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# LAND FOR SALE

362.6± Acres, Champaign County, Illinois

OFFERED AT  
**\$6,490,540**

## Highlights:

- High quality Champaign County farmland
- Pattern tiled
- Great road frontage



For additional information, please contact:

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# Property Information

**Directions to Property:** 00 County Road. 300 N, Pesotum, Illinois, 61863; 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. Farm is located on the north side of the road and continues to the intersection of County Road 300 N and Duncan Road.

**Property Description:** 362.6 taxable acres, located north of Pesotum, Illinois on the north side of County Road 300 north between US45 and Duncan Road. The farm has 360.4 FSA cropland acres with an average PI of 143.7. This is an excellent Champaign County farm with adjoining acres available.

**Legal Description:** PIN#18-32-15-300-002; 18-32-15-300-003; 18-32-15-400-003; 18-32-15-400-006; 18-32-14-300-002

**Farm Data:**

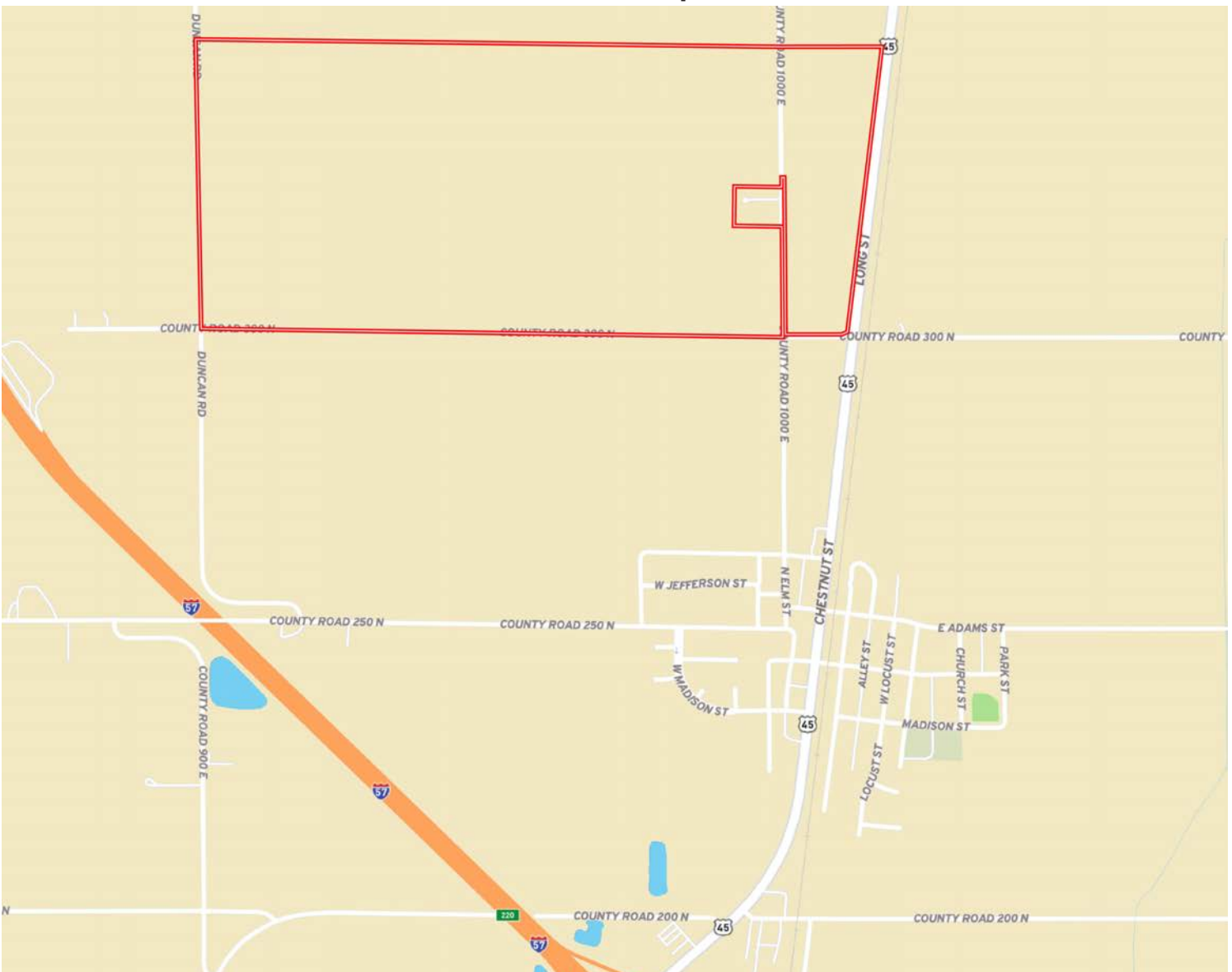
Cropland	360.04 acres
Non-crop	2.56 acres
Total	362.60 acres

