

Whitehead Real Estate, LLC

FARM REAL ESTATE BROKERAGE & SALES

PO Box 5995
Lafayette IN 47903
Cell (765) 426-8250

116.98 ACRES FOR SALE CHAMPAIGN COUNTY, ILLINOIS

TOTAL ACRES 116.98 acres, more or less

TILLABLE ACRES 115.96 acres, more or less

FSA INFORMATION

Corn Base	77.2	acres
Bean Base	38.6	acres
Corn Yield	169	149
Bean Yield	51	42
Farm Number	9393	

LOCATION Part of the SW ¼ of the SW ¼ of Sec. 28, & the E ½ of the NE ¼ of Sec 32, T-20- N, R-14-W, Ogden Township, Champaign County, at 2700 East & 1900 North

REAL ESTATE TAXES \$5,640.96 or \$48.22 per acre

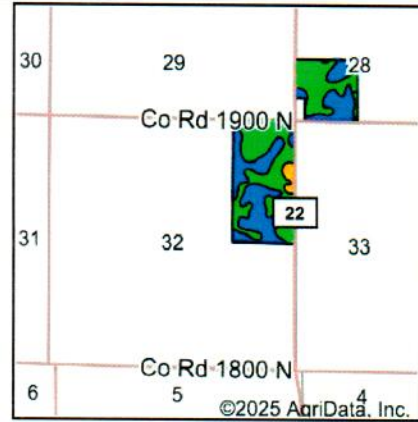
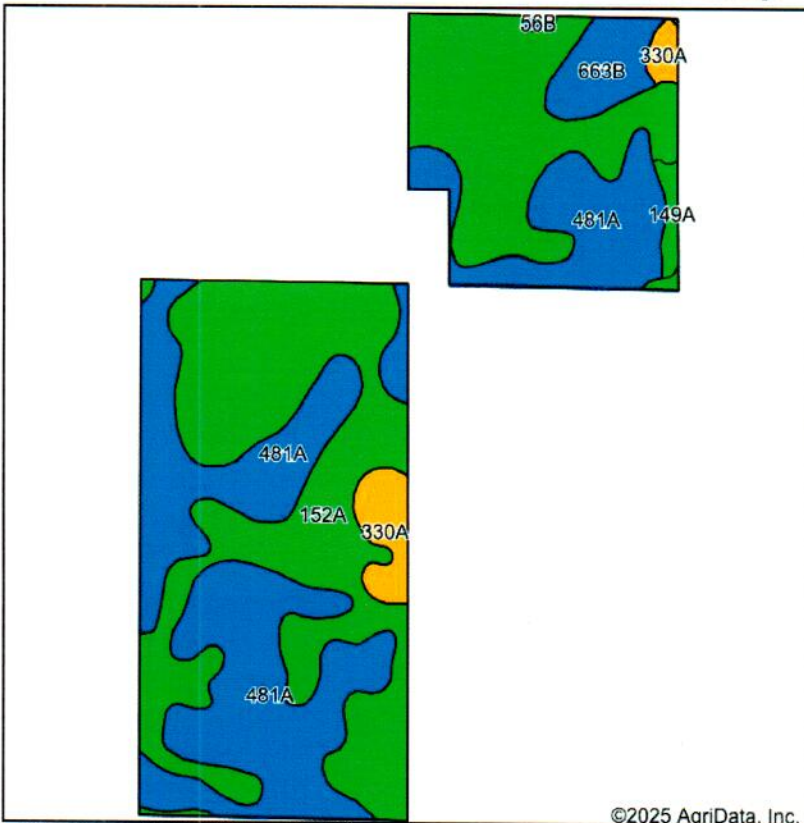
LEASE TERMS 2025 crop year is cash rented. Close November 1

