

LAND FOR SALE

MR. LANDMAN

**VERDERBER
FARM**



VERDERBER FARM

8.5 +/- ACRES

RAYMOND TOWNSHIP

CHAMPAIGN County, IL

LOCATION

The Verderber Farm lots are located on the south side of Longview. Tract 1 is located just west of the Raymond Township Shed. Tract 2 is located on South Johnson Avenue about 300 feet south of Raymond Township Shed Road.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE SE ¼ SE ¼ OF SECTION 33,
TOWNSHIP 17 NORTH, 10 EAST, CHAMPAIGN
COUNTY, ILLINOIS.

LISTING PRICE

3.5 acres X \$20,000 = \$70,000 (Lot #1)
5.0 acres X \$20,000 = \$100,000 (Lot #2)
8.5 acres X \$20,000 = \$170,000 (both parcels)

LEASE/POSSESSION

2026 Farming Rights Available

REAL ESTATE AND TAX INFORMATION

	Parcel ID#	Acres:	Assessed Value	Taxes Payable
Lot 1	21-34-33-476-001	3.50	\$2,770	\$215.28
Lot 2	21-34-33-477-004	5.00	\$4,310	\$335.90

YIELD HISTORY

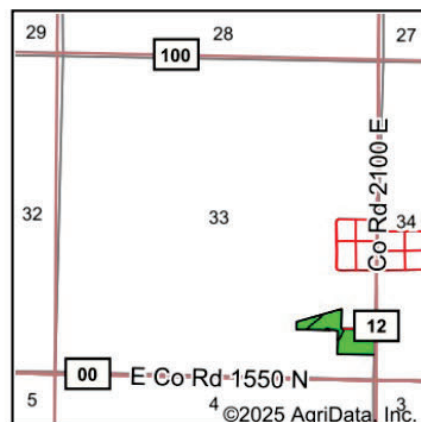
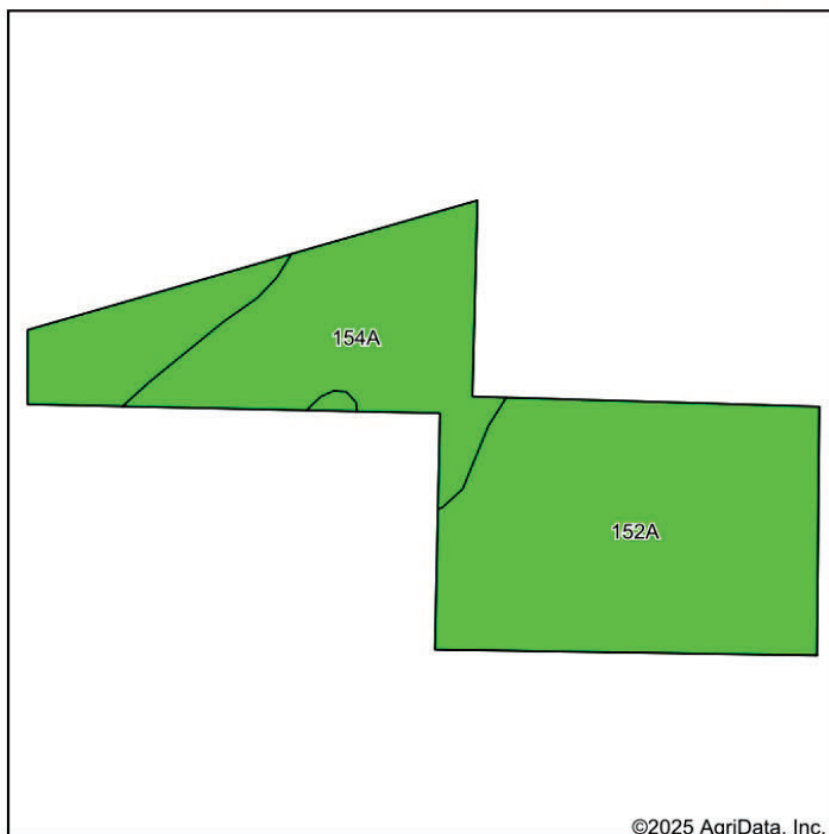
	CORN	SOYBEANS
2024		
2023		
2022		
2021		
2020		

