

LAND FOR SALE

BRAND FARM

MR. LANDMAN



LOCATION

The Brand farm is located 1.5 miles west of Philo, IL on the south side of County Road 900 N (Philo blacktop).

ABBREVIATED LEGAL DESCRIPTION

PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; PART OF THE SE1/4 NW1/4; PART OF THE SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 9 EAST, CHAMPAIGN COUNTY, ILLINOIS.

LISTING PRICE

80.00 acres @ \$17,000/acre = 1,360,000

LEASE/POSSESSION

Tenant has 2027 Farming Rights.

BRAND FARM

80.00 +/- Acres

78.30 +/- Tillable acres

Philo Township

Champaign County, Illinois

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2025 Assessed Value	2025 Taxes Payable
19-27-21-100-002	80.00	\$109,440	\$5,096

YIELD HISTORY

	CORN	SOYBEANS
2025		
2024		
2023		
2022		
2021		

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.mrlandman.com



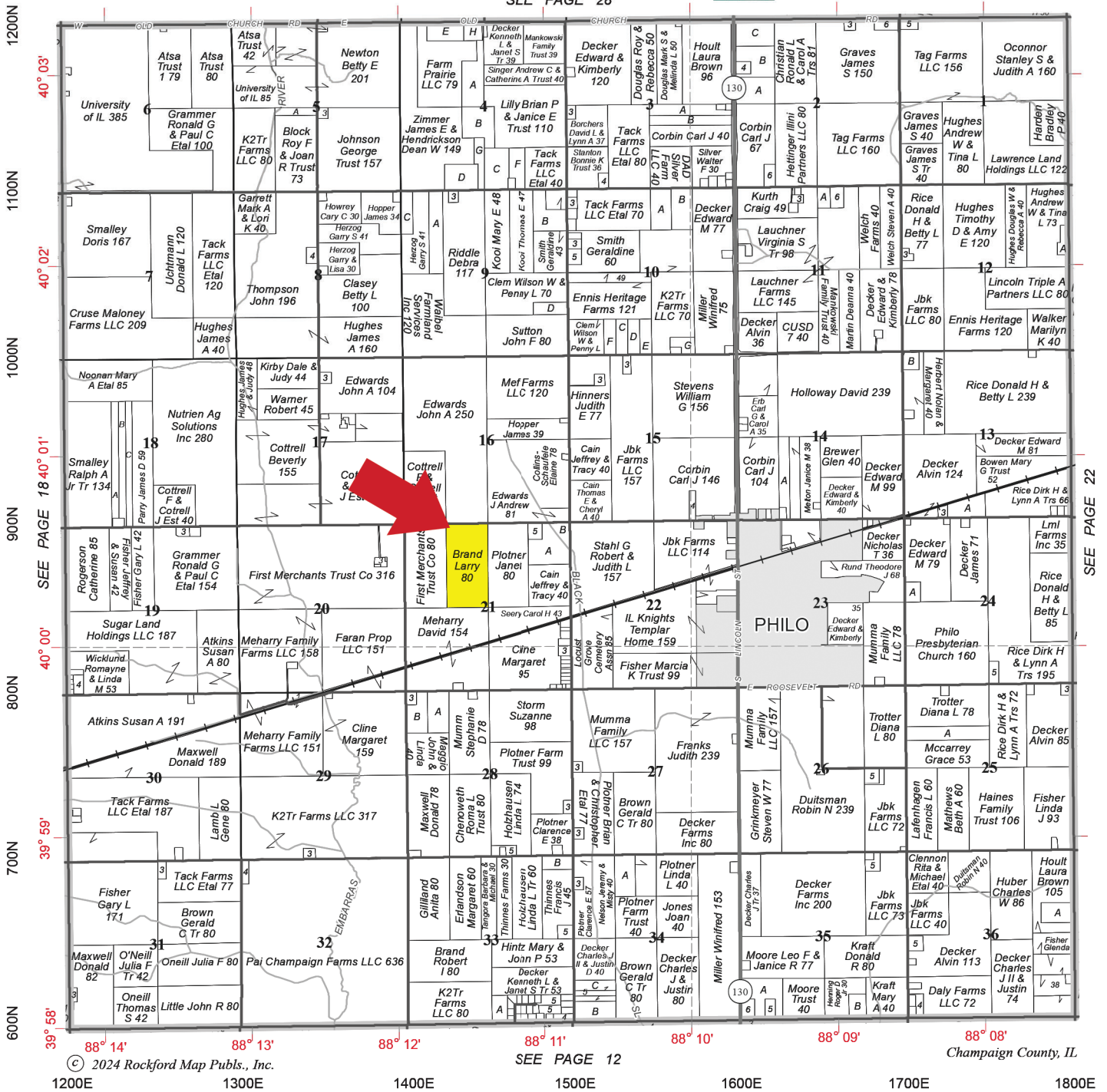
PHILO

SEE PAGE 28



Refer to page 73 for keyed parcels

T.18N.-R.9E.

