



THE LORANDA GROUP, INC.



presents

36.73 Acres - Champaign County, IL

The Loranda Group, Inc. is pleased to offer the Woodard Farm, 36+/- acres located 3/4 mile north of St. Joseph or six miles east of Urbana, IL. The asking price for the farm is \$514,220 or \$14,000 per acre and a cash rent lease is in place for the 2026 crop year.

According to the local Farm Service Agency, this property contains 35.18 cropland acres. The predominant soil types are Flanagan silt loam and Sawmill silty clay loam with a soil productivity index (P.I.) of 130.7. The topography would be considered gently sloping and the real estate taxes paid in 2025 were approximately \$45.00 per acre. Additional maps and information can be found at www.loranda.com

Driving Directions:

- From the I-74 Exit #92 at St. Joseph, travel north on CR 2200 East (Flatville Road) for approximately 8/10 of a mile and the property will begin on your left/west (see survey/aerial on page 2).

GPS Coordinates : 40.1336, -88.0480



If you have questions or need additional information, please contact John Moss, the Seller's Designated Agent at:

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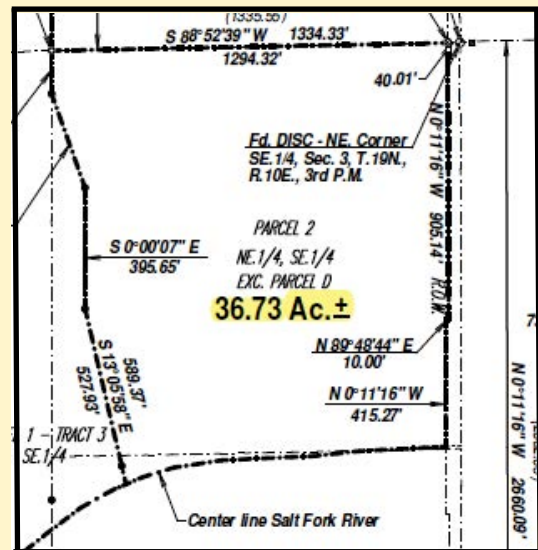
AERIAL PHOTOGRAPH



Boundary lines on aerial are approximate - see survey below.

Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed.

The listing may be withdrawn with or without notice, and the stated price and terms are subject to change without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspection appointments, and offers must be channeled through the Seller's Designated Agent, who is solely representing the Seller and not any potential buyer.



The Loranda Group, Inc.

*is a diversified agricultural real estate
real estate company headquartered in
Bloomington, IL. We offer auction,
brokerage, consulting, and sealed bid sale
services to landowners across the Midwest.*