**FSA Information:**

	Base	PLC Yield
Corn	256.25 acres	186 bushels
Soybeans	87.01 acres	54 bushels

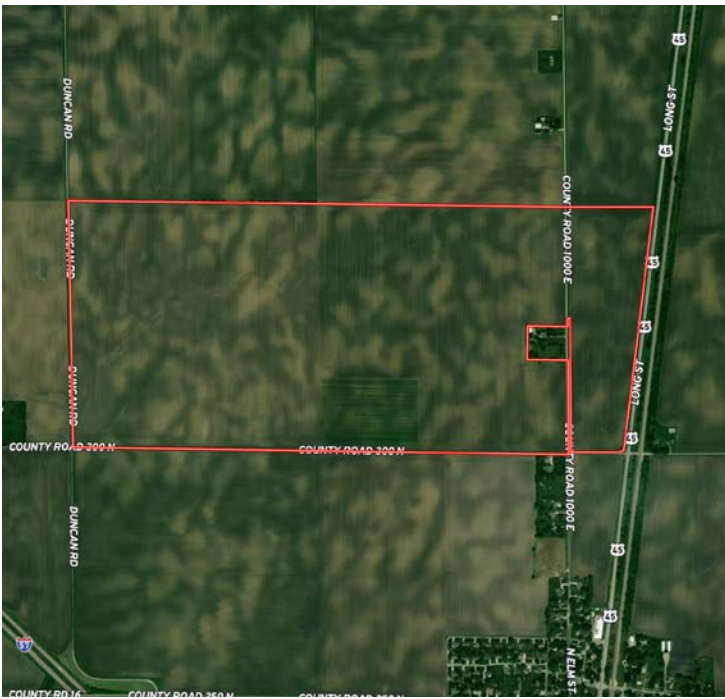
**2023 Taxes:** \$17,449.38

## 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**

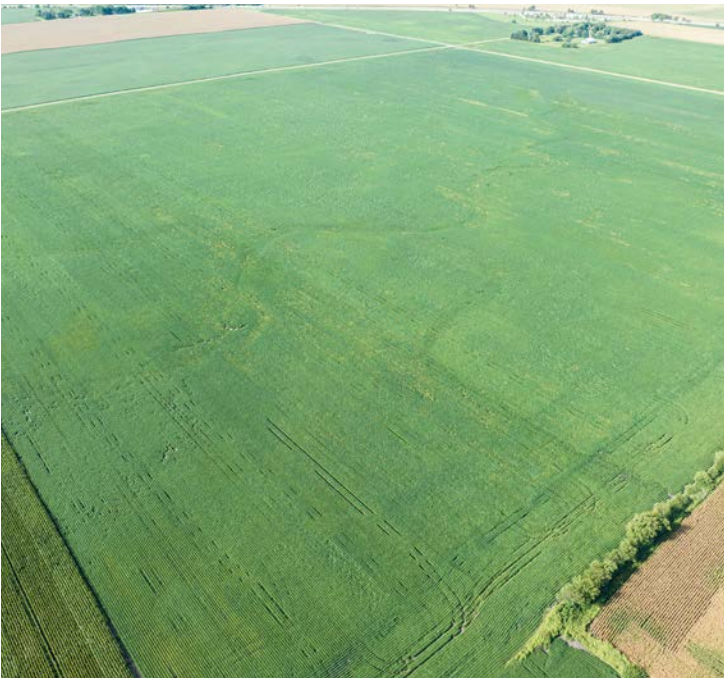


**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	200.84	55.71	144	83	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	146.5	40.63	144	90	1
171B	Catlin silt loam, 2 to 5 percent slopes	8.84	2.45	137	77	2e
198A	Elburn silt loam, 0 to 2 percent slopes	2.6	0.72	143	91	1
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.76	0.49	123	63	3w
TOTALS		360.54(*)	100%	143.72	85.66	1.59





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