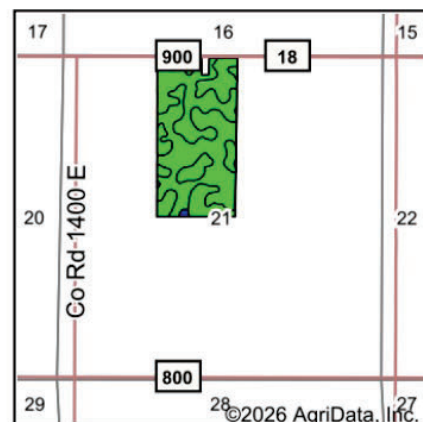
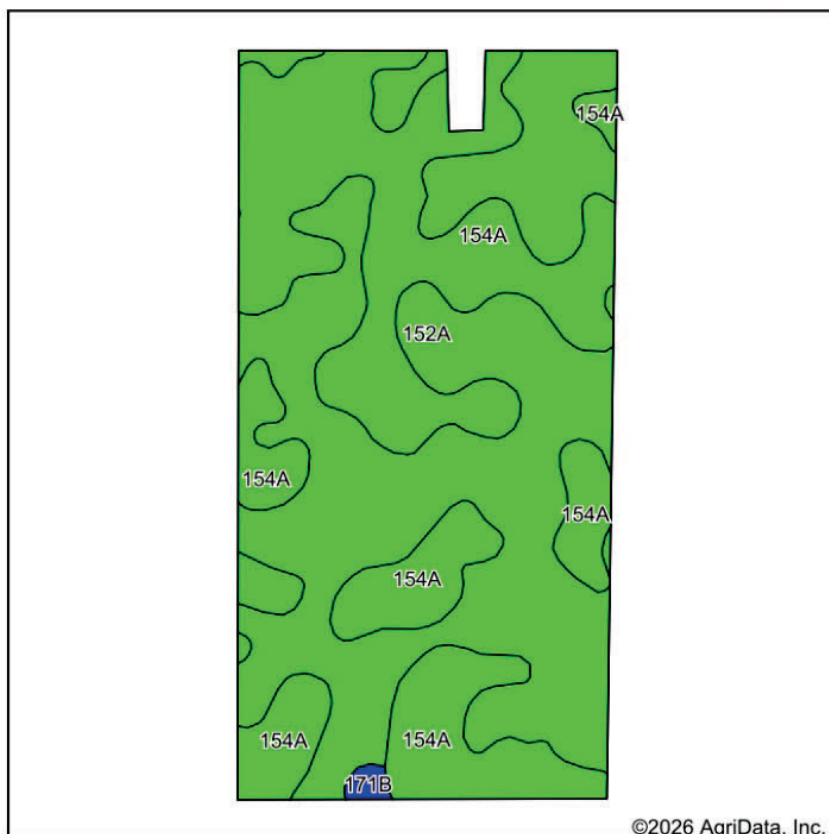


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Champaign County, IL

Soils Map



State: Illinois
 County: Champaign
 Location: 21-18N-9E
 Township: Philo
 Acres: 78.33
 Date: 9/1/2026



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	41.12	52.5%		FAV	**195	**63	**73	**144	82	81	68	74
154A	Flanagan silt loam, 0 to 2 percent slopes	36.84	47.0%		FAV	194	63	77	144	90	90	73	76
**171B	Catlin silt loam, 2 to 5 percent slopes	0.37	0.5%		FAV	**185	**58	**72	**137	77	77	71	72
Weighted Average						194.5	63	74.9	144	*n 85.7	*n 85.2	*n 70.4	*n 74.9

