



# FOR SALE: EDDINGS FARM

Legal Descr.

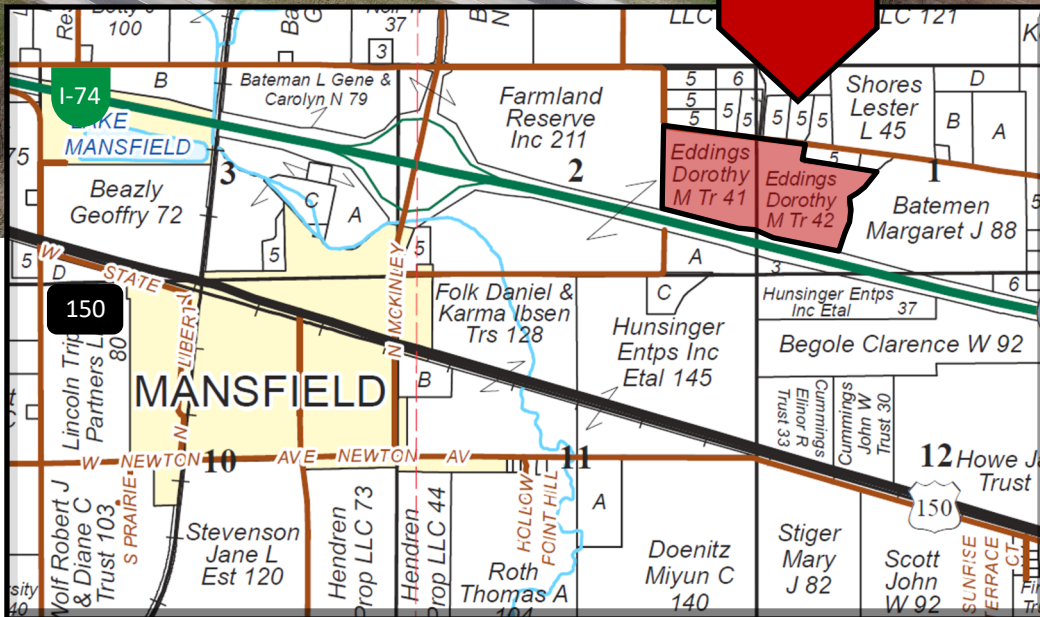
Pt W1/2 SW 1/4 Sec. 1

Pt E1/2 SE 1/4 Sec.2

**83.51 +/- Acres**  
**\$14,500/Ac**  
1 mile NE of Mansfield  
Piatt County



**FOR  
SALE**



[www.waibelfarmlandservices.com](http://www.waibelfarmlandservices.com)

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# SOIL MAP AND AERIAL PHOTO



\* Lines are approximate

Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	16.32	25.0%		170	54	125
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	15.08	23.2%		189	60	139
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	12.26	18.9%		169	53	123
154A	Flanagan silt loam, 0 to 2 percent slopes	9.48	14.6%		171	63	124
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	6.25	9.6%		169	53	123
198A	Elburn silt loam, 0 to 2 percent slopes	5.38	8.3%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.23	0.4%		195	63	144
<b>Weighted Average:</b>					<b>177.3</b>	<b>56.0</b>	<b>130.0</b>

RE Taxes			
PIN	Acres	24 Tax Pd 25	Tax/Ac
02-02-20-006-004-01	41.48	\$1,816.70	\$43.80
02-01-20-006-005-04	42.03	\$2,168.80	\$51.60

Yield History (bu/ac)		
Year	Corn	Beans
<b>2025</b>	232	62

**Possession:** 2026 lease in place, possession available for 2026 crop year with reimbursement for expenses.

**Agency:** Waibel Farmland Services Inc. is agent for the seller.

**Disclaimer:** Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

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