

THE LORANDA GROUP PRESENTS



**Located 3/4 mile N of St. Joseph,
or 6 miles E of Urbana in
Champaign County, IL**

204±
Acres in 2 Tracts

208.21 SURVEYED ACRES

203.81 CROPLAND ACRES

EXCELLENT YIELD HISTORY!



**Highly
Productive
Farmland!**



The Loranda Group
800-716-8189
www.loranda.com

Another Quality Loranda Group Offering!



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or 6 miles E of Urbana in
Champaign County, IL

204±
Acres in 2 Tracts

Check www.loranda.com
often for the
most current information!

OPEN LEASE
FOR 2026!



OTHER INFORMATION

- A survey was recently completed and the new acreages are... Tract 1: 171.48 and Tract 2: 36.73.

- Eighty soil samples were taken in the summer of 2025 and the Buyer is to reimburse the Tenant at closing for the cost of the testing and the report. Visit the Loranda website for more information.

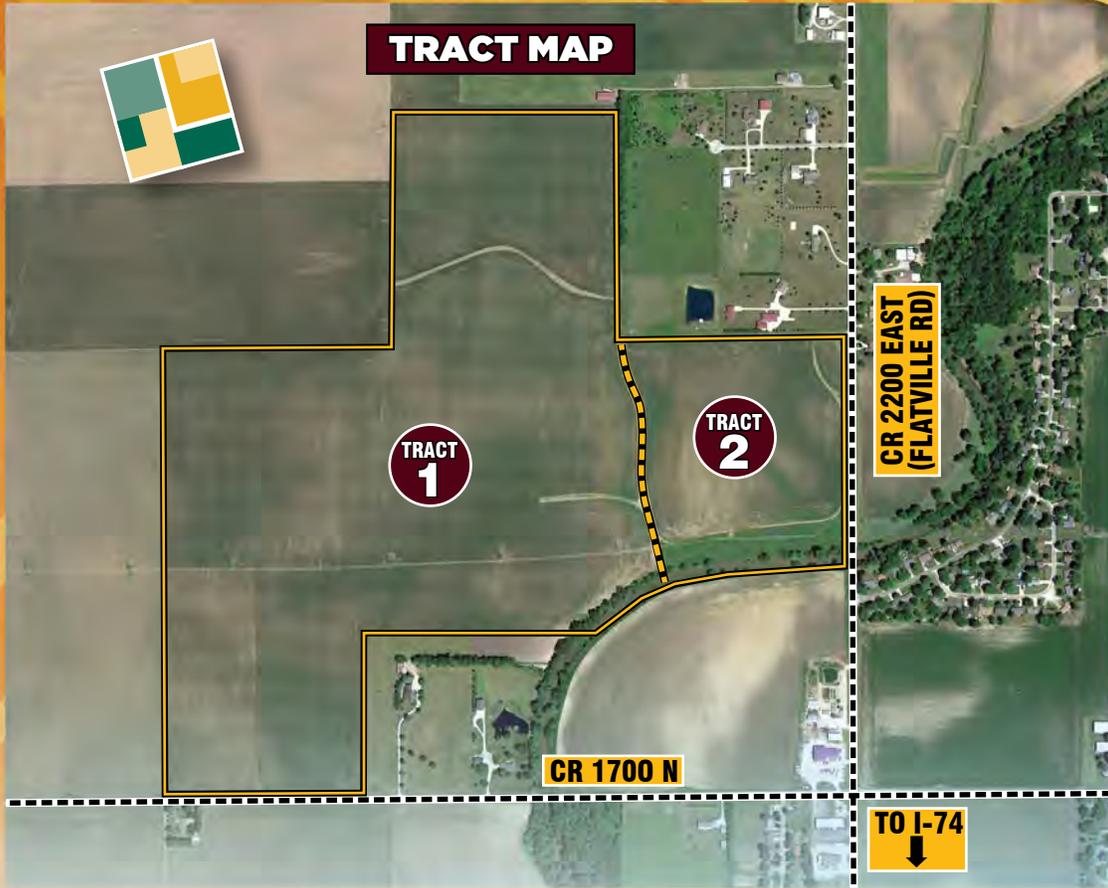
- Ameren Illinois Company has a 150' easement that follows the existing N/S transmission lines and plans to replace three wooden H-poles on the property with a single monopole in the future. Additional information about the easement can be found on the Loranda website.

- Seller will furnish the Buyer an Owner's Policy of Title Insurance in the amount of the purchase price and will provide a proper deed conveying the real estate to the Buyer.

- All mineral rights owned by the Seller will be transferred to the new Buyer at closing.

- The Loranda Group, Inc. and its representatives are exclusive agents of the Seller.

- List Price \$3,227.255 or \$15,500/A



Directions to Property

From I-74 Exit #192 at St. Joseph, travel north on County Highway 12/2200E/Flatville Road for approximately 0.6 miles to County Road 1700 North. **For Tract 1**, turn left/west on 1700 N, travel approximately 0.6 miles, and the property will begin on your right (N side of road). **For Tract 2**, continue straight on 2200 East for 0.3 miles and the property will begin on your left (W side of road).

GPS: 40.1292, -88.0594

Property Information:

TOTAL ACRES: 208.21, more or less.

TRACT 1: 171.48 acres of productive Central Illinois soils

TRACT 2: 36.73 acres of mostly tillable, gently rolling farmland

YIELD HISTORY:

Corn (2024) 266 Bu/A; (2022) 231 Bu/A

Soybeans (2025) T.B.D.; (2023) 79 Bu/A; (2021) 79 Bu/A

F.S.A. DATA: According to the Champaign County Farm Service Agency, this farm contains approximately 203.81 cropland acres. The PLC yields are 185 for corn (122.1 acres) and 54 for soybeans (78.2 acres). Note: the farm has 2.3 acres enrolled in the Conservation Reserve Program. Visit the Loranda website for more information.

PREDOMINANT SOILS: Flanagan silt loam and Drummer silty clay loam **(P.I. - 140.9)**

IMPROVEMENTS: None

REAL ESTATE TAXES: The 2024 taxes paid in 2025 were \$10,648.04.

SELLER: The Woodard Family Trust



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