

LAND FOR SALE

DIANA ASHWORTH
TRUST FARM

Coldwell Banker The Real Estate Group



Diana Ashworth Trust Farm 56.04 +/- Acres Champaign Township, Champaign County, Illinois

LOCATION

The Diana Ashworth Trust Farm is located on the east side of Staley Road, approximately 1/2 mile south of Curtis Road.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2017 Assessed Value	2017 Taxes Payable
03-20-33-300-008	56.04 acres	\$77,710	\$5,345.96

ABBREVIATED LEGAL DESCRIPTION

S33M T19N R8E

LISTING PRICE

56.04 acres X \$17,500/acre = \$981,400.

LEASE/POSSESSION

The farm is leased for the 2019 crop year. The tenant would like to continue to farm this land for the new owner going forward.

YIELD HISTORY

	CORN	SOYBEANS
2018	251	63
2017	231	66
2016	238	69
2015	221	73
2014	262	50

CONTACTS

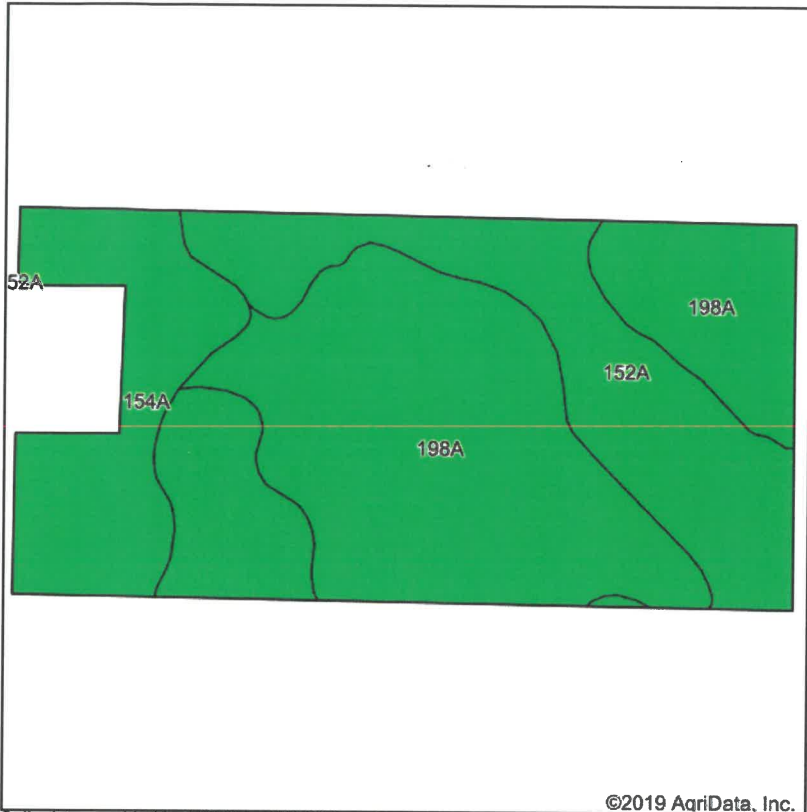
**COLDWELL
BANKER**

The Real Estate
Group

Coldwell Banker the Real Estate Group
Jon Fisher "Mr. Landman"
Listing Broker
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Champaign**
 Location: **33-19N-8E**
 Township: **Champaign**
 Acres: **73.62**
 Date: **1/21/2019**



Maps Provided By:



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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
198A	Elburn silt loam, 0 to 2 percent slopes	36.47	49.5%		FAV	197	61	74	94	0	0.00	5.77	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	24.08	32.7%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	13.07	17.8%		FAV	194	63	77	102	0	0.00	5.90	144
Weighted Average						195.8	62	74.2	97.4	*-	0.00	5.75	143.5

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

^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

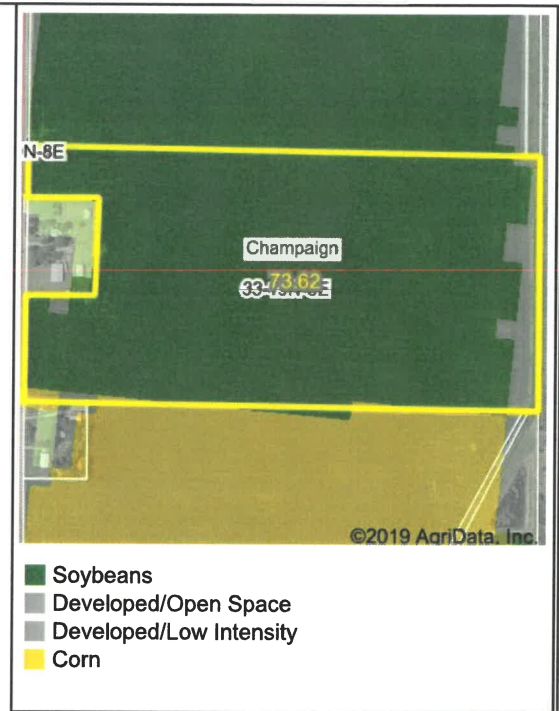


Owner/Operator:
 Address:
 Address:
 Phone:

Date: 1/21/2019
 Farm Name:
 Field ID:
 Acct. #:

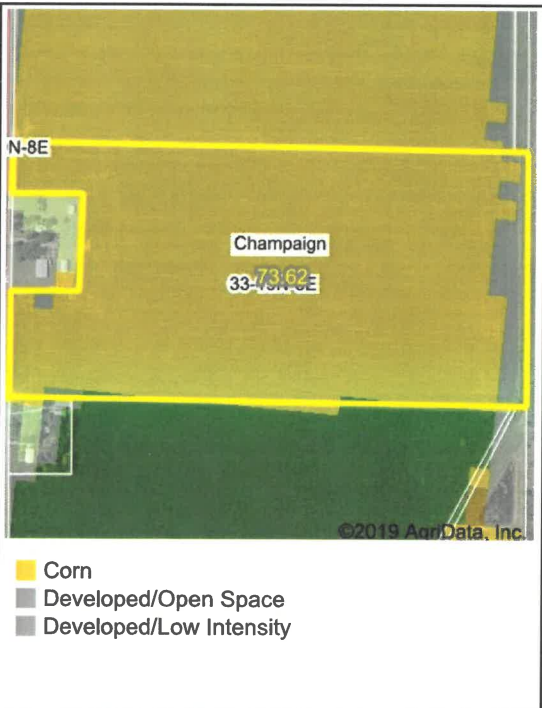
Crop Year: 2018

Crop Year: 2017



Crop Year: 2016

Crop Year: 2015



Map Center: 40° 3' 41.79, -88° 18' 41.51

State: IL County: Champaign
 Legal: 33-19N-8E Twnshp: Champaign



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.