

# LAND FOR SALE

## MR. LANDMAN

**STIPP FARM**



## STIPP FARM

### 15.50 +/- Acres

### Sidney Township

### Champaign County, Illinois

\*Farm is currently being surveyed and will be sold by the amount of surveyed acres.

#### LOCATION

The Stipp Farm is located approximately 1.5 miles south of Sidney and approximately 1.0 mile east on County Road 2200 E.

#### ABBREVIATED LEGAL DESCRIPTION

PART OF THE SE ¼ NE ¼ OF SECTION 22, TOWNSHIP 18 NORTH, 10 EAST, CHAMPAIGN COUNTY, ILLINOIS.

#### LISTING PRICE

15.5 acres @ \$18,000 = \$279,000

#### LEASE/POSSESSION

2023 Possession!

#### REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2021 Assessed Value	2021 Taxes Payable
24-28-22-200-010	15.50 acres	\$45,490	\$1,882.32

\*An approximately two-acre homestead is on this parcel number and will be assigned a separate PIN# from the County after the survey. Property taxes going forward would not reflect this homestead.

#### YIELD HISTORY

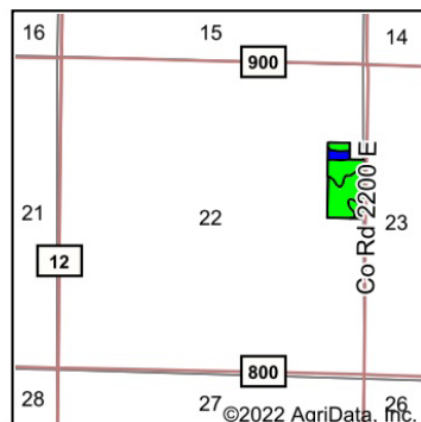
	CORN	SOYBEANS
2021	*	*
2020	*	*
2019	*	*
2018	*	*
2017	*	*

#### CONTACTS

Jon Fisher "Mr. Landman"  
Designated Managing Broker  
Phone: 217-202-0924  
Email: jonfisher1991@gmail.com  
www.illinoisfarmground.com



# Soils Map



State: **Illinois**  
 County: **Champaign**  
 Location: **22-18N-10E**  
 Township: **Sidney**  
 Acres: **17.72**  
 Date: **8/26/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.38	52.9%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	6.91	39.0%		FAV	194	63	77	102	0	0.00	5.90	144
**171B	Catlin silt loam, 2 to 5 percent slopes	1.43	8.1%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
Weighted Average						193.8	62.6	74.5	100.6	0	0.54	5.29	143.4

