

Champaign County Farmland Sale



74.55 ± Acres

List Price

East Bend Township

Champaign County, Illinois

\$894,600

118.8 Productivity Index

Contact Information

Kenny During, Listing Broker

217-202-3230

kduring65@gmail.com



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Farm Description:

74.55± acres of Champaign County, Illinois farmland. Located in the north east corner of East Bend township this farm has a productivity index of 118.8, composed primarily of Ashkum and Varna soils.

Directions: West on US HWY 136 at Rantoul, North at County Road 1200 East for 5.5 miles, farm will be to the west

Legal Description:

The North $\frac{1}{2}$ of the Southeast quarter of section 1, Township 22 North, Range 8 East

FSA Data:

Farm # 13003 Tract # 13391

Total Acres: 75.91

Cropland Acres: 71.67

Farm Program: ARC County

Price Loss Coverage (PLC) Yields:

Corn: 139 Soybean: 41

Real Estate Tax Information:

Parcel ID: 10-02-01-400-008

Acres: 74.55

Assessed Value: \$36,420

2025 Taxes: \$2304.40

Lease/Possession:

This farm is under a lease for the 2026 crop year. The tenant and seller will retain all income from the 2026 crop year.

Price:

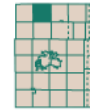
\$12,000/Acre x 74.55 acre =
\$894,600

The information in this brochure is deemed to be accurate; however, its accuracy is not guaranteed. All potential buyers are urged to conduct their own inspections of the property.

Champaign County Farmland Sale

EAST BEND EAST PART BROWN

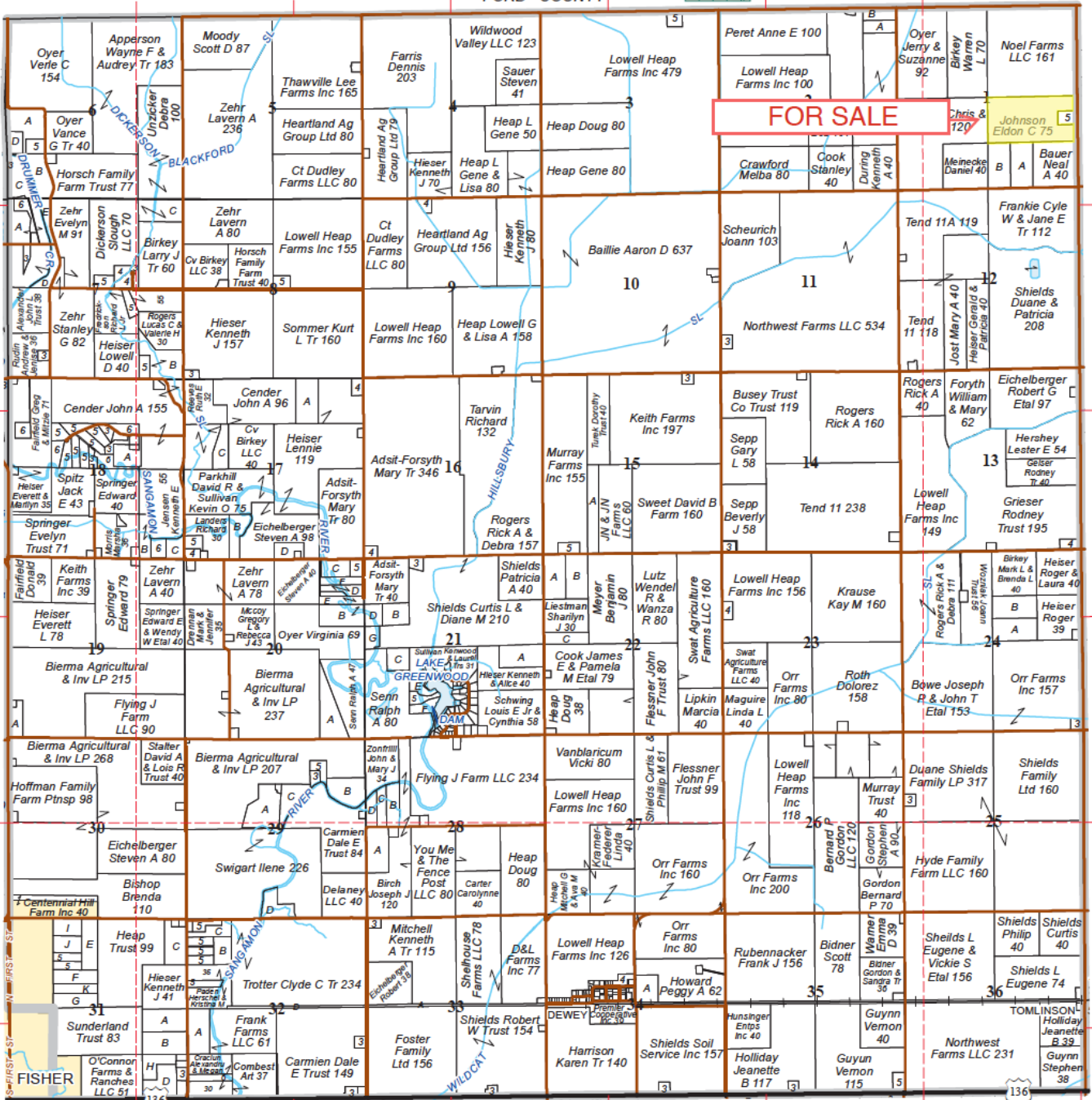
Refer to page 78 for keyed parcels
T.22N.-R.8E.



