

192.88 ACRES • 4 TRACTS • CHAMPAIGN COUNTY, IL

Farmland For Sale



**PRIME TILLABLE FARMLAND
CHAMPAIGN COUNTY, IL
SIDNEY & ST. JOSEPH TWSP**

192.88 ACRES

**Available all together
or in separate tracts**



Matt Rhodes

(217) 251-7067

matt.rhodes@gfarmland.com



**TURNKEY INVESTMENT GRADE FARMLAND •
CLASS A FARMS • HIGH PERCENTAGE TILLABLE**

FOUR (4) TRACTS FROM 37.25+/- TO 59.15+/- AC

Featuring: Highly Productive Soils, High Percentage Tillable, Tract 1 is pattern tiled, Landlord Share of Income Available for 2025, Lease on 50/50 Crop Share

Sellers: Richard Woodard IRRV Living Trust & Mary Louise Reaser RVOC Living Trust

Property Address:

Approx. 2 miles from
Sidney, Illinois (NW to NE)

To submit an offer:

Call or Text
Matt Rhodes
(217) 251-7067

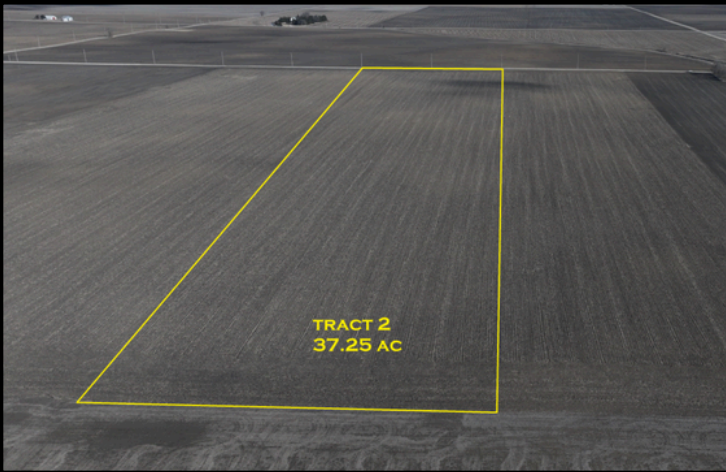
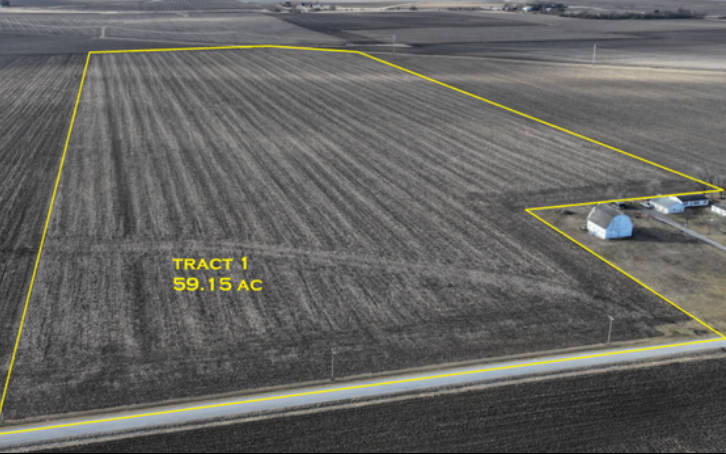
Location:

Tract 1: Pt. NE 1/4 Section 6, T18N, R10E, Sidney Tsp. (CR 1200N)

