WAIBEL
FARMLAND SERVICES INC.℠
Brokerage Management Appraisals
Direction for Your Farm

FOR SALE: NOVELLI FARM

203.55 Acres

$11,500/Ac

Total: $2,340,825

3 miles N of Hindsboro
9 mi SE of Tuscola
Douglas County, IL

203.55 +/- acres in Sections 19 & 30 of Bowdre Township



USDA/FSA INFO:
Farm: 496
Tillable Acres: 186.12 Ac
Corn Base: 80.98 Ac
PLC Yield: 144
Soybean Base: 86.92 Ac
PLC Yield: 40
HEL: None
Wetlands: Not Complete

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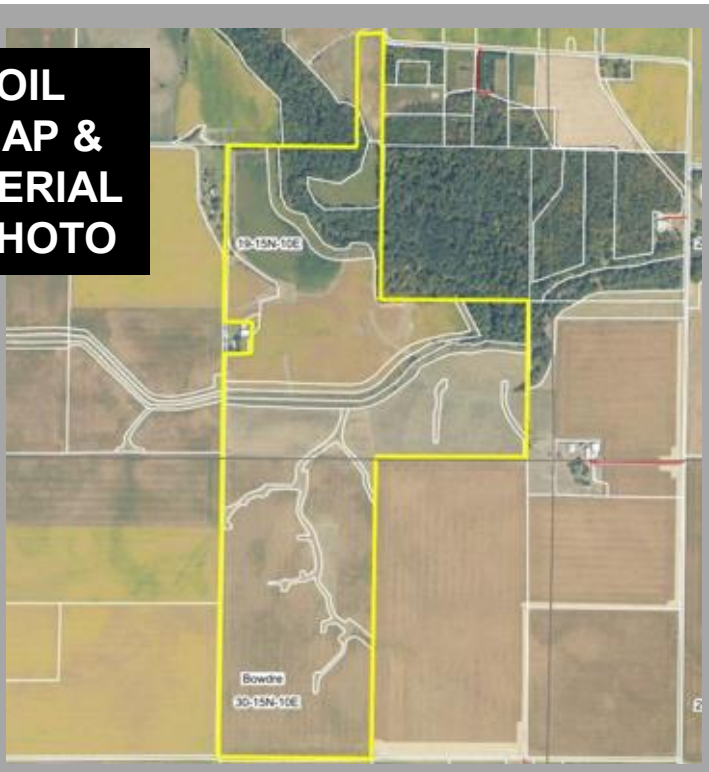
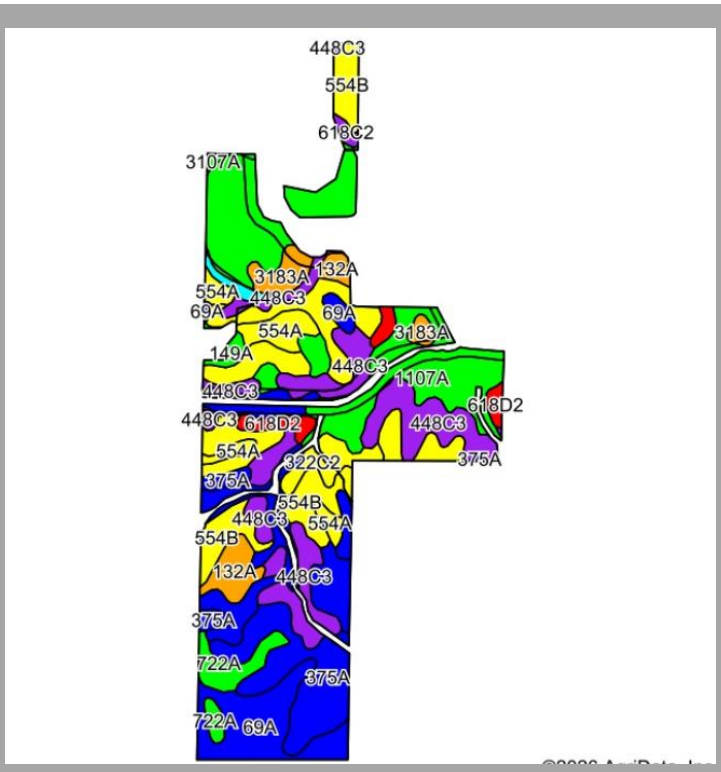
SOIL MAP & AERIAL PHOTO





Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt Pl
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	34.97	19.3%		188	60	139
554B	Keman silt loam, 2 to 5 percent slopes	31.39	17.4%		151	50	112
69A	Milford silty clay loam, 0 to 2 percent slopes	27.13	15.0%		171	57	128
448C3	Mona loam, 5 to 10 percent slopes, severely eroded	26.41	14.6%		140	44	102
375A	Rutland silt loam, 0 to 2 percent slopes	22.39	12.4%		180	58	133
554A	Kernan silt loam, 0 to 2 percent slopes	7.00	3.9%		153	50	113
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	6.95	3.8%		186	61	138
132A	Starks silt loam, 0 to 2 percent slopes	5.54	3.1%		163	51	119
3183A	Shaffton loam, 0 to 2 percent slopes, frequently flooded	4.32	2.4%		158	52	118
618D2	Senachwine silt loam, 5 to 10 percent slopes, eroded	4.09	2.3%		127	41	93
322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	4.02	2.2%		149	47	108
618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	2.86	1.6%		136	44	100
149A	Brenton silt loam, 0 to 2 percent slopes	2.11	1.2%		195	60	141
618F	Senachwine silt loam, 18 to 35 percent slopes	1.15	0.6%		102	33	75
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.43	0.2%		189	60	139
			Weighted Average:		164.6	53.3	121.6



Real Estate Taxes

PIN	Acres	25 Tax Pd 26	Tax/Ac
03-10-30-200-001	80.00	$3,325.40	$41.57
03-10-19-400-004	78.73	$2,812.28	$35.72
03-10-19-400-003	40.00	$1,378.86	$34.47
03-10-19-200-004	4.82	$134.22	$27.85
Total	203.55	$7,650.76	$37.59

Possession: 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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