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

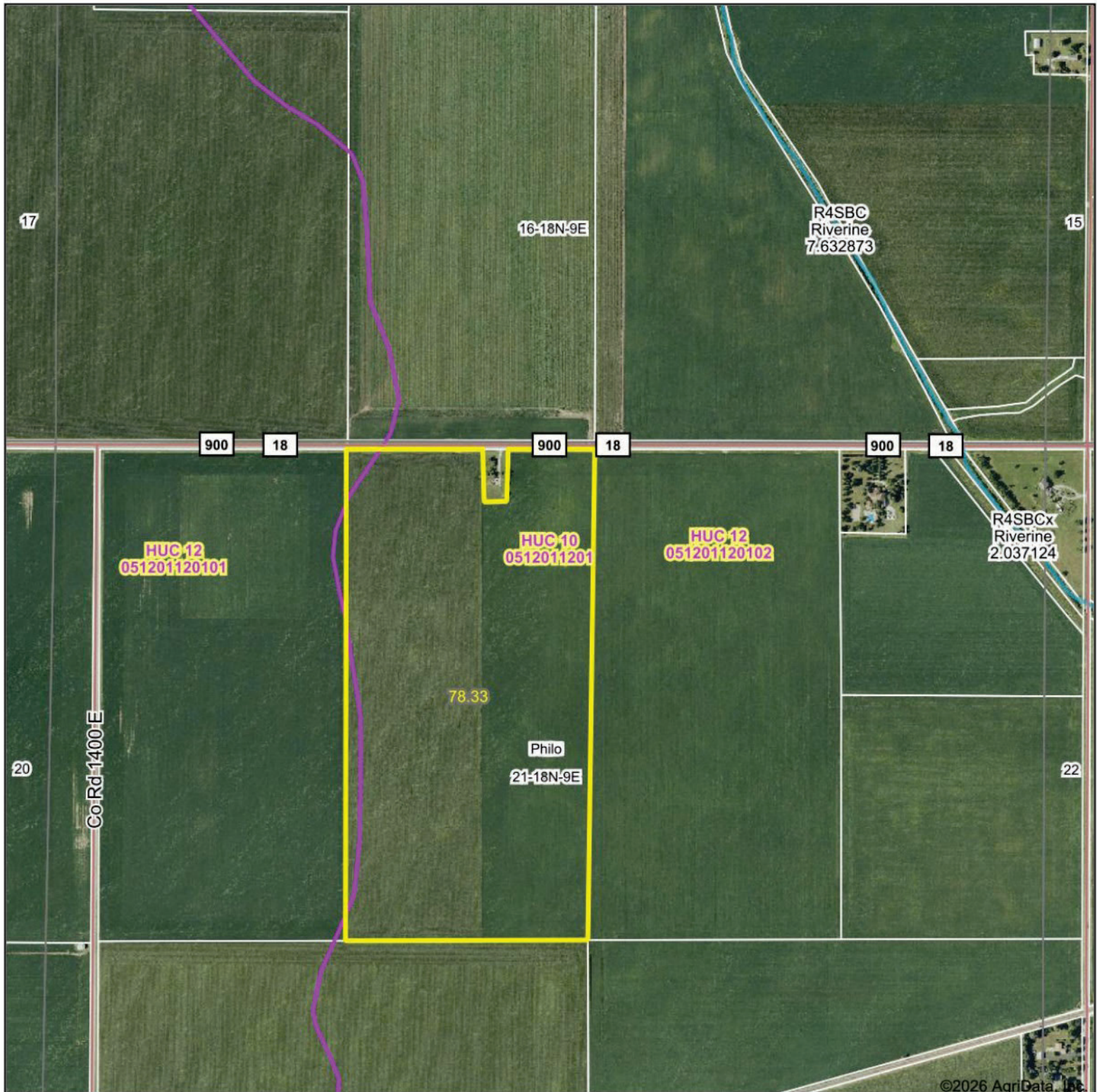
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* 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

*n: The aggregation method is "Weighted Average using all components"

Aerial Map



Boundary Center: 40° 0' 25.62, -88° 11' 32.03

0ft 832ft 1664ft



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21-18N-9E
Champaign County
Illinois



9/1/2026

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

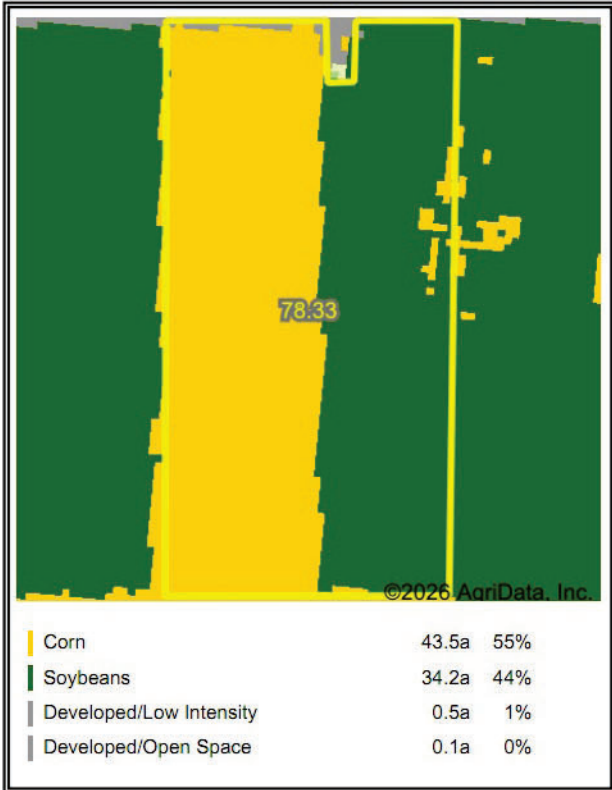
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Phone:

