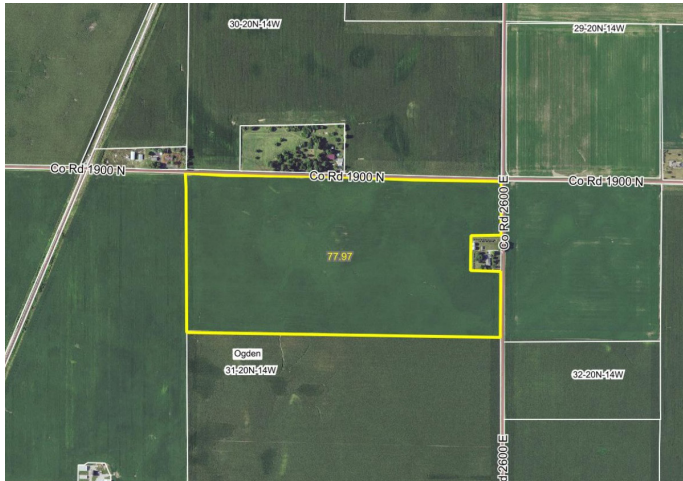


LAND FOR SALE

OSTERBUR FARM

Coldwell Banker The Real Estate Group



Osterbur Farm 78.84 +/- Acres Ogden Township, Champaign County, Illinois

LOCATION

The Osterbur farm is located at the corner of County Road 1900 North & 2600 East in Ogden Township, Champaign County, IL.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2017 Assessed Value	2017 Taxes Payable
17-18-31-200-005	78.84 acres	\$37,710	\$1479.89

ABBREVIATED LEGAL DESCRIPTION

S31 T20 R14

LISTING PRICE

78.84 acres X \$11,500/AC = \$906,660

LEASE/POSSESSION

The farm lease is open for the 2019 crop year.

YIELD HISTORY

	CORN	SOYBEANS
2018	242	
2017		63
2016	245	
2015	203	
2014		65

CONTACTS

**COLDWELL
BANKER**

**The Real Estate
Group**

Coldwell Banker the Real Estate Group
Jon Fisher "Mr. Landman"
Listing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.illinoisfarmground.com

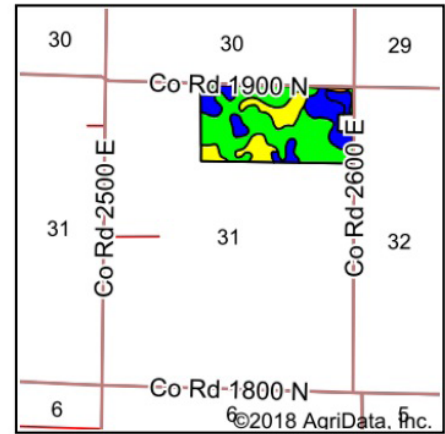
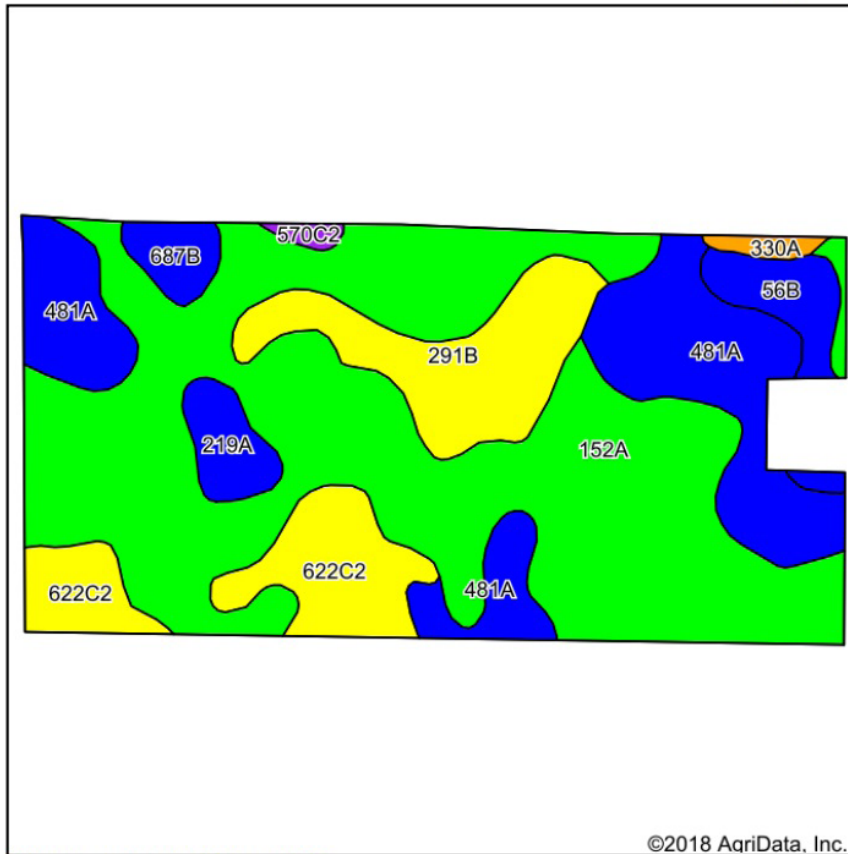