FORD COUNTY

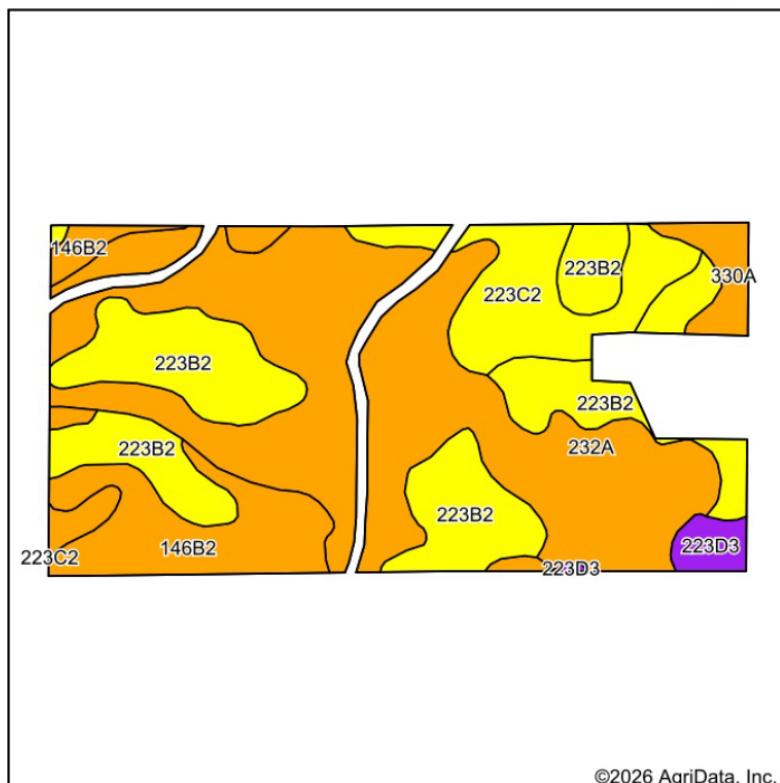
FOR SALE

SEE PAGE 54

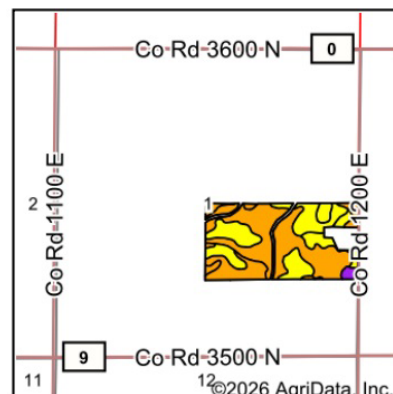


Champaign County Farmland Sale

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **1-22N-8E**
 Township: **East Bend**
 Acres: **74.6**
 Date: **9/21/2026**

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL019, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	34.39	46.1%		**170	**56	**127
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	20.34	27.3%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.21	12.3%		**158	**52	**118
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.45	10.0%		**149	**47	**109
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.88	2.5%		**164	**55	**123
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	1.33	1.8%		**133	**42	**98
Weighted Average					160.2	52.2	118.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG