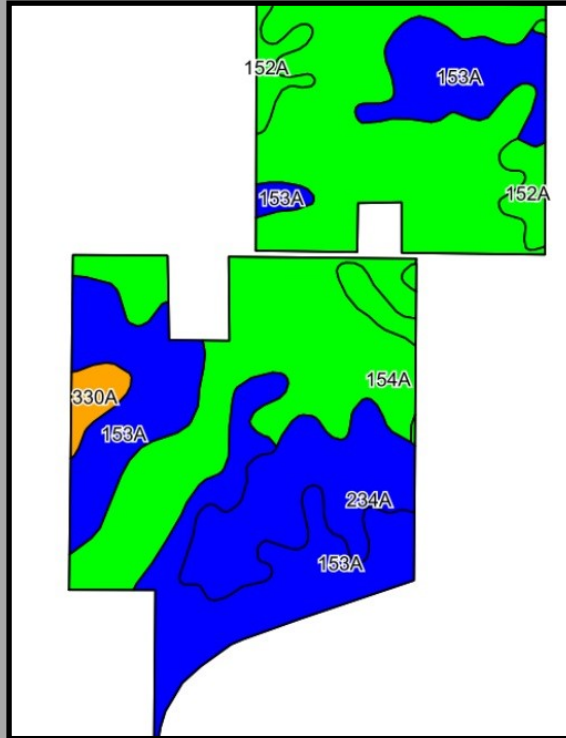
1.5 mi south of Ivesdale
Champaign County, IL



www.waibelfarmlandservices.com

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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	60.89	49.8%		194	63	144
153A	Pella silty clay loam, 0 to 2 percent slopes	39.03	31.9%		183	60	136
234A	Sunbury silt loam 0 tp 2 percent slopes	14.28	11.7%		179	57	131
152A	Drummer silty clay loam, 0 to 2 percent slopes	6.07	5.0%		195	63	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.99	1.6%		164	55	123
Weighted Average:					188.3	61.2	139.6

Soil Test

Test Date	pH	P	K
May 2025	5.7	93	301

RE Taxes

PIN	Acres	24 Tax Pd 25	Tax/Ac
22-31-18-300-011	44.61	\$2,948.28	\$66.09
22-31-19-100-015	36.43	\$2,231.88	\$61.26
22-31-19-100-010	18.00	\$870.08	\$48.34
22-31-19-100-013	20.00	\$1,139.48	\$56.97

Yield History (bu/ac)

Year	Corn	Beans
2024		
2023	226	70
2022	223	65
2021	232	77
2020	223	64
2019	231	63
2018	246	83
2017	238	70

Possession: Subject to tenant's rights for 2025 crop year. Open lease for 2026.

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.

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