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# LAND FOR SALE

195.76± Acres, Champaign County, Illinois

OFFERED AT  
**\$3,347,496**

## Highlights:

- High quality Champaign County farmland
- Great road frontage
- Adjoining acres available



For additional information, please contact:

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# Property Information

**Directions to Property:** 00 County Road. 900, Tolono, Illinois, 61880; From I57 exit at Pesotum, Illinois, travel north on US45/S. Chestnut Street travel approximately 1.4 miles to the intersection of US45 and County Road 300 N. Turn left (West) on County Road 300 N. Travel west approximately 1.2 miles to the intersection of County 300 N. and Duncan Road. The farm is located at the northwest corner of the intersection of Duncan Road and County Rd 300 N.

**Property Description:** 195.76 taxable acres, located north of Pesotum, Illinois at the northwest corner of Duncan Road. and County Road 300 north. The farm has 191.7 FSA cropland acres with an average PI of 143.9. This is an excellent Champaign County farm with adjoining acres available.

**Legal Description:** PIN#18-32-09-400-002; 18-32-16-200-005

**Farm Data:**

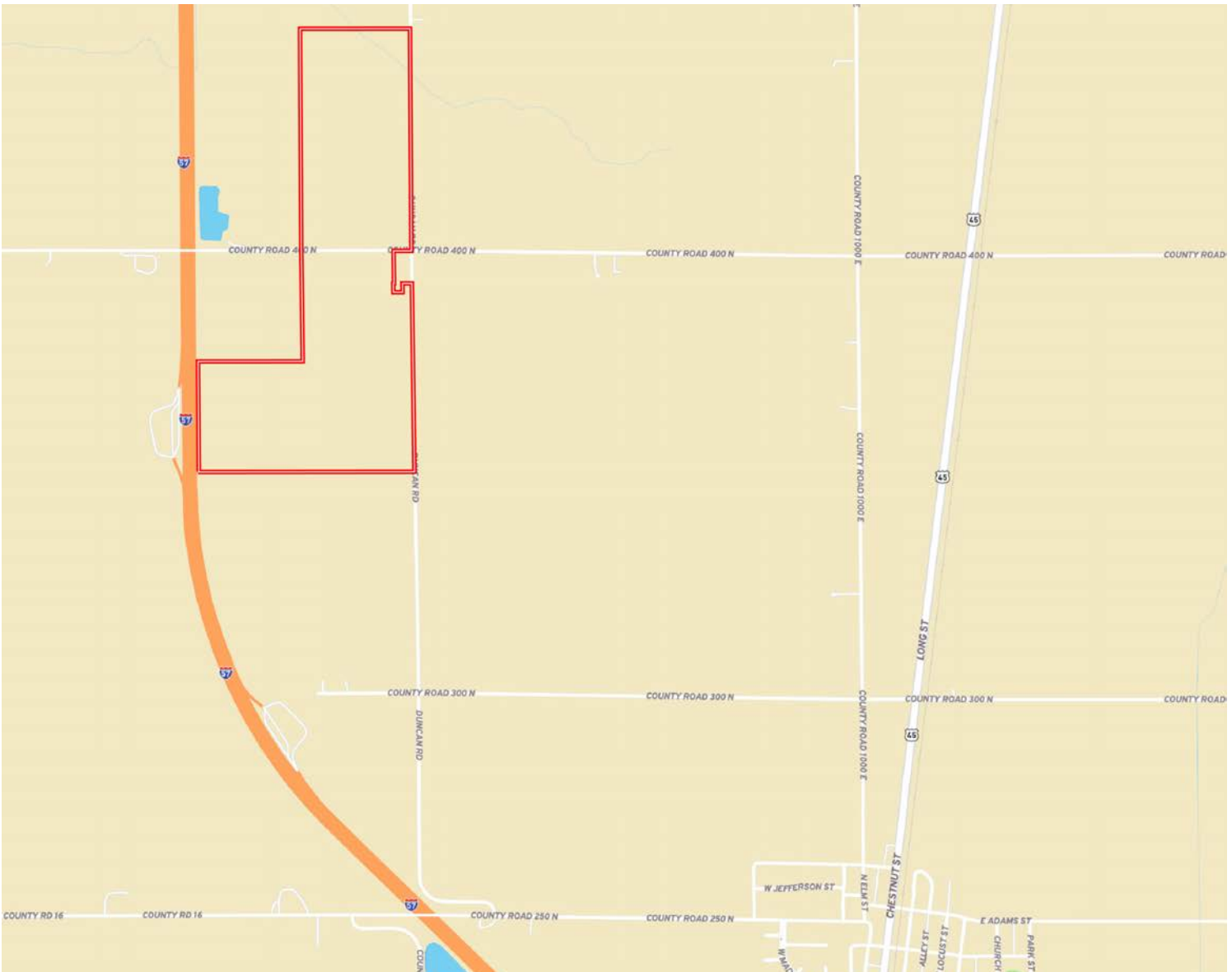
Cropland 191.70 acres  
Non-crop 4.06 acres  
Total 195.76 acres

**FSA Information:**

	Base	PLC Yield
Corn	116.22 acres	175 bushels
Soybeans	75.38 acres	52 bushels

**2023 Taxes:** \$9,399.14

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

**Aerial Map**

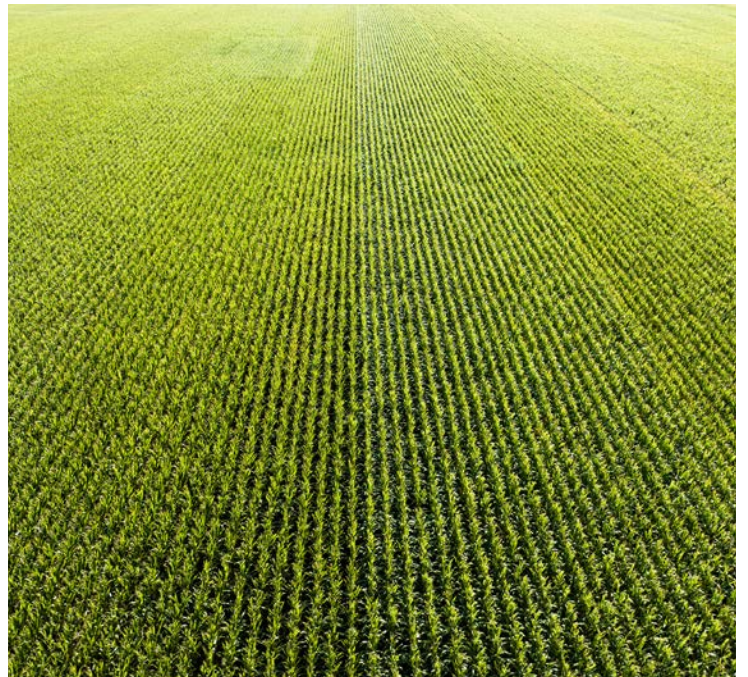


**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	108.38	55.77	144	83	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	85.94	44.22	144	90	1
TOTALS		194.32(*)	100%	143.99	86.09	1.56





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