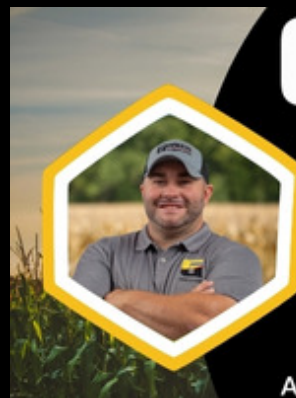
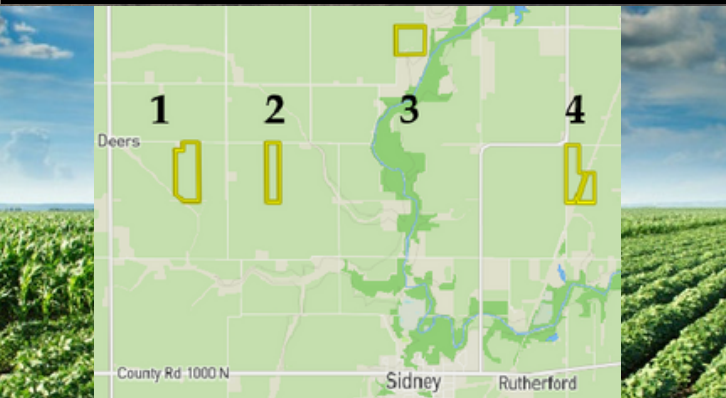
Tract 2: Pt. NW 1/4 Section 5, T18N, R10E, Sidney Tsp. (CR 1200N)

Tract 3: NW 1/4 NE 1/4 Section 33, T19N, R10E, St. Joseph Tsp. (CR 2075E)

Tract 4: Pt. NW 1/4 Section 2, T18N, R10E, Sidney Tsp. (CR 2200E)



TRACT 1	59.15+/- ACRES PI 143.9
TRACT 2	37.25 +/- ACRES PI 144.0
TRACT 3	40.00 +/- ACRES PI 140.9
TRACT 4	56.48 +/- ACRES PI 136.3
TOTAL	192.88 +/- ACRES PI 142.1
ASKING PRICE:	TRACT 1: \$17,500/AC TRACT 2: \$17,500/AC TRACT 3: \$16,500/AC TRACT 4: \$13,250/AC WHOLE FARM: \$3,095,360 OR \$16,048/AC ON AVERAGE



GESWEIN
FARM & LAND

Matt Rhodes

Broker - Illinois

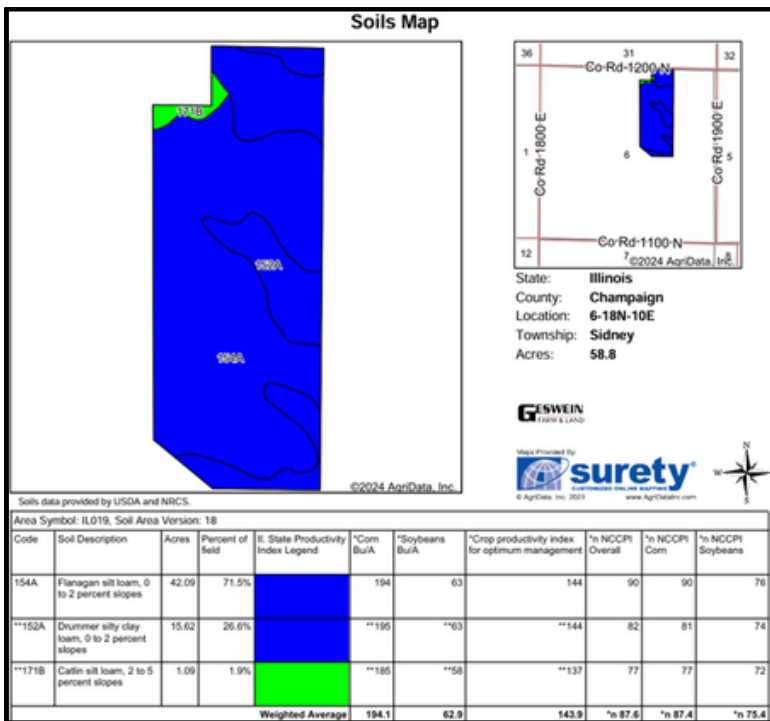
Certified General Appraiser - Illinois & Indiana