NORTH PART OGDEN

T.20N.-R.11E.-14W.



Soils Map



State: Illinois
 County: Champaign
 Location: 31-20N-14W
 Township: Ogden
 Acres: 77.97
 Date: 11/12/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	43.42	55.7%		FAV	195	63	73	100	0	0.00	5.64	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	13.72	17.6%		FAV	183	58	73	102	0	0.00	5.64	134
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	7.29	9.3%		FAV	**160	**50	**63	**82	0	**4.47	0.00	**117
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	6.85	8.8%		FAV	**150	**49	**60	**73	0	**4.90	0.00	**112
**56B	Dana silt loam, 2 to 5 percent slopes	2.50	3.2%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
219A	Millbrook silt loam, 0 to 2 percent slopes	1.89	2.4%		FAV	177	55	69	93	0	0.00	5.27	129
**687B	Penfield loam, 2 to 5 percent slopes	1.42	1.8%		FAV	**172	**56	**70	**94	0	0.00	**5.71	**129
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.52	0.7%		FAV	164	55	61	78	0	0.00	5.02	123
**570C2	Martinsville loam, 5 to 10 percent slopes, eroded	0.36	0.5%		FAV	**144	**46	**59	**70	0	**4.20	0.00	**106
Weighted Average						183.8	59	70.5	95.7	*-	1.07	4.40	135.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

4 Year Crop History



Owner/Operator:

Date: 11/12/2018

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

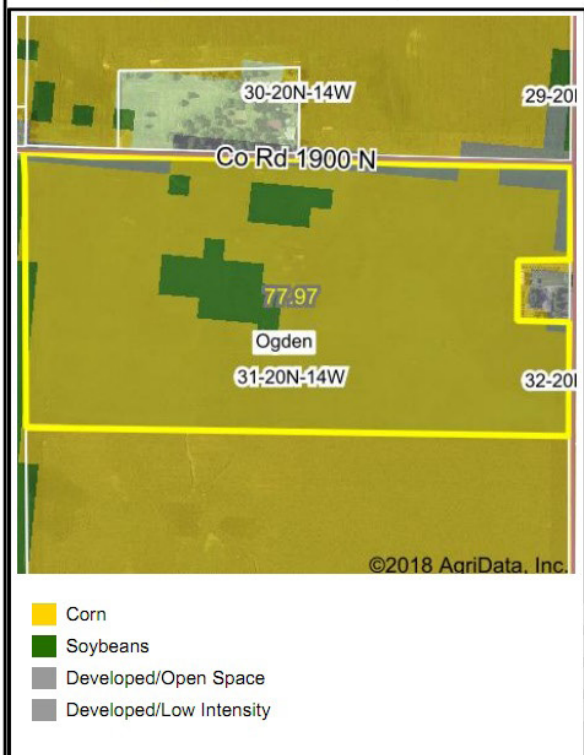
Crop Year: 2017

Crop Year: 2016



Crop Year: 2015

Crop Year: 2014



Map Center: 40° 9' 20.5, -87° 59' 1.29

State: IL

County: Champaign

Legal: 31-20N-14W

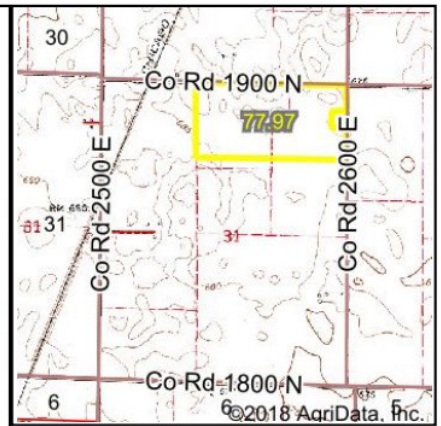
Twncshp: Ogden



Maps Provided By:



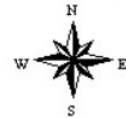
Wetlands Map



State: **Illinois**
 Location: **31-20N-14W**
 County: **Champaign**
 Township: **Ogden**
 Date: **11/12/2018**



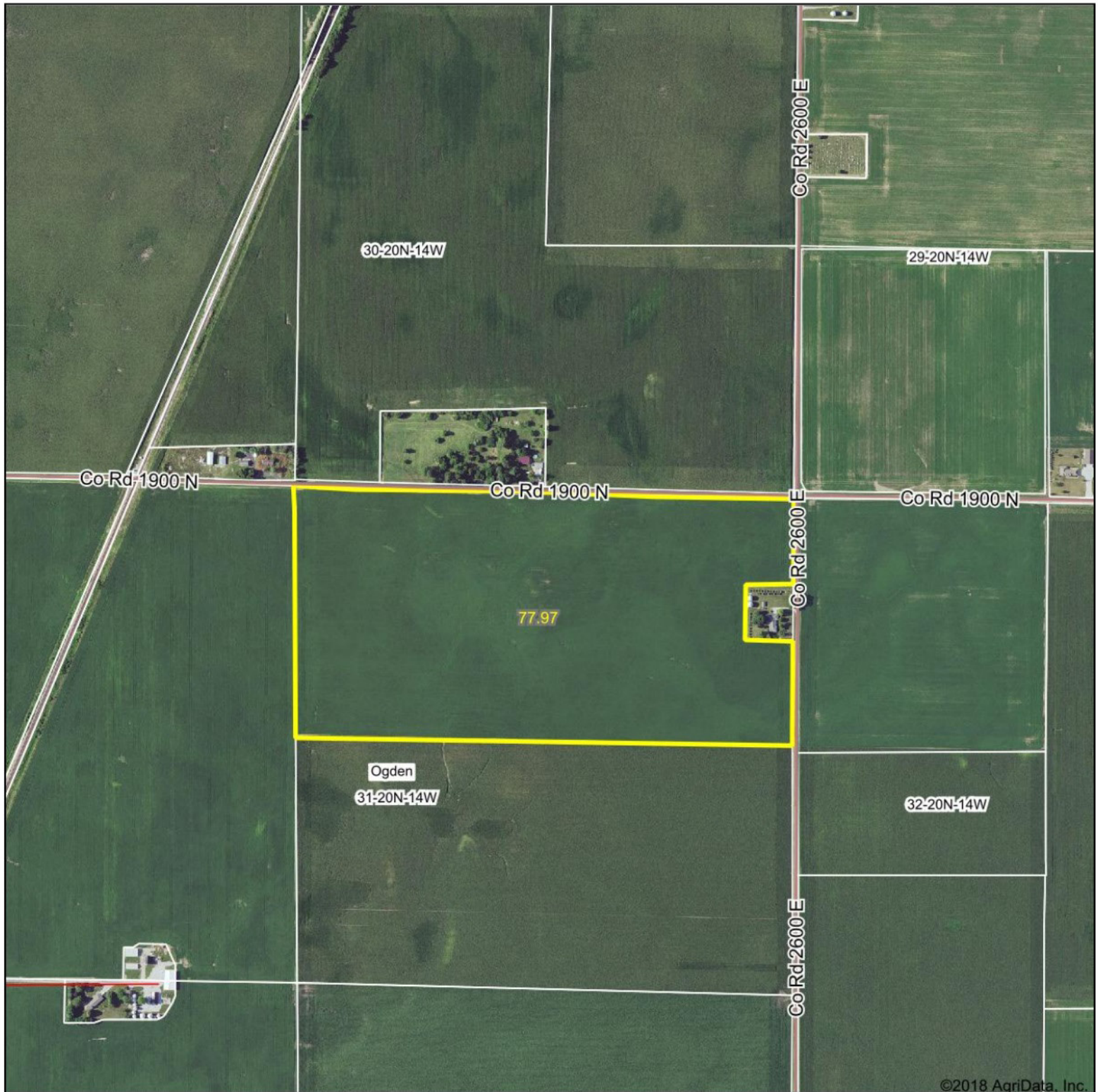
Maps Provided By:



Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



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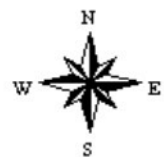
HALDERMAN
REAL ESTATE & FARM MANAGEMENT

map center: 40° 9' 20.5, -87° 59' 1.29

0ft 823ft 1647ft

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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31-20N-14W
Champaign County
Illinois



11/12/2018