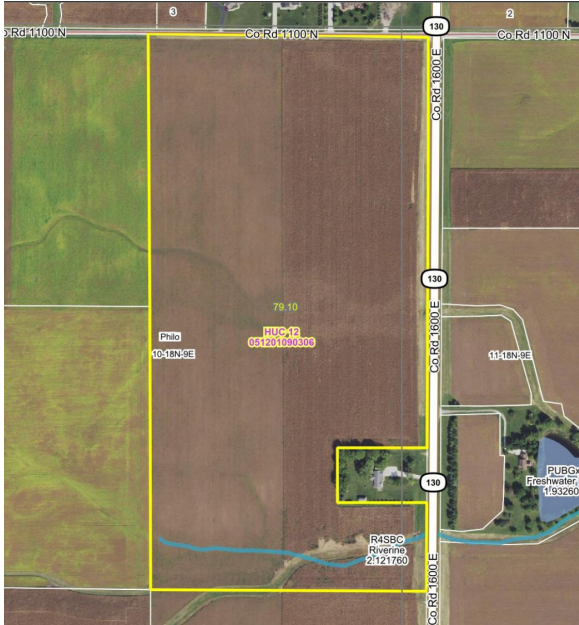


LAND FOR SALE

MR. LANDMAN

**JOHNSON
FARMS**

JOHNSON FARMS 79.10 +/- Effective Cropland Acres Philo Township Champaign County, IL



LOCATION

The Johnson Farm is located 1.5 miles directly north of Philo on US Route 130. The Johnson Farm is located on the SW corner of County Road 1100 North and US Route 130. The parcel has approximately 2,375 feet of frontage on US Route 130, and approximately 1,275 feet of frontage on County Road 1100 North.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE NE ¼ NE ¼; PART OF THE SE ¼ NE ¼ of SECTION 10, TOWNSHIP 18 NORTH, 9 EAST, CHAMPAIGN COUNTY, ILLINOIS AND PART OF THE NW ¼ NW ¼; PART OF THE NW ¼ NW ¼ of SECTION 11, TOWNSHIP 18 NORTH, 9 EAST, CHAMPAIGN COUNTY, ILLINOIS.

LISTING PRICE

79.10 acres x \$18,400 = \$1,455,440

LEASE/POSSESSION

2024 Possession

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2021 Assessed Value	2021 Taxes Payable
19-27-10-200-004	76.53	\$47,230	\$3,576.06

YIELD HISTORY

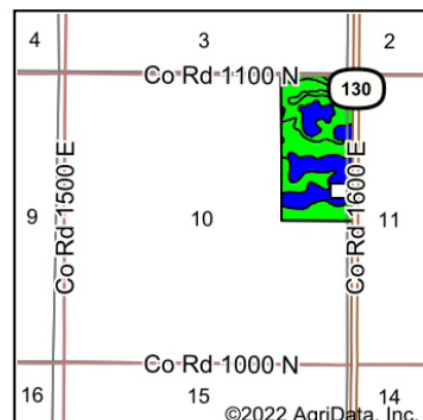
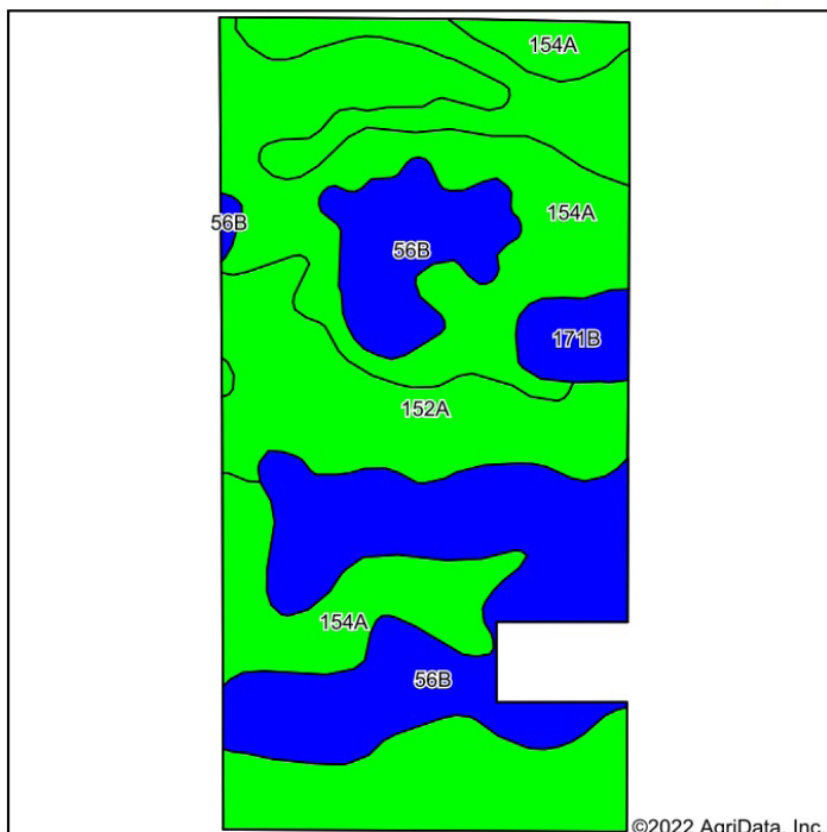
	CORN	SOYBEANS
2021	*	*
2020	*	*
2019	*	*
2018	*	*
2017	*	*