217.251.7067

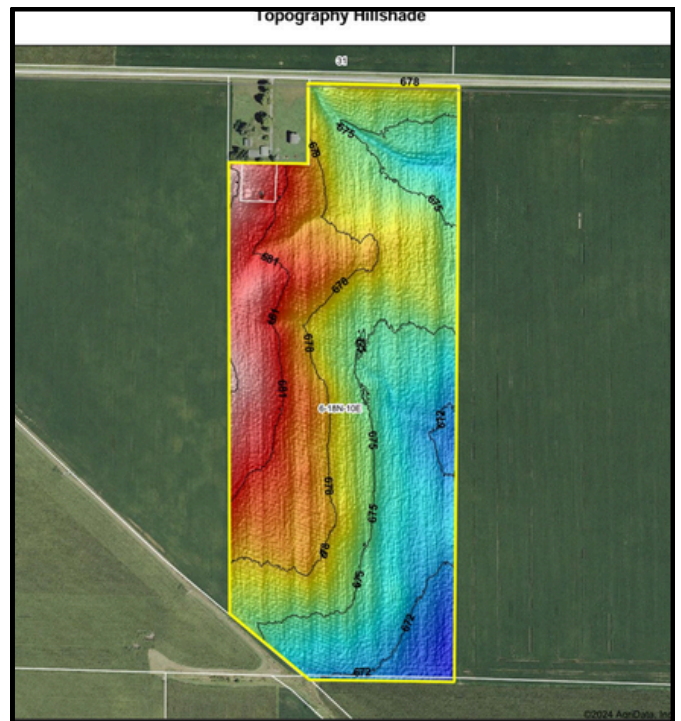
matt.rhodes@gfarmland.com

gfarmland.com

Auctions | Appraisals | Real Estate

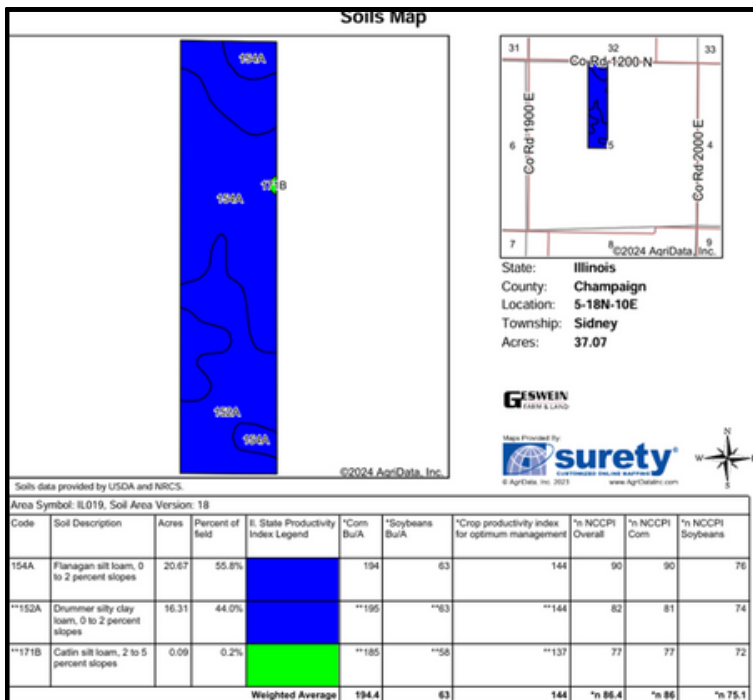


TRACT 1: 59.15+/- ACRES

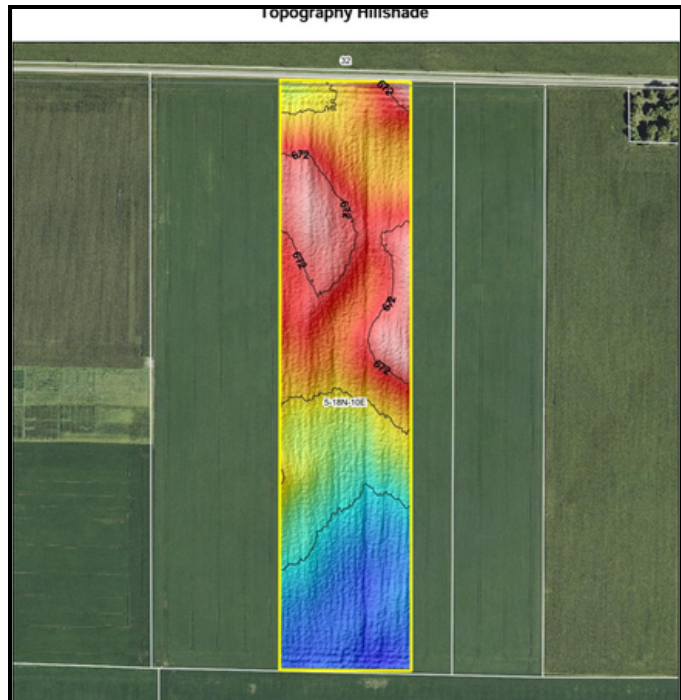


TRACT 1: SOIL PI 143.9

- Productive Tillable Farmground • High Quality Soils: PI 143.9 • Flanagan, Drummer, Catlin Soils
- Pattern Tiled Farm • Section 6, Sidney Township • Frontage on CR 1200 N
