



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

FOR SALE: NOFFTZ 40

40.00+/- Acres
\$16,500/Ac

2 miles SE of Sadorus
Champaign County, IL

New tile
outlet!



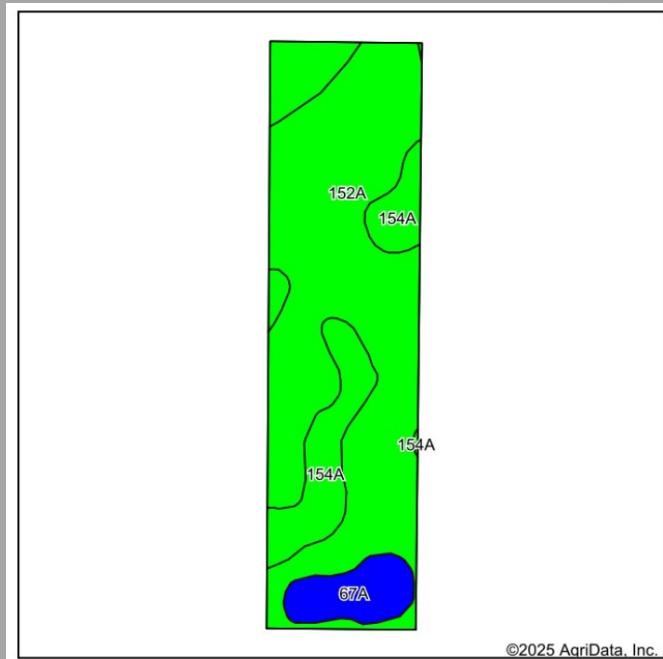
USDA/FSA Info.:

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

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SOIL MAP AND AERIAL PHOTO



Code	Soil Description	Acres	% of Field	Soybeans		Opt Mgt PI
				Legend	Corn Bu/A	
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.