TERMS Cash at Closing

ASKING PRICE \$2,130,000.00 or \$18,205 per acre

FOR INFORMATION CONTACT Donald C. Whitehead
(765) 426-8250

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **32-20N-14W**
 Township: **Ogden**
 Acres: **119.8**
 Date: **4/12/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	62.15	51.8%		**195	**63	**144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	47.92	40.0%		183	58	134
**663B	Clare silt loam, 2 to 5 percent slopes	4.40	3.7%		**180	**56	**133
**330A	Peotone silty clay loam, 0 to 2 percent slopes	4.06	3.4%		**164	**55	**123
149A	Brenton silt loam, 0 to 2 percent slopes	1.04	0.9%		195	60	141
**56B	Dana silt loam, 2 to 5 percent slopes	0.23	0.2%		**178	**55	**130
Weighted Average					188.6	60.4	138.8

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, flooding, and surface texture. Publication Date: 01-28-2025
 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>

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



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

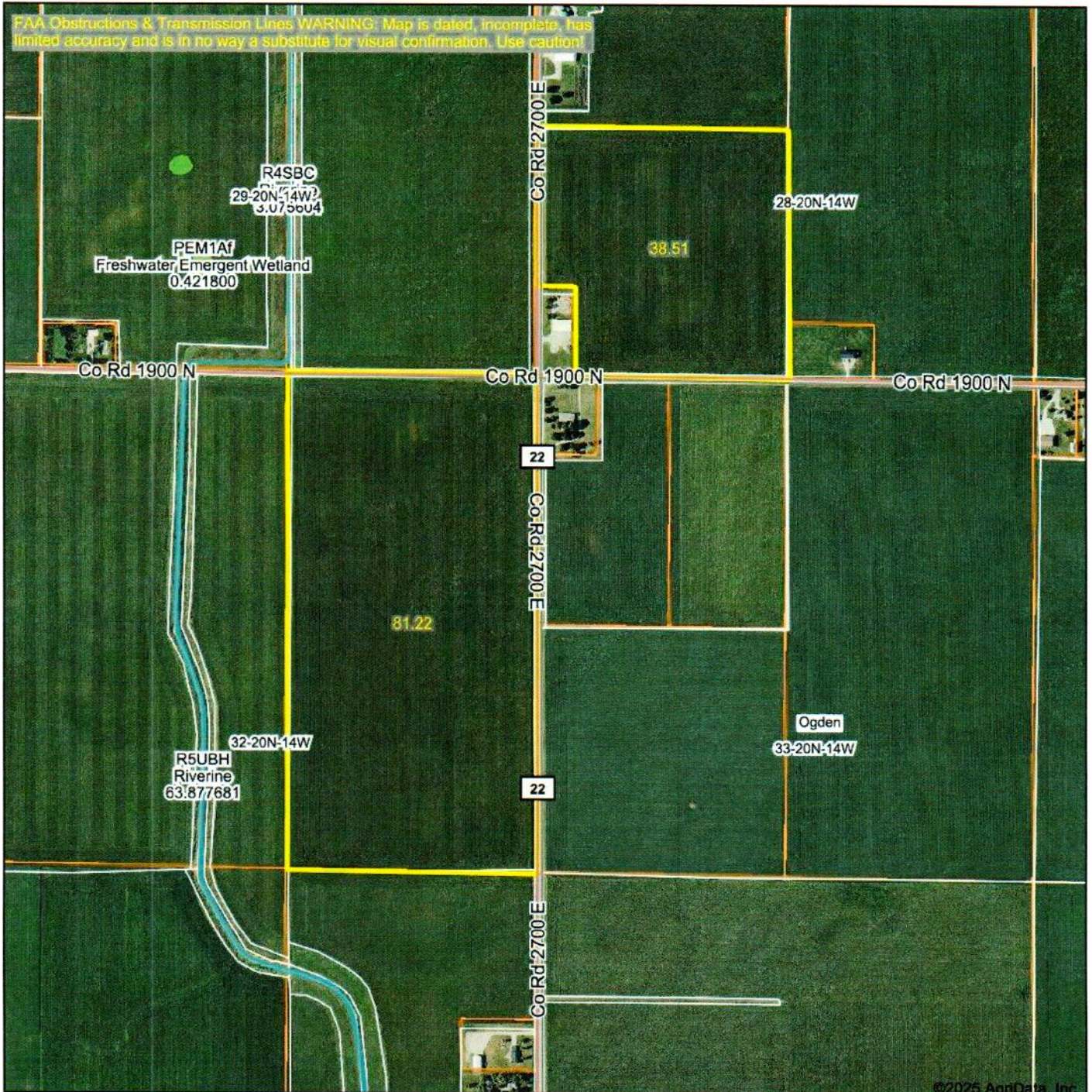
2025 Program Year
 Map Created February 13, 2025
Farm 9393
Tract 12685