- PIN 24-28-06-200-002; 23-24 Taxes \$2,782.36 • \$17,500/ac or \$1,035,125 asking price



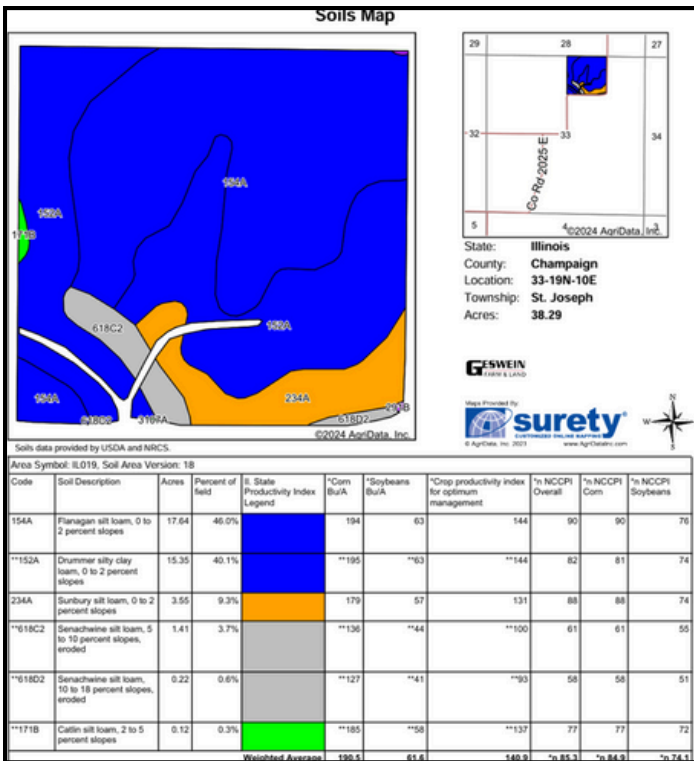
TRACT 2: 37.25 +/- ACRES



TRACT 2: SOIL PI 144.0

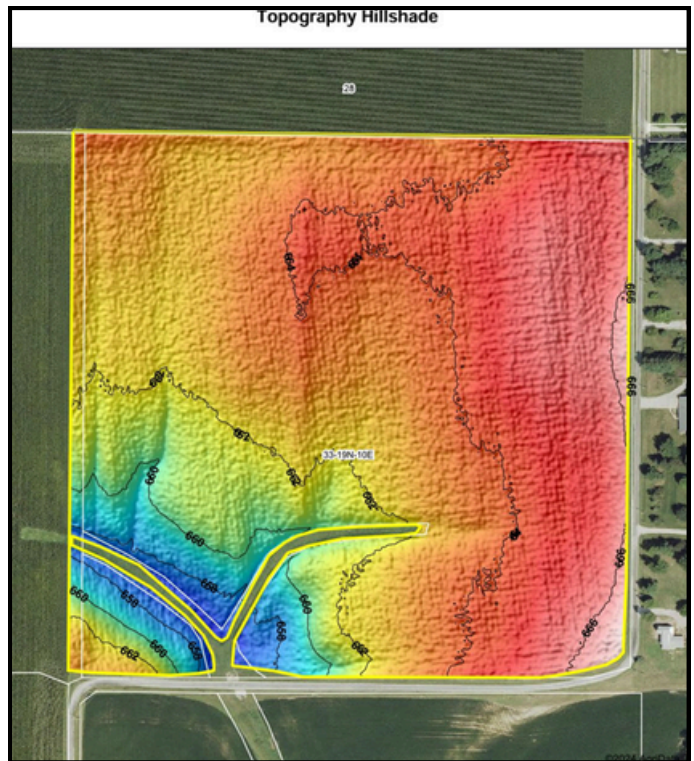
- Productive Tillable Farmground • High Quality Soils: PI 144.0 • Flanagan, Drummer, Catlin Soils
- Over 99% Tillable • Section 5, Sidney Township • Frontage on CR 1200 N
- PIN 24-28-05-100-003; 23-24 Taxes \$1,789.50 • \$17,500/ac or \$651,875 asking price