CONTACTS

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



Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **33-17N-10E**
 Township: **Raymond**
 Acres: **10.03**
 Date: **8/29/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 19

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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	6.94	69.2%		FAV	**195	**63	**73	**144	82	81	68	74
154A	Flanagan silt loam, 0 to 2 percent slopes	3.09	30.8%		FAV	194	63	77	144	90	90	73	76
Weighted Average						194.7	63	74.2	144	*n 84.5	*n 83.8	*n 69.5	*n 74.6

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>

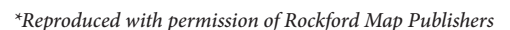
* The flood/pond factor has been removed for B811 indexes and yields.

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

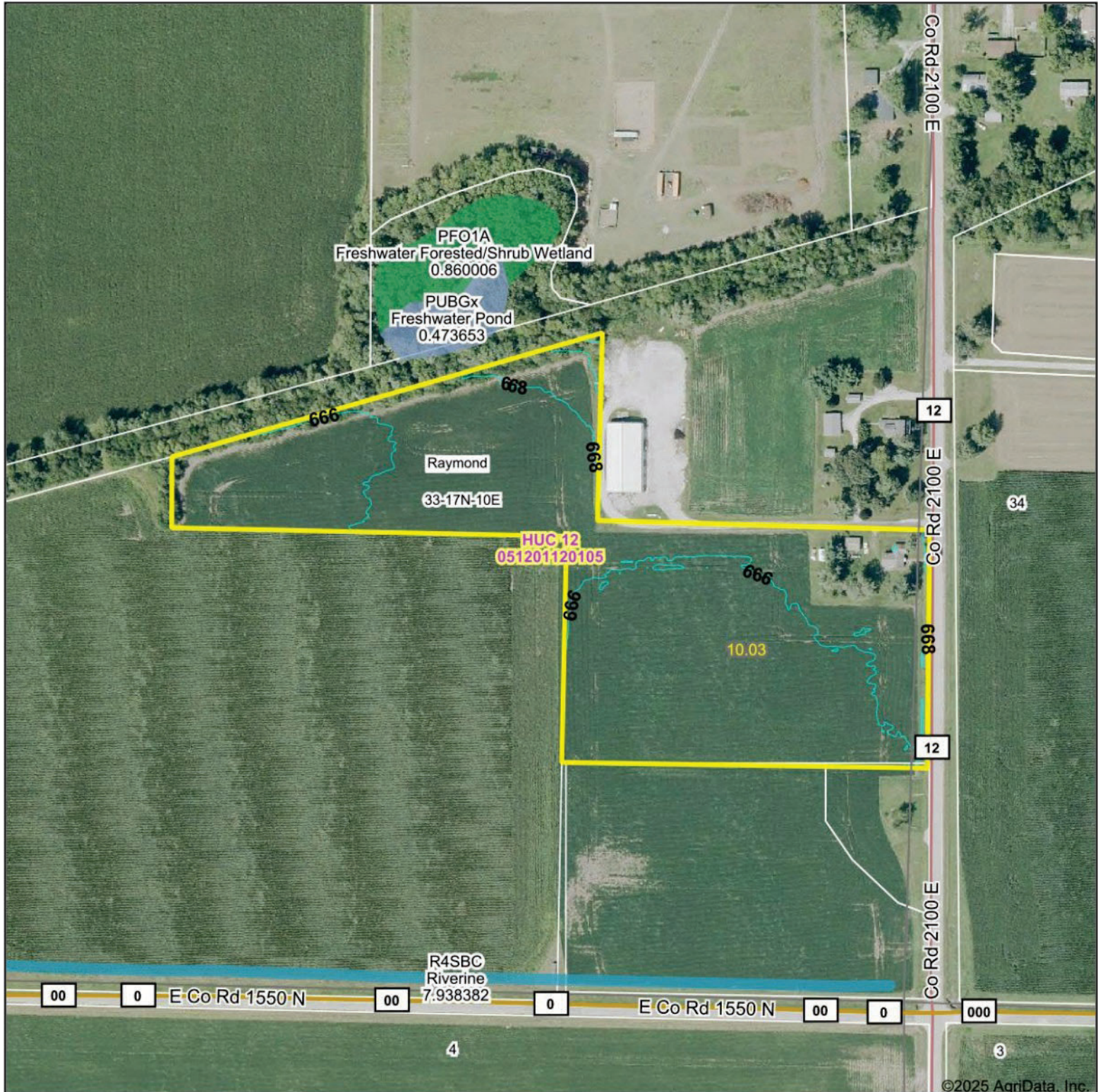
*n: The aggregation method is "Weighted Average using all components"

SEE PAGE 22

T.17N.-R.10E.