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: 10-18N-9E
 Township: Philo
 Acres: 79.1
 Date: 9/26/2022



Maps Provided By:



Area Symbol: IL019, Soil Area Version: 16

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	26.92	34.0%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.19	33.1%		FAV	194	63	77	102	0	0.00	5.90	144
**56B	Dana silt loam, 2 to 5 percent slopes	23.73	30.0%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
**171B	Catlin silt loam, 2 to 5 percent slopes	2.26	2.9%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
Weighted Average						189.3	60.5	72.8	100	~	2.05	3.87	139.6

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".

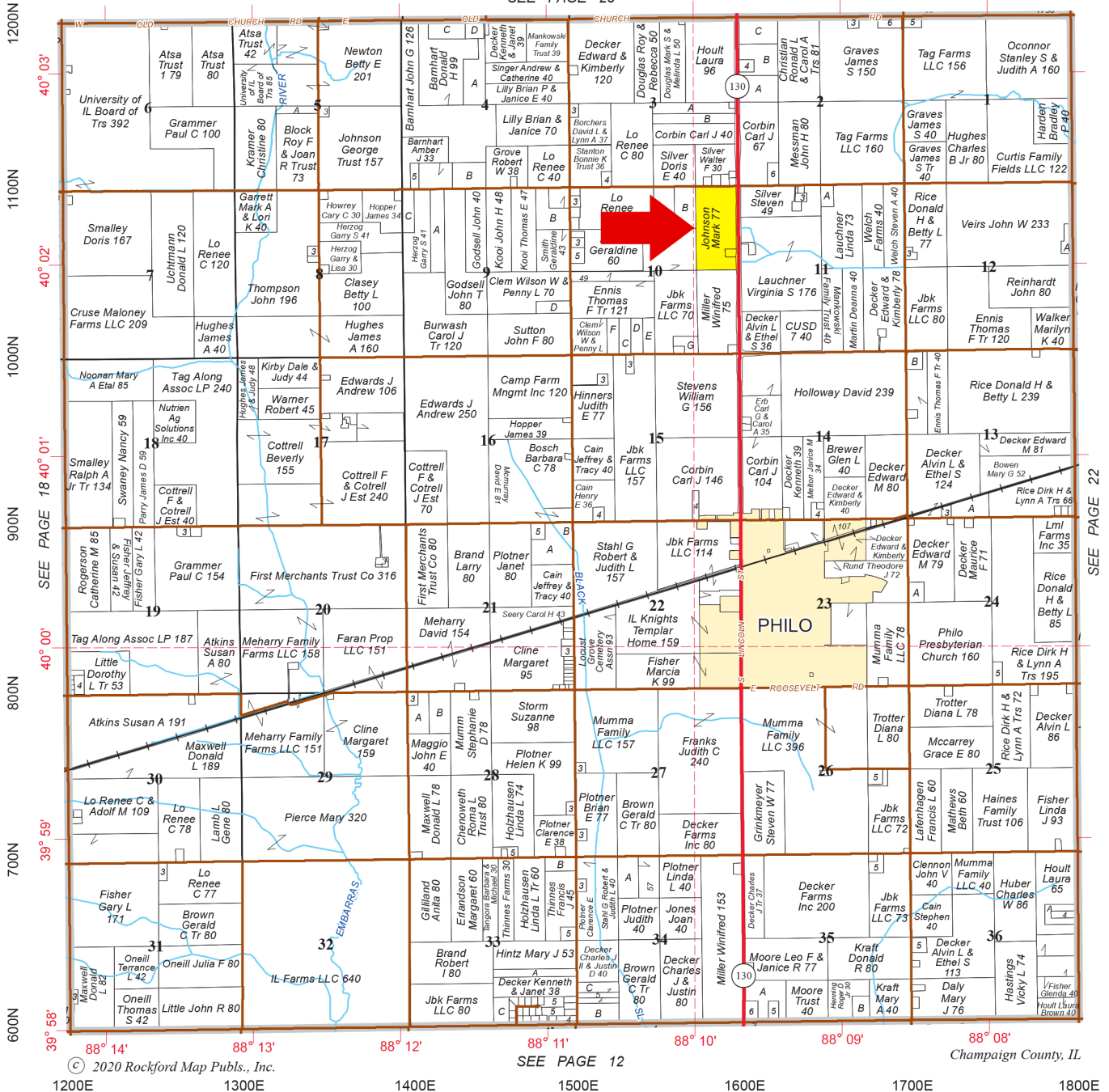
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