Tract Cropland Total: 235.78 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

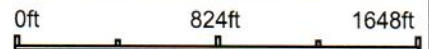
Aerial Map

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Boundary Center: 40° 9' 16.69, -87° 57' 36.29



32-20N-14W
Champaign County
Illinois



4/12/2025

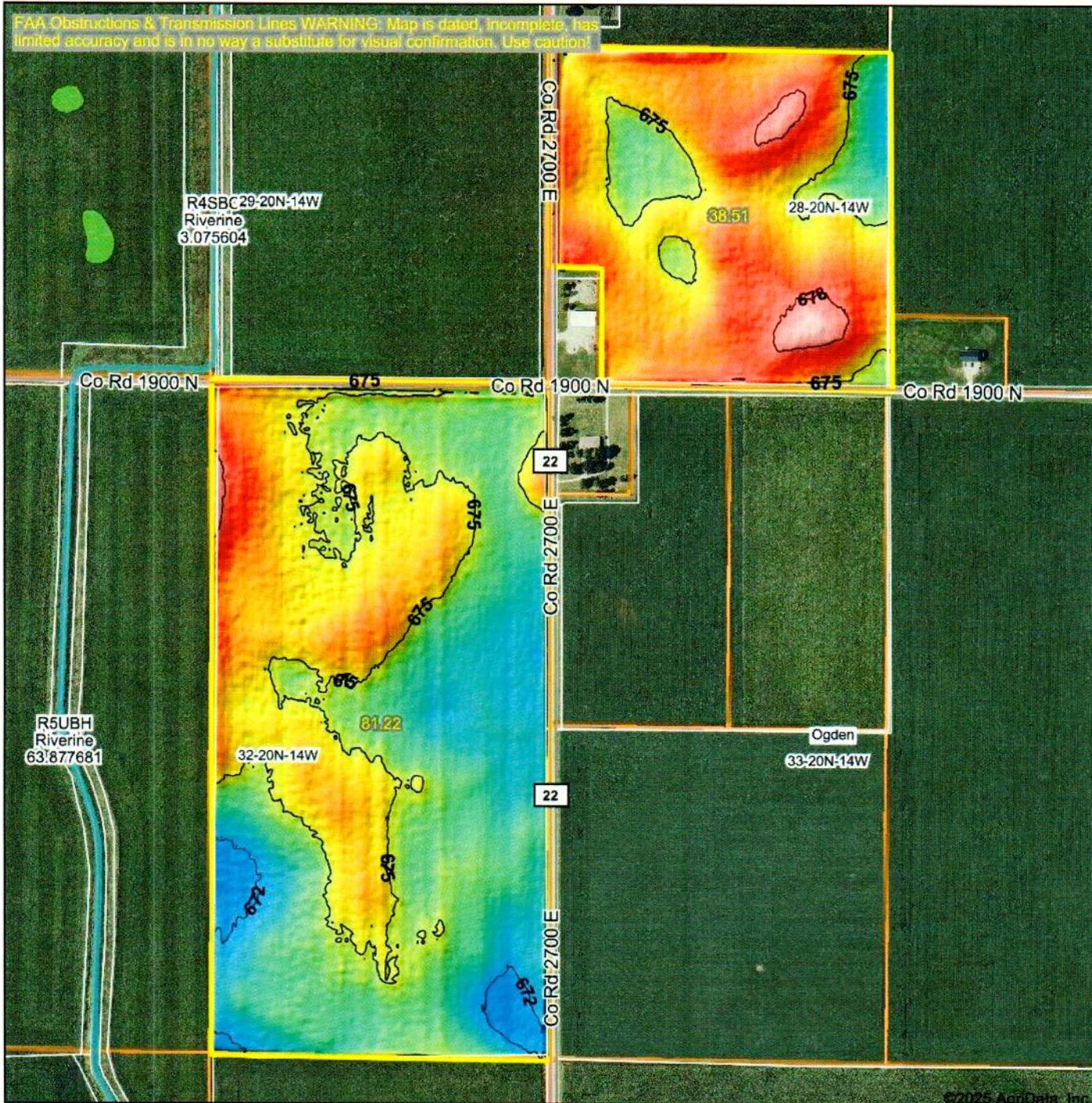
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade

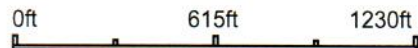
FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 670.6
 Max: 679.4
 Range: 8.8
 Average: 674.8
 Standard Deviation: 1.51 ft



4/12/2025

32-20N-14W
Champaign County
Illinois

Boundary Center: 40° 9' 16.69, -87° 57' 36.29

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Champaign County Treasurer

CASSANDRA JOHNSON

County Treasurer and Collector
2023 Real Estate Tax Bill

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

Please Read: PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

20805

Owner and Location		ONEILL, P WILLIAM	
Parcel Number	Township	Ogden	Bill # 2023020805
17-18-28-300-005	Tax Code	1709	Use Code 0021 Acres 36.980
Sec/Twp/Rng		28 20 14	
Lot Number			

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	24,840
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	24,840
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	24,840
Tax Rate x	7.1130
EZ Abatement -	0.00
Current Tax=	\$1,766.88
Drainage Assmnt+	\$36.98
Total Tax Due =	\$1,803.86

Legal Desc	
TAXING DISTRICT	2023 RATE 2023 TAX AMOUNT CHANGE PENSION AMT
Champaign County Government	0.8189 \$203.42 8.34 19.77
Forest Preserve District	0.1047 \$26.01 1.00 1.81
Parkland College 505	0.5284 \$131.25 6.26 0.00
St.Jos-Ogden High School #305	1.9262 \$478.47 24.45 10.58
Prairieview-Ogden CCSD #197	2.9219 \$725.81 20.94 25.54
Ogden-Royal Fire Protection	0.1516 \$37.66 1.68 0.00
Ogden Township	0.2878 \$71.49 3.03 13.76
Ogden Road & Bridge	0.3407 \$84.63 3.58 2.16
Ogden-Stanton Multi-Assmt	0.0328 \$8.15 0.37 0.00
UNION DD 1 OGDEN & OAKWOOD MAIN	0.0000 \$36.98 -36.98 0.00
	7.11300 \$1,803.87 \$32.67 \$73.62