Topography Contours



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 664.0

Max: 672.4

Range: 8.4

Average: 666.1

Standard Deviation: 1.12 ft

0ft 270ft 540ft



8/29/2025

33-17N-10E
Champaign County
Illinois

Boundary Center: 39° 52' 55.37, -88° 4' 6.19

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

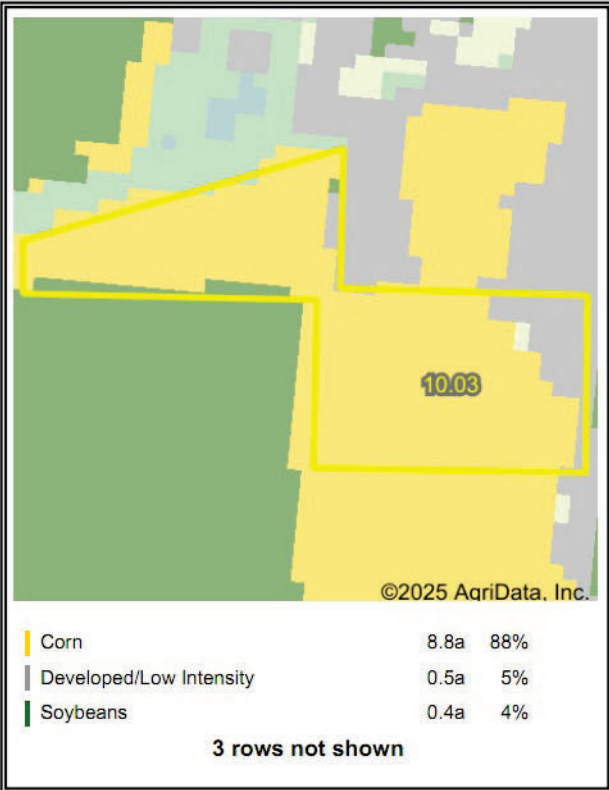
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Phone:

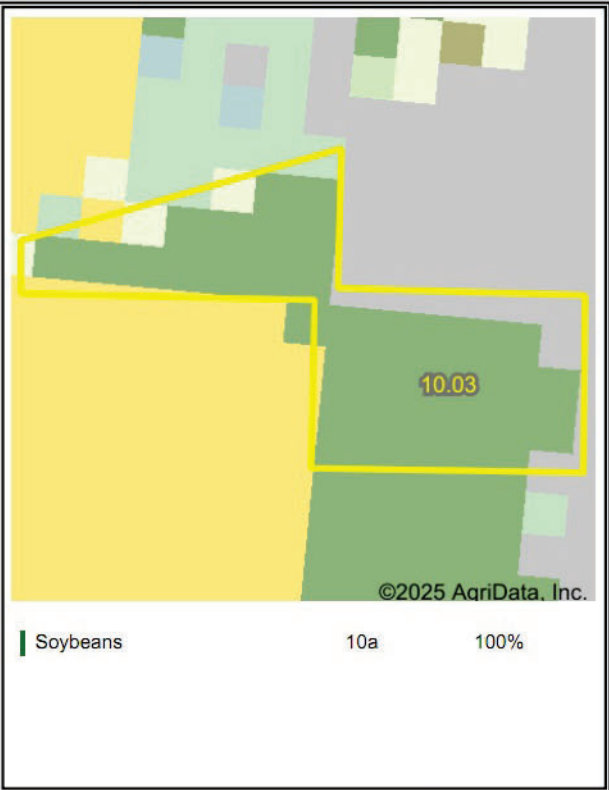
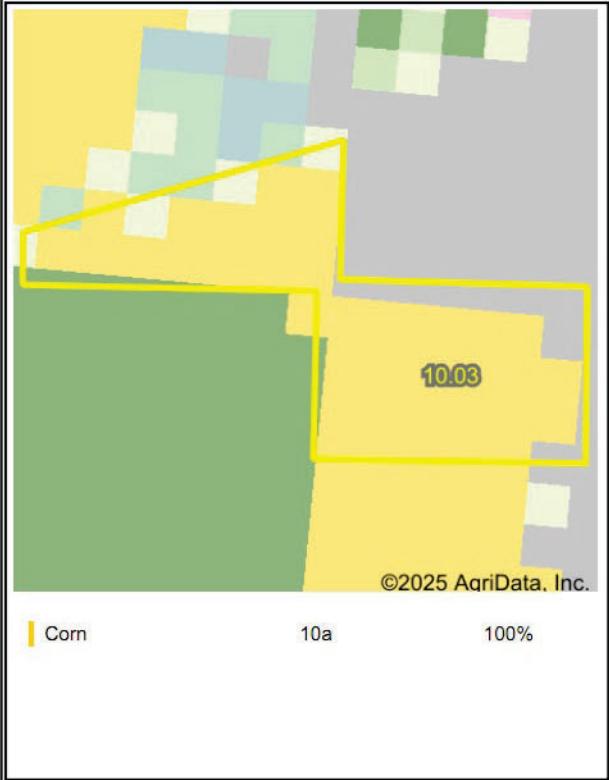
Acct. #:

Crop Year:

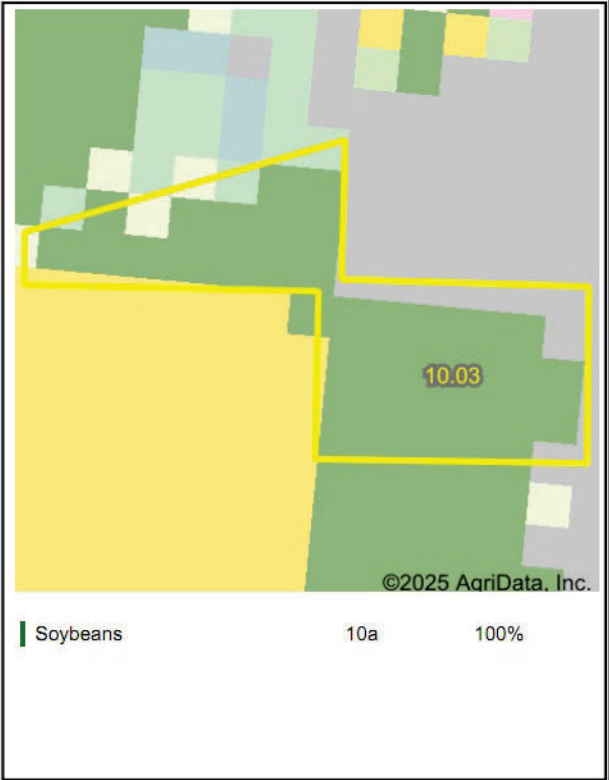
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 39° 52' 55.37, -88° 4' 6.19

State: IL County: Champaign

Legal: 33-17N-10E Twnshp: Raymond

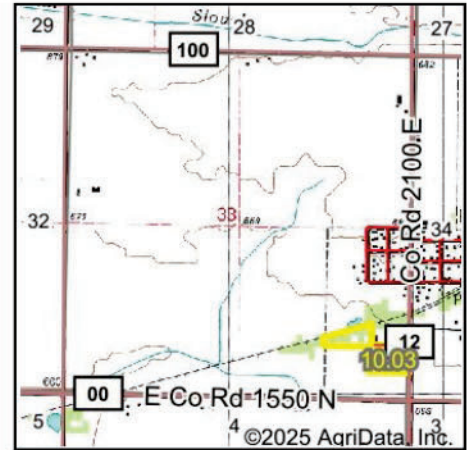
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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Wetlands Map



State: **Illinois**
 Location: **33-17N-10E**
 County: **Champaign**
 Township: **Raymond**
 Date: **8/29/2025**



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0ft 392ft 785ft

Classification Code	Type	Acres
	Total Acres	0.00

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

GIS Webmap Public Interface Champaign County, Illinois

