



FOR SALE: NUSSMEYER FARM

East 1/2 of NE 1/4
Section 25, T18N, R10E
of 3rd PM exc bldg site

77.72 +/- Acres
\$15,600/Ac
3 miles SE of Sidney
Champaign County, IL

**OPEN LEASE FOR
2027 CROP YEAR!**

USDA/FSA Info.:

Tillable Acres: 76.94 Ac

Corn Base: 38.9 Ac

PLC Yield: 181

Soybean Base: 38.0 Ac

PLC Yield: 58

HEL: NHEL

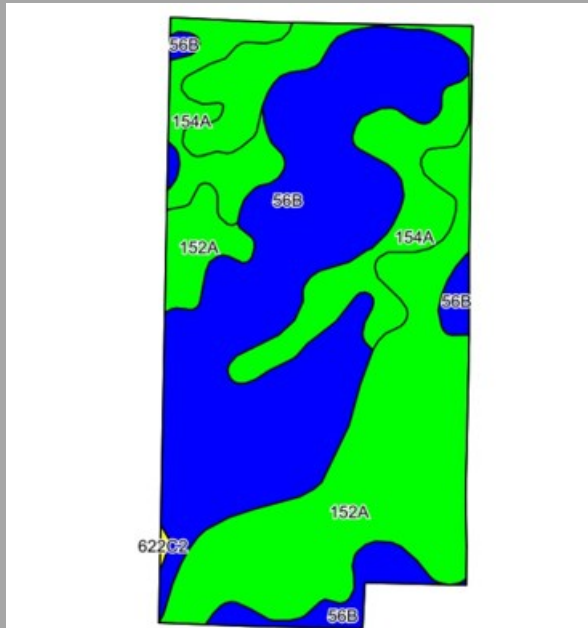
Wetlands: Determination
not complete



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217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853

SOIL MAP AND AERIAL PHOTO



Code	Soil Description	Acres	% of Field	Legend	Com Bu/A	Soy beans Bu/A	Opt Mgt PI
56B	Dana silt loam, 2 to 5 percent slopes	35.21	45.2%		178	55	130
152A	Drummer silty clay loam, 0 to 2 percent slopes	30.17	38.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	12.34	15.9%		194	63	144
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.10	0.1%		150	49	112
Weighted Average:					187.1	59.4	137.6

RE Taxes

PIN	Acres	25 Tax Pd 26	Tax/Ac
24-28-25-200-005	77.72	\$4,369.18 *	\$56.22
* - includes \$432 drainage tax			

Soil Tests

Field	Test Date	pH	P	K
76.5 ac	4/11/23	5.9	34.3	123.3
P & K are ppm; Limed fall 2023				

Yield History (bu/ac)

Year	Corn	Beans
2025	220*	
2024		79
2023	220*	
2022		68
2021	229	
2020		77
* white corn		

Possession: Subject to existing lease for 2026 crop year. Seller to retain 2026 crop rent/proceeds. Full possession available for 2027 crop year.

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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