



FOR SALE: NOFFTZ 40

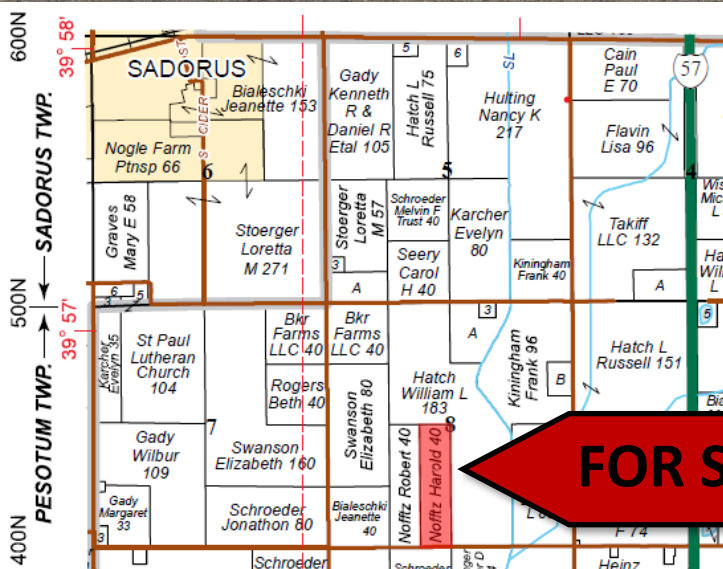
40.00+/- Acres

\$16,500/Ac

**2 miles SE of Sadorus
Champaign County, IL**

**E1/2 of the E1/2 of
the SW1/4 of Sect 8,
T17N, R8E of 3rd PM**

**New tile
outlet!**



FOR SALE

USDA/FSA Info.:

Farm: 1949

Tillable Acres: 40.60 Ac

Corn Base: 39.80 Ac

PLC Yield: 162

Soybean Base: 0.00 Ac

PLC Yield: N/A

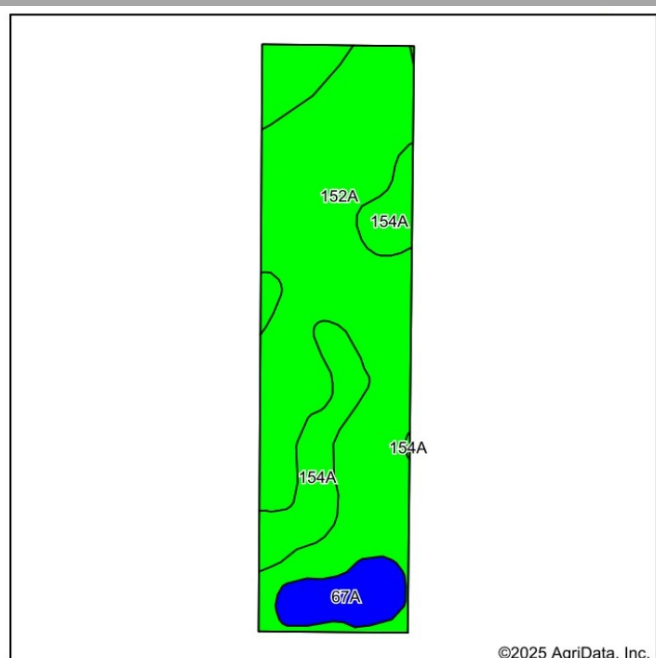
HEL: NHEL

Wetlands: DNC

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	Com Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	28.69	70.7%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	8.87	21.8%		194	63	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.04	7.5%		182	57	133
Weighted Average:					193.8	62.6	143.2

Soil Test

Test Date	pH	P	K
Oct 2024	6.3	96	324

RE Taxes

PIN	Acres	24 Tax Pd 25	Tax/Ac
18-32-08-300-003	40.00	\$1,955.60	\$48.89

Possession: Full possession available for 2026 crop year.

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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