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

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

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

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

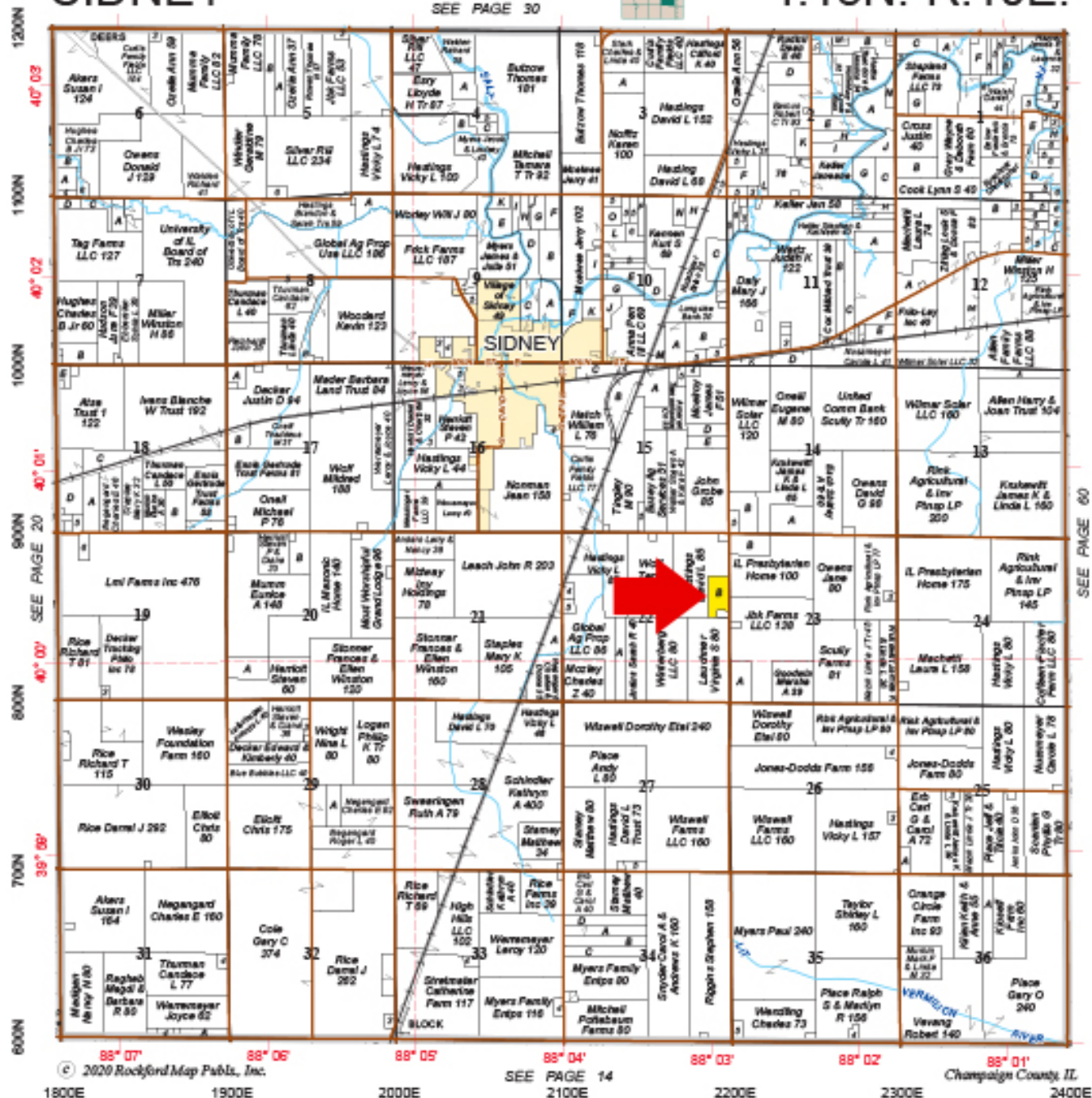
<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

# SIDNEY

SEE PAGE 30

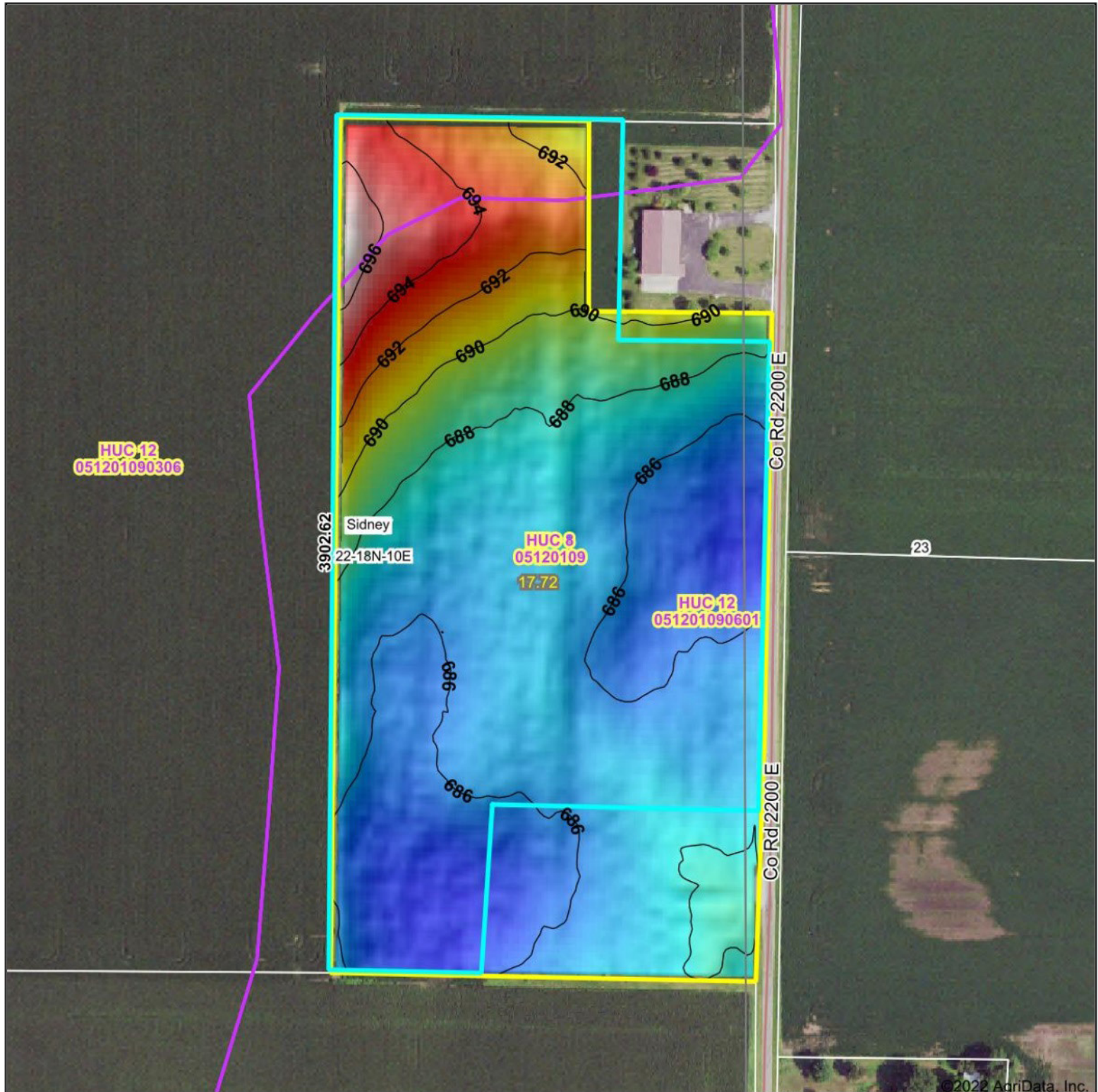
T.18N.-R.10E.

Refer to page 72 for keyed parcels





# Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 2

Min: 684.3

Max: 697.7

Range: 13.4

Average: 687.9

Standard Deviation: 2.92 ft

0ft 236ft 473ft



8/26/2022

**22-18N-10E**  
**Champaign County**  
**Illinois**

map center: 40° 0' 19.3, -88° 2' 57.55



# 4 Year Crop History



Owner/Operator:

Date: 8/26/2022

Address:

Farm Name:

Address:

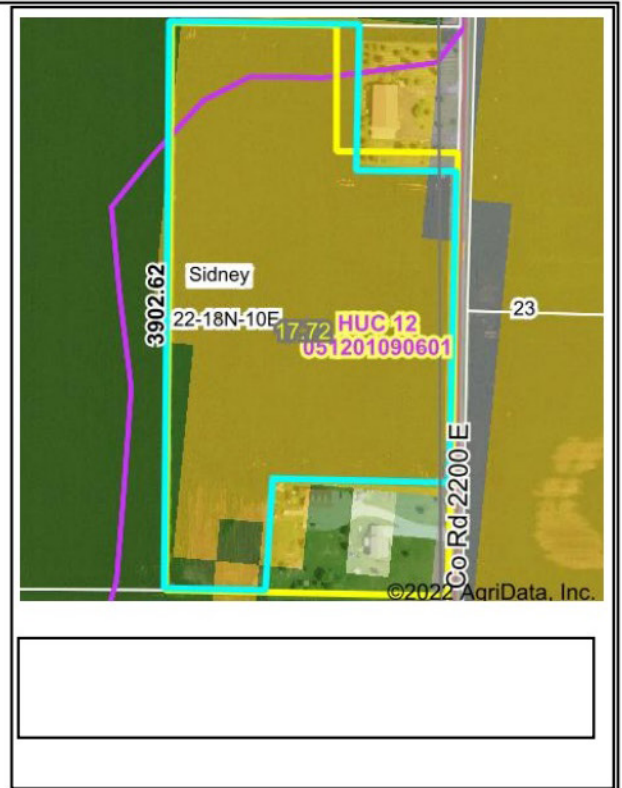
Field ID:

Phone:

Acct. #:

Crop Year: 2021

Crop Year: 2020



Crop Year: 2019

Crop Year: 2018



Map Center: 40° 0' 19.3, -88° 2' 57.55

State: IL

County: Champaign

Legal: 22-18N-10E

Twnshp: Sidney



Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Watershed Boundary Dataset provided by USDA-NRCS