

LAND FOR SALE

BERBAUM FARM

MR. LANDMAN



LOCATION

The Berbaum Farm is located on County Road 600 E and wraps around Craw cemetery. The parcel selling is the northern portion of this parcel on the north side of the drainage ditch. This parcel is accessed through a gravel road easement that is accessed via County road 750 N and County Road 525 E.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE NE 1/4 SW 1/4; PART OF THE NW 1/4 SE 1/4 OF SECTION 25, TOWNSHIP 18 NORTH, 7 EAST.

LISTING PRICE

30.50 acres X \$11,750/acre = \$358,375

LEASE/POSSESSION

2026 Farming Rights

BERBAUM FARM 30.50 +/- Acres Colfax Township Champaign County, IL +/- 29.59 tillable acres

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2024 Assessed Value	2024 Taxes Payable
*05-25-25-400-009	30.50	\$51,260 (entire parcel)	\$2,710 (entire parcel)
The parcel will be assigned a new PIN# prior to closing.		*Estimated pro-rated property taxes of \$875.33 for just the portion north of drainage ditch.	

YIELD HISTORY

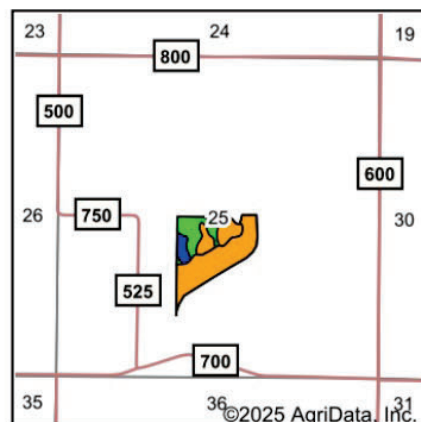
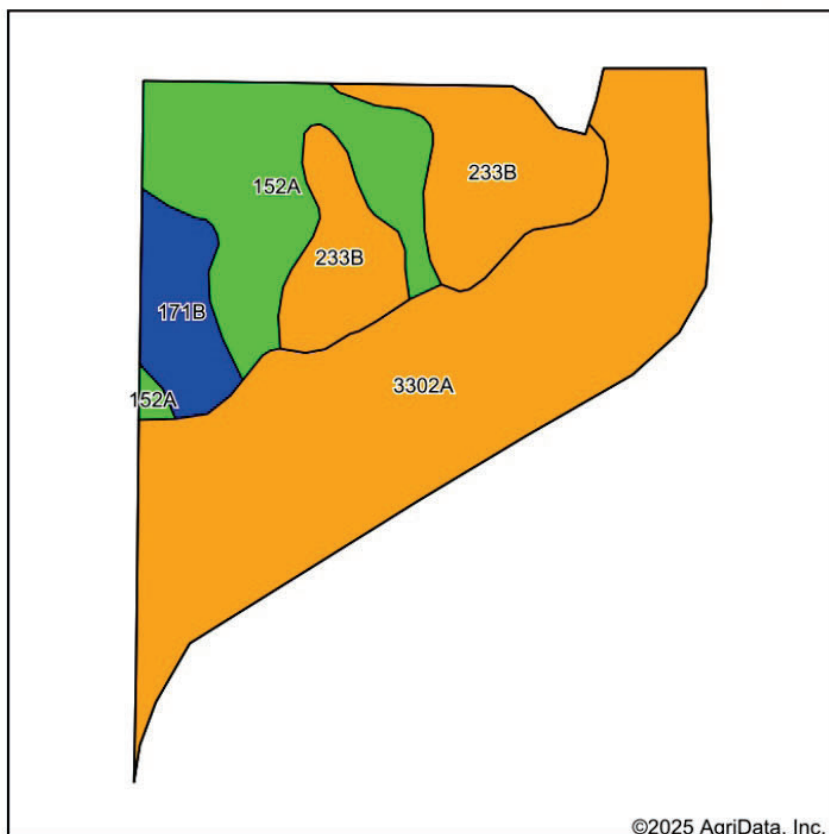
	CORN	SOYBEANS
2021	*	*
2020	*	*
2019	*	*
2018	*	*
2017	*	*

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: **25-18N-7E**
 Township: **Colfax**
 Acres: **29.56**
 Date: **11/17/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL019, 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
**3302A	Ambrow silty clay loam, 0 to 2 percent slopes, frequently flooded	16.26	55.0%		FAV	**158	**51	**62	**118	66	66	49	62
**152A	Drummer silty clay loam, 0 to 2 percent slopes	5.72	19.4%		FAV	**195	**63	**73	**144	82	81	68	74
**233B	Birkbeck silt loam, 2 to 5 percent slopes	5.65	19.1%		FAV	**165	**51	**65	**121	84	84	70	67
**171B	Catlin silt loam, 2 to 5 percent slopes	1.93	6.5%		FAV	**185	**58	**72	**137	77	77	71	72
Weighted Average						168.3	53.8	65.4	124.8	*n 73.3	*n 73.1	*n 58.1	*n 65.9

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: 02-08-2023

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

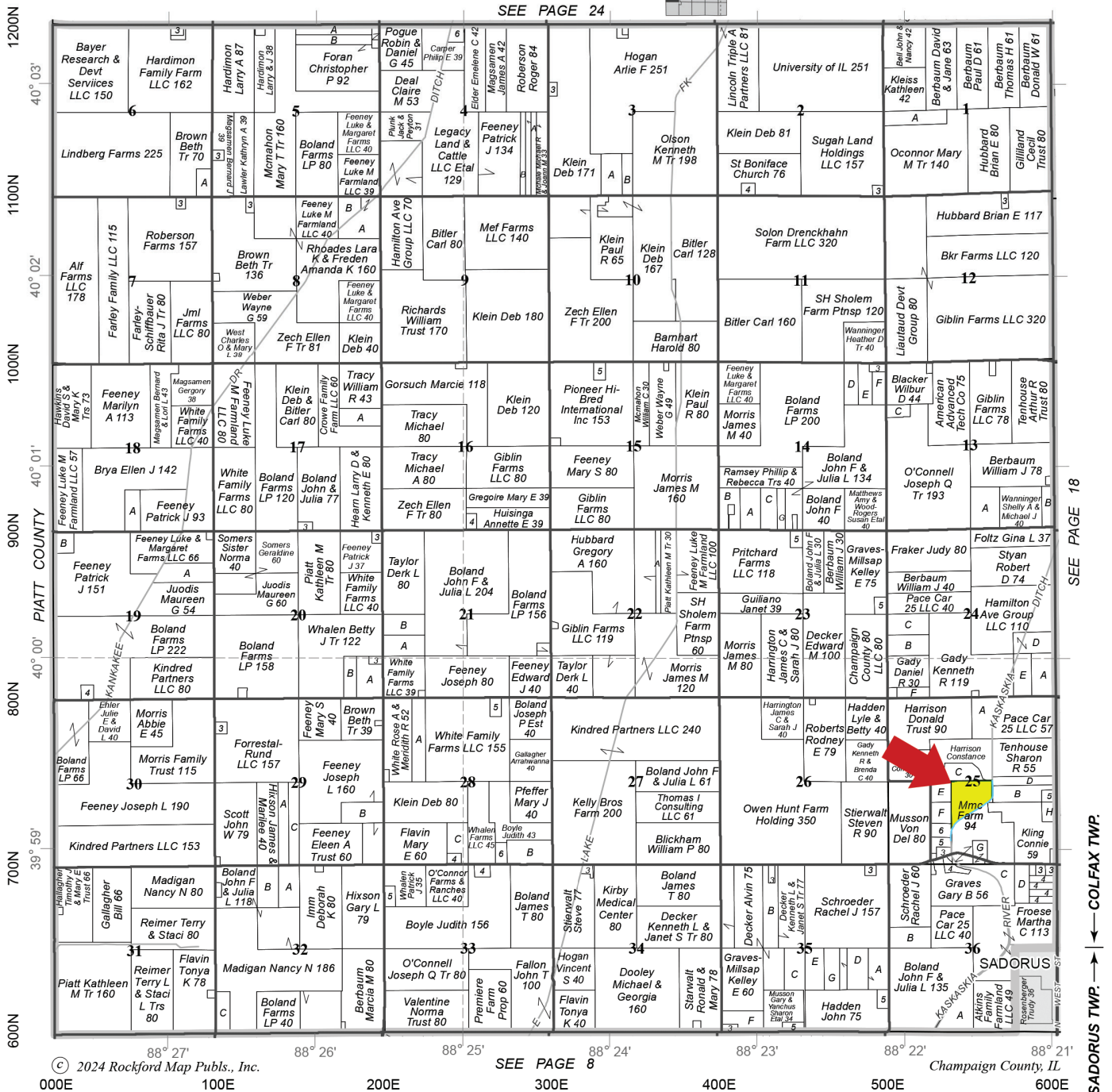
*n: The aggregation method is "Weighted Average using all components"

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

COLFAX NORTHWEST PART SADORUS

Refer to page 72 for keyed parcels
T.18N.-R.7E.

SEE PAGE 24



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SEE PAGE 8

Champaign County, IL

Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 668.6

Max: 686.2

Range: 17.6

Average: 678.4

Standard Deviation: 2.82 ft

0ft 319ft 638ft



11/17/2025

25-18N-7E
Champaign County
Illinois

Boundary Center: 39° 59' 13.48, -88° 21' 32.37

4 Year Crop History



Owner/Operator:

Date: 11/17/2025

Address:

Farm Name:

Address:

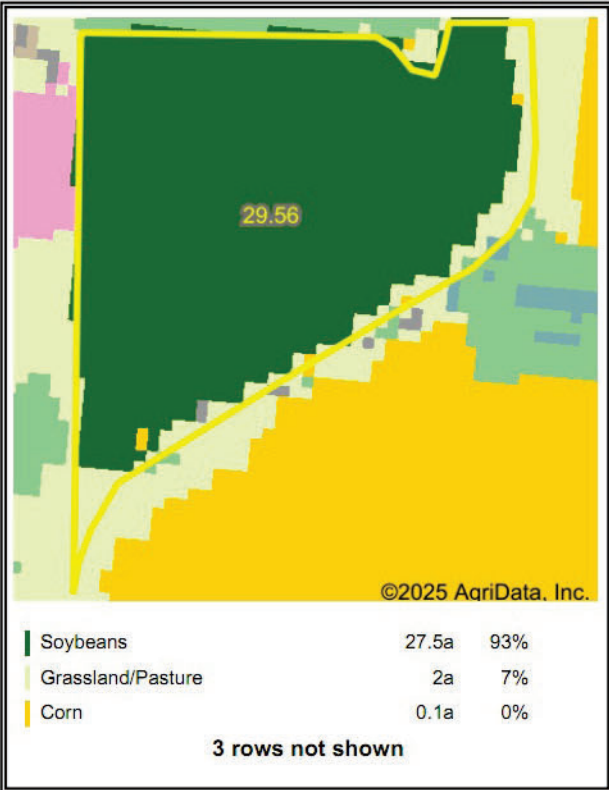
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Phone:

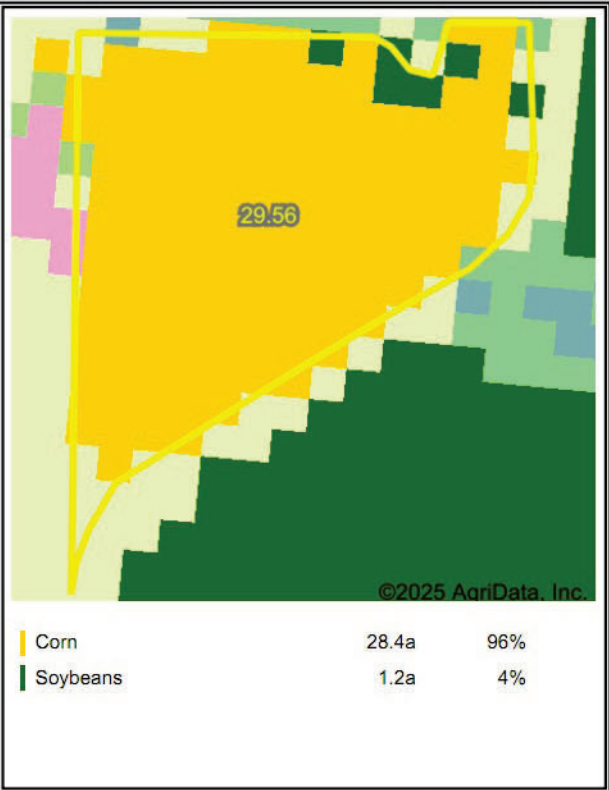
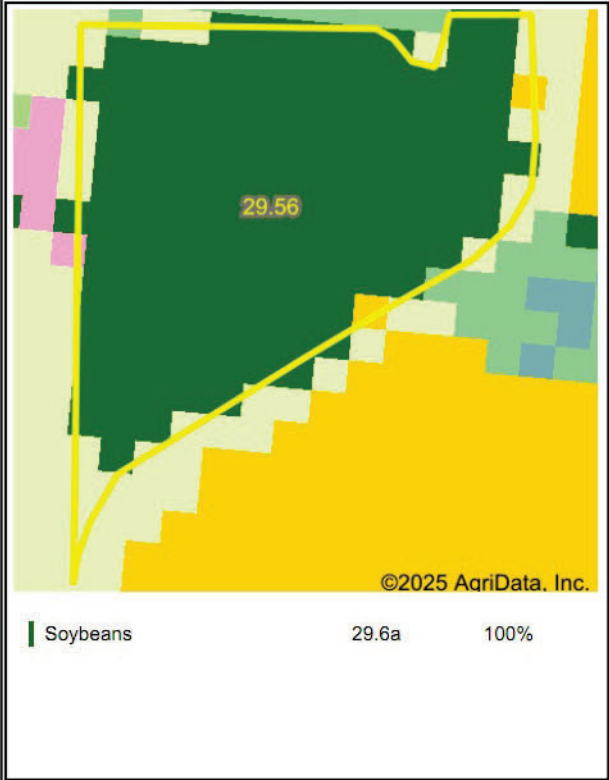
Acct. #:

Crop Year: 2024

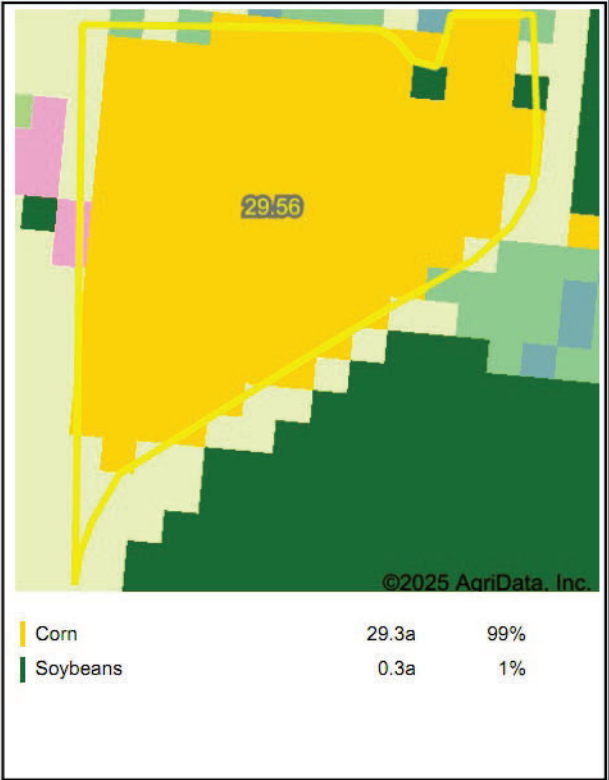
Crop Year: 2023



Crop Year: 2022



Crop Year: 2021

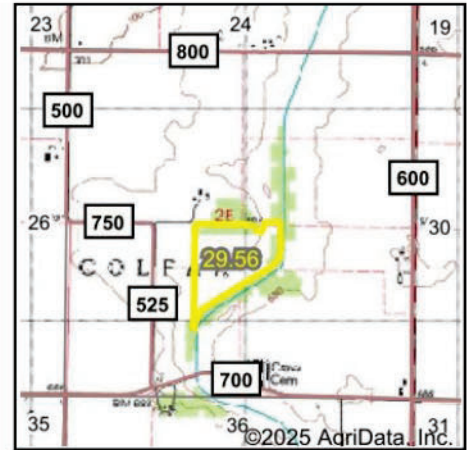


Boundary Center: 39° 59' 13.48, -88° 21' 32.37
State: IL County: Champaign
Legal: 25-18N-7E Twnshp: Colfax
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Wetlands Map



State: **Illinois**
 Location: **25-18N-7E**
 County: **Champaign**
 Township: **Colfax**
 Date: **11/17/2025**



Maps Provided By:



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0ft 464ft 927ft

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/>



United States
Department of
Agriculture

Champaign County, Illinois

IRR or Non-IRR
All Corn = YEL GR
All Soybeans = COM GR
All Wheat = SRW GR
Unless Otherwise Noted



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created May 01, 2025

Farm 496
Tract 4357

Tract Cropland Total: 88.60 acres

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