Information provided is believed to be accurate and representative; any lines drawn is for illustration purposes and subject to verification. Property is being sold in as-is condition. No liability for errors or omissions is assumed by the seller or their agents. Geswein Farm & Land Realty and Matt Rhodes are the agents for the seller only.

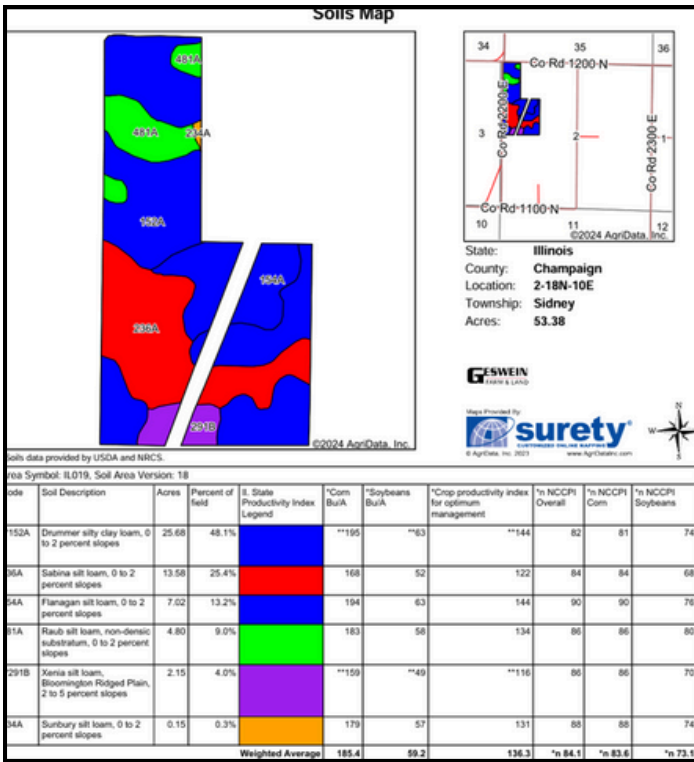


TRACT 3: 40.00 +/- ACRES

- Productive Tillable Farmground • High Quality Soils: PI 140.9 • Flanagan, Drummer, Sunbury, Senachwine, Catlin Soils
- Excellent Natural Drainage • Section 33, St. Joseph Township • Frontage on CR 1300 N, 2075 E
- PIN 28-22-33-200-001; 23-24 Taxes \$2,058.98 • \$16,500/ac or \$640,000 asking price