PHILO

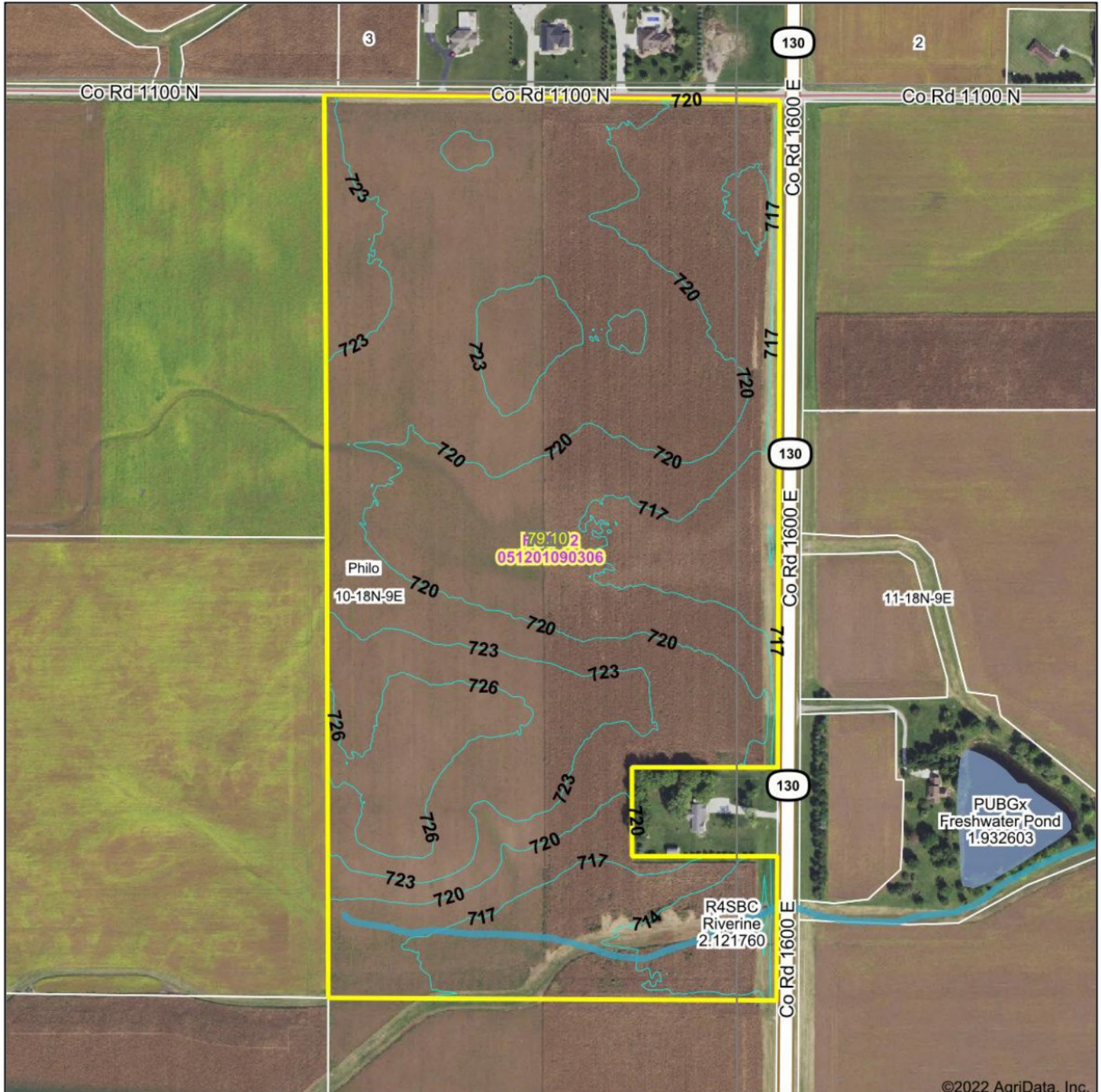
SEE PAGE 28

T.18N.-R.9E.

Refer to page 72 for keyed parcels



Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 709.1

Max: 728.2

Range: 19.1

Average: 720.4

Standard Deviation: 3.28 ft

0ft 461ft 921ft



9/26/2022

10-18N-9E
Champaign County
Illinois

Map Center: 40° 2' 10.07, -88° 9' 51.2

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

