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LAND FOR SALE

224.58± Acres, Champaign County, Illinois

OFFERED AT
\$3,903,930

Highlights:

- High quality Champaign County farmland
- Great road frontage
- Bayer test plot



For additional information, please contact:
Jim Ferguson, Agent | (309) 830-3777
JFerguson@FarmersNational.com

Property Information

Directions to Property: 00 County Road. 00 N, Pesotum, Illinois, 61863; From Pesotum, Illinois at I57 and US 45 travel north of US45 approximately .25 mile. Turn right (East) on County Road 200 N. Travel approximately .10 mile and turn right (South) on County Road 1000 E. and travel approximately 1 mile to the intersection of County Road 1000 E and County Road 100 N. The farm is on the southwest and southeast of the intersection of County Road 1000 E and County Road 100 N.

Property Description: 224.58 taxable acres, located south of Pesotum, Illinois at the southwest and southeast corner of County Road 1000 E and County Road 100 N. The farm has 226.71 FSA cropland acres with an average PI of 143.9. The farm also includes a Bayer test plot consisting of approximately 24 acres. The Bayer test plot will be entering its second year generating additional income. Contact Jim Ferguson for additional information regarding the Bayer test plot. This is an excellent Champaign County, Illinois farm!

001; 18-32-34-200-003; 18-32-35-100-003; 18-32-34-400-002; 18-32-35-100-004

Farm Data:

Cropland	226.71 acres
Total	226.71 acres

FSA Information:

	Base	PLC Yield
Corn	161.42 acres	186 bushels
Soybeans	54.83 acres	54 bushels

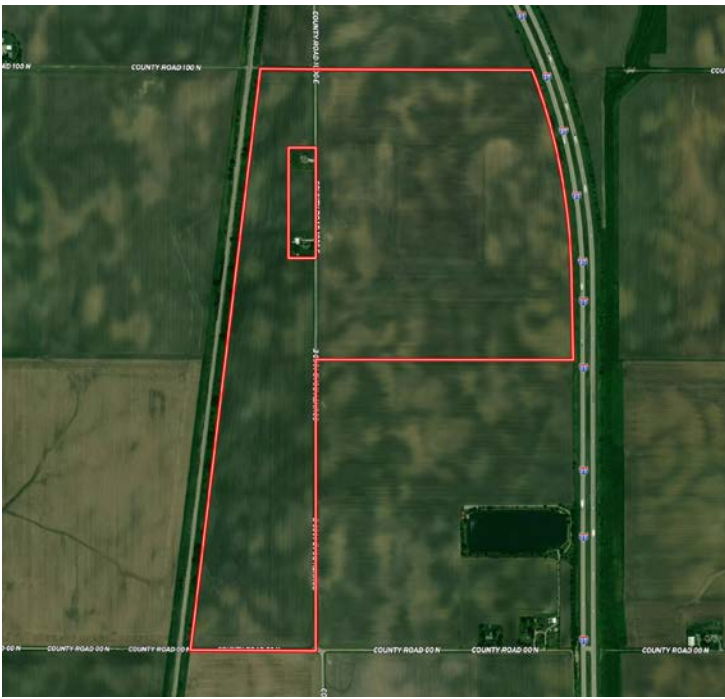
2023 Taxes: \$11,449.44

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	154.0 3	67.62	144	83	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	61.16	26.85	144	90	1
198A	Elburn silt loam, 0 to 2 percent slopes	12.61	5.54	143	91	1
TOTALS		227.8(*)	100%	143.9 5	85.33	1.68





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