PIN # 17-18-28-300-005

\$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03 915.46

OCT 04 THRU OCT 24 938.99

Only cashier's checks, money orders,
or cash will be accepted after
9/30/2024

2ND INSTALLMENT

ON OR BEFORE
Sep 03, 2024
PAY
0.00

RETURN THIS
COUPON WITH YOUR
PAYMENT



INSTALLMENT PAID ON 09/06/2024

17-18-28-300-005

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

2

PIN # 17-18-28-300-005

\$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03 915.46

JUL 04 THRU AUG 03 928.99

AUG 04 THRU SEPT 03 942.52

SEPT 04 THRU OCT 03 956.05

OCT 04 THRU OCT 24 969.57

1ST INSTALLMENT

ON OR BEFORE
Jun 03, 2024
PAY
0.00

RETURN THIS
COUPON WITH YOUR
PAYMENT



INSTALLMENT PAID ON 05/30/2024

17-18-28-300-005

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

1

Champaign County Treasurer

CASSANDRA JOHNSON

County Treasurer and Collector
2023 Real Estate Tax Bill

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

Please Read: **PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK**

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20852

Owner and Location		ONEILL, P WILLIAM	
Parcel Number	Township	Ogden	Bill # 2023020852
17-18-32-200-001	Tax Code	1709	Use Code 0021 Acres 80.000
	Sec/Twp/Rng	32 20 14	
	Lot Number		
	Legal Desc		

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	52,820
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	52,820
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	52,820
Tax Rate x	7.1130
EZ Abatement -	0.00
Current Tax=	\$3,757.10
Drainage Assmnt+	\$80.00
Total Tax Due =	\$3,837.10

TAXING DISTRICT	2023 RATE	2023 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8189	\$432.55	18.40	42.04
Forest Preserve District	0.1047	\$55.30	2.21	3.86
Parkland College 505	0.5284	\$279.10	13.75	0.00
St.Jos-Ogden High School #305	1.9262	\$1,017.41	53.57	22.50
Prairieview-Ogden CCSD #197	2.9219	\$1,543.34	46.97	54.30
Ogden-Royal Fire Protection	0.1516	\$80.08	3.69	0.00
Ogden Township	0.2878	\$152.02	6.68	29.27
Ogden Road & Bridge	0.3407	\$179.96	7.90	4.60
Ogden-Stanton Multi-Assmt	0.0328	\$17.32	0.81	0.00
UNION DD 1 OGDEN & OAKWOOD MAIN	0.0000	\$80.00	-80.00	0.00
	7.11300	\$3,837.08	\$73.98	\$156.57

PIN # 17-18-32-200-001

\$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03 1,947.33

OCT 04 THRU OCT 24 1,986.11

Only cashier's checks, money orders,
or cash will be accepted after
9/30/2024

2ND INSTALLMENT

ON OR BEFORE

Sep 03, 2024

PAY

0.00

RETURN THIS
COUPON WITH YOUR
PAYMENT

2



INSTALLMENT PAID ON 09/06/2024

17-18-32-200-001

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

PIN # 17-18-32-200-001

\$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03 1,947.33

JUL 04 THRU AUG 03 1,976.11

AUG 04 THRU SEPT 03 2,004.88

SEPT 04 THRU OCT 03 2,033.66

OCT 04 THRU OCT 24 2,062.44

1ST INSTALLMENT

ON OR BEFORE

Jun 03, 2024

PAY

0.00

RETURN THIS
COUPON WITH YOUR
PAYMENT

1



INSTALLMENT PAID ON 05/30/2024

17-18-32-200-001

ONEILL P WILLIAM
962 COUNTY ROAD 800 N
TOLONO IL 61880-9752

ILLINOIS
CHAMPAIGN



United States Department of Agriculture
Farm Service Agency

FARM : 9393

Prepared : 4/15/25 3:04 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DAVID DEAN REED
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
237.76	235.78	235.78	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	235.78	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	157.01	0.00	169	0
Soybeans	78.49	0.00	51	0
TOTAL	235.50	0.00		

NOTES

Tract Number : 12685

Description : O10-C SEC 28/32/33 P T20N R14W
 FSA Physical Location : ILLINOIS/CHAMPAIGN
 ANSI Physical Location : ILLINOIS/CHAMPAIGN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : P WILLIAM O'NEILL, BARBARA JUDITH O'NEILL
 Other Producers : CODY DEAN REED
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
237.76	235.78	235.78	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 CHAMPAIGN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 9393

Prepared : 4/15/25 3:04 PM CST

Crop Year : 2025

Abbreviated 156 Farm Record

Tract 12685 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	235.78	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	157.01	0.00	169
Soybeans	78.49	0.00	51
TOTAL	235.50	0.00	

NOTES

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