4 Year Crop History



Owner/Operator:

Date: 9/26/2022

Address:

Farm Name:

Address:

Field ID:

Phone:

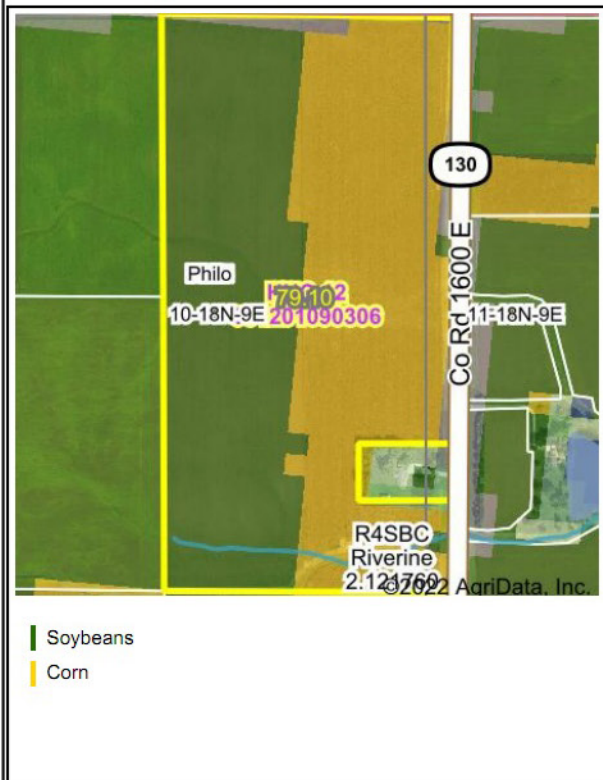
Acct. #:

Crop Year: 2021

Crop Year: 2020



Crop Year: 2019



Crop Year: 2018



Map Center: 40° 2' 10.07, -88° 9' 51.2

State: IL

County: Champaign

Legal: 10-18N-9E

Twnshp: Philo



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