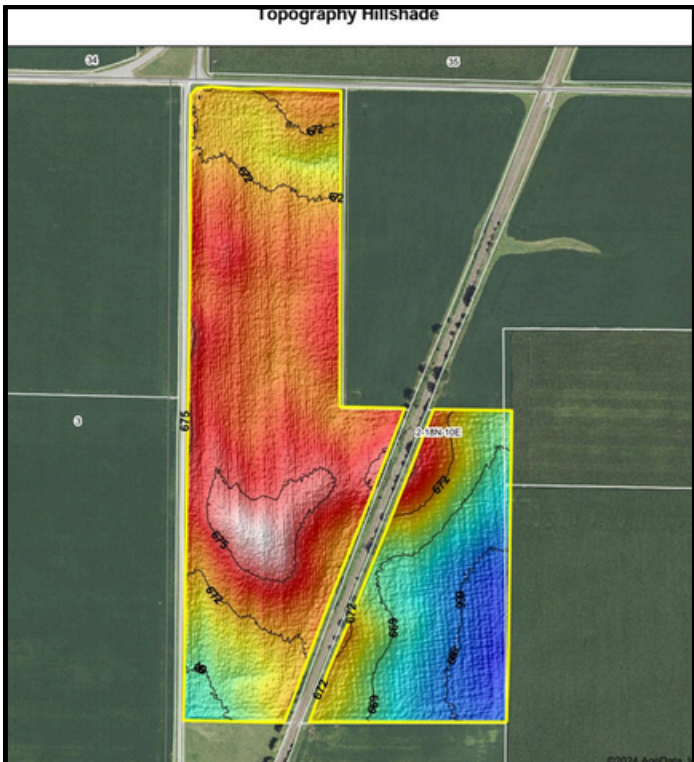


TRACT 3: SOIL PI 140.9



TRACT 4: 56.48 +/- ACRES

- Productive Tillable Farmground • High Quality Soils: PI 136.3 • Drummer, Sabina, Flanagan, Raub, Xenia, Sunbury Soils
- Excellent Natural Drainage • Section 2, Sidney Township • Frontage on CR 1200 N, 2200 E
- PIN 24-28-02-100-001; 23-24 Taxes \$2,115.04 • \$13,250/ac or \$748,360 asking price
- Good Crossing / Access over RR to East Tract

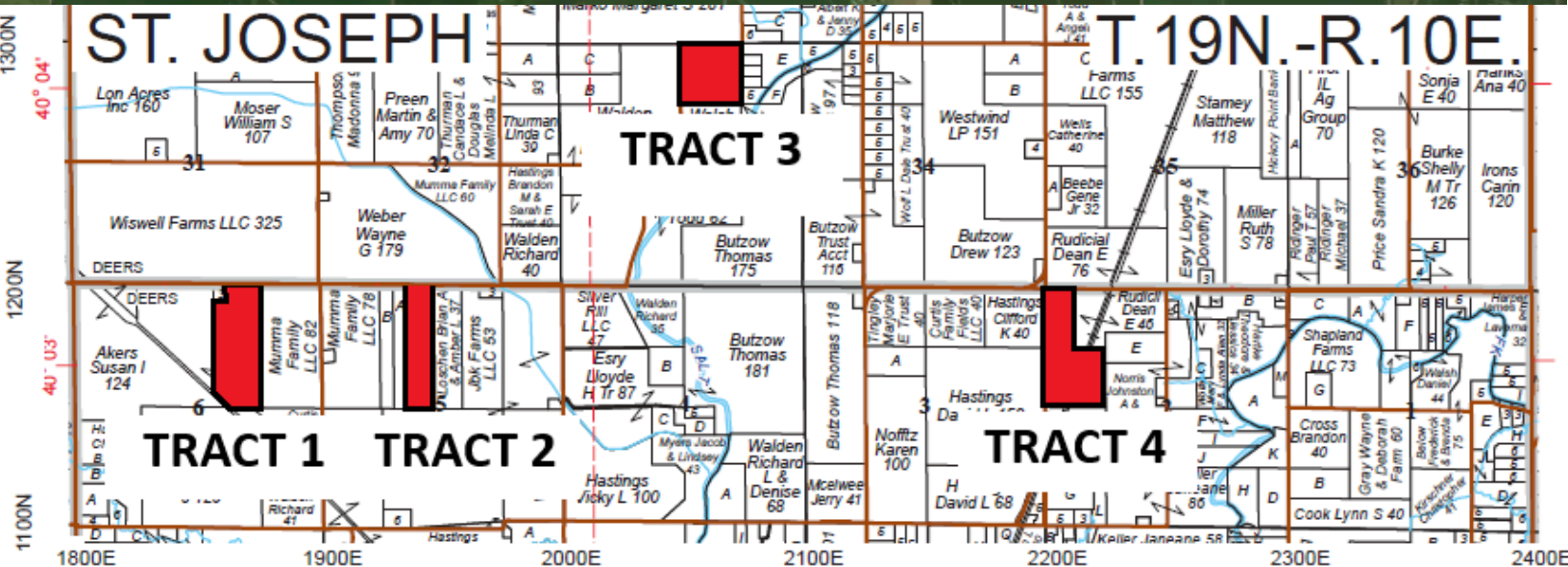
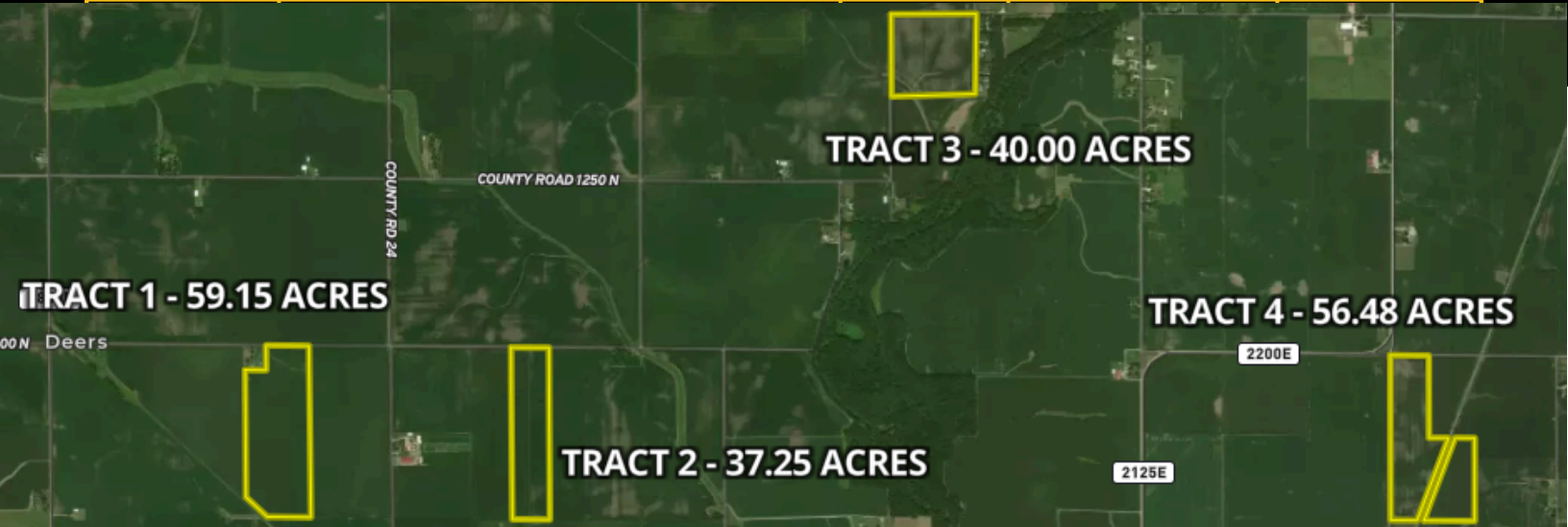


TRACT 4: SOIL PI 136.3

- Productive Tillable Farmground • High Quality Soils: PI 136.3 • Drummer, Sabina, Flanagan, Raub, Xenia, Sunbury Soils
- Excellent Natural Drainage • Section 2, Sidney Township • Frontage on CR 1200 N, 2200 E
- PIN 24-28-02-100-001; 23-24 Taxes \$2,115.04 • \$13,250/ac or \$748,360 asking price
- Good Crossing / Access over RR to East Tract

SOIL MAP FOR TRACTS 1-4

CODE	SOIL DESCRIPTION	ACRES	CORN / SOY	SOIL PI
154A	Flanagan Silt Loam	87.42	194 / 63	144
152A	Drummer Silty Clay Loam	72.96	195 / 63	144
236A	Sabina Silt Loam	13.58	168 / 52	136
481A	Raub Silt Loam	4.80	183 / 58	134
234A	Sunbury Silt Loam	3.70	179 / 57	131
291B	Xenia Silt Loam	2.15	159 / 49	116
618C2 / D2	Senachwine Silt Loam	1.63	136 - 127 / 44 - 41	100 / 93
171B	Catlin Silt Loam	1.30	185 / 58	137



SIDNEY

VISIT GFARMLAND.COM