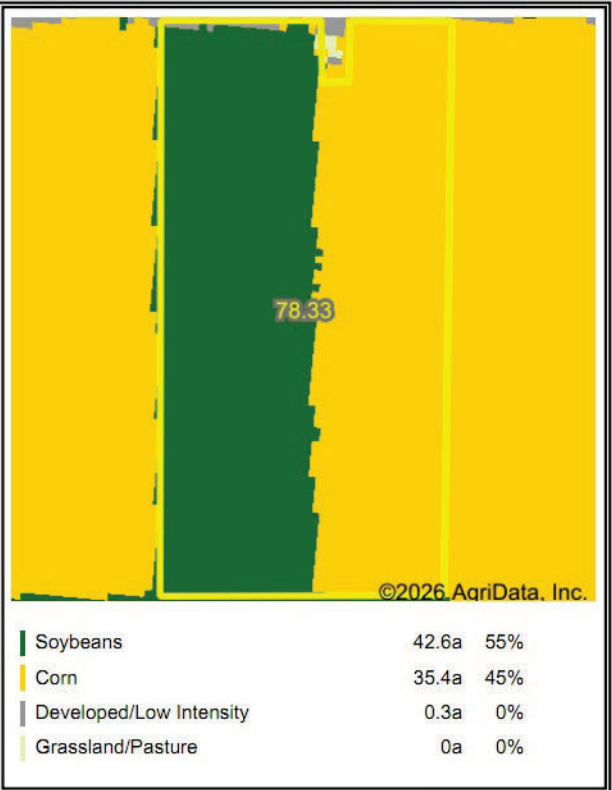
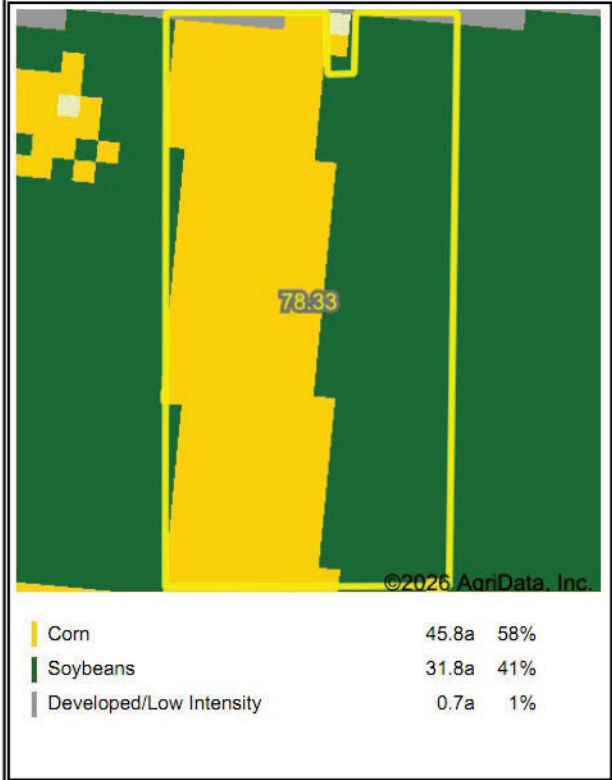
Acct. #:

Crop Year:

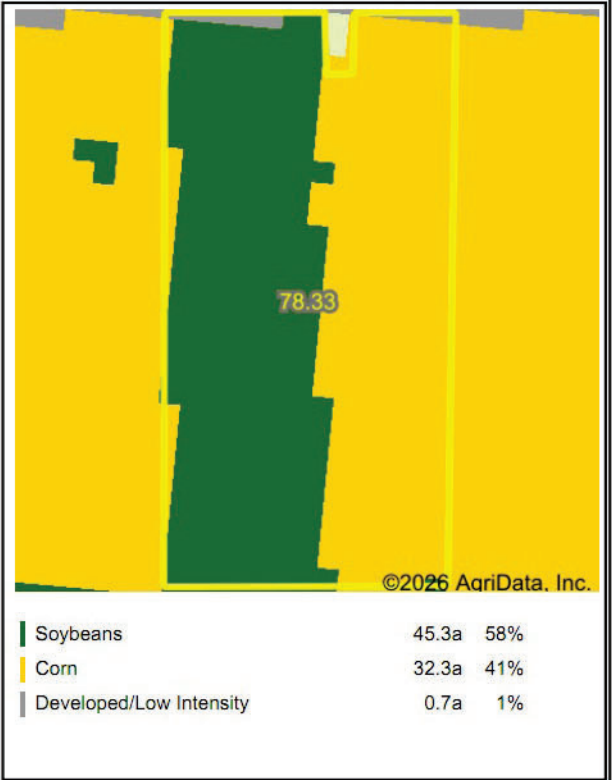
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 40° 0' 25.62, -88° 11' 32.03

State: IL County: Champaign

Legal: 21-18N-9E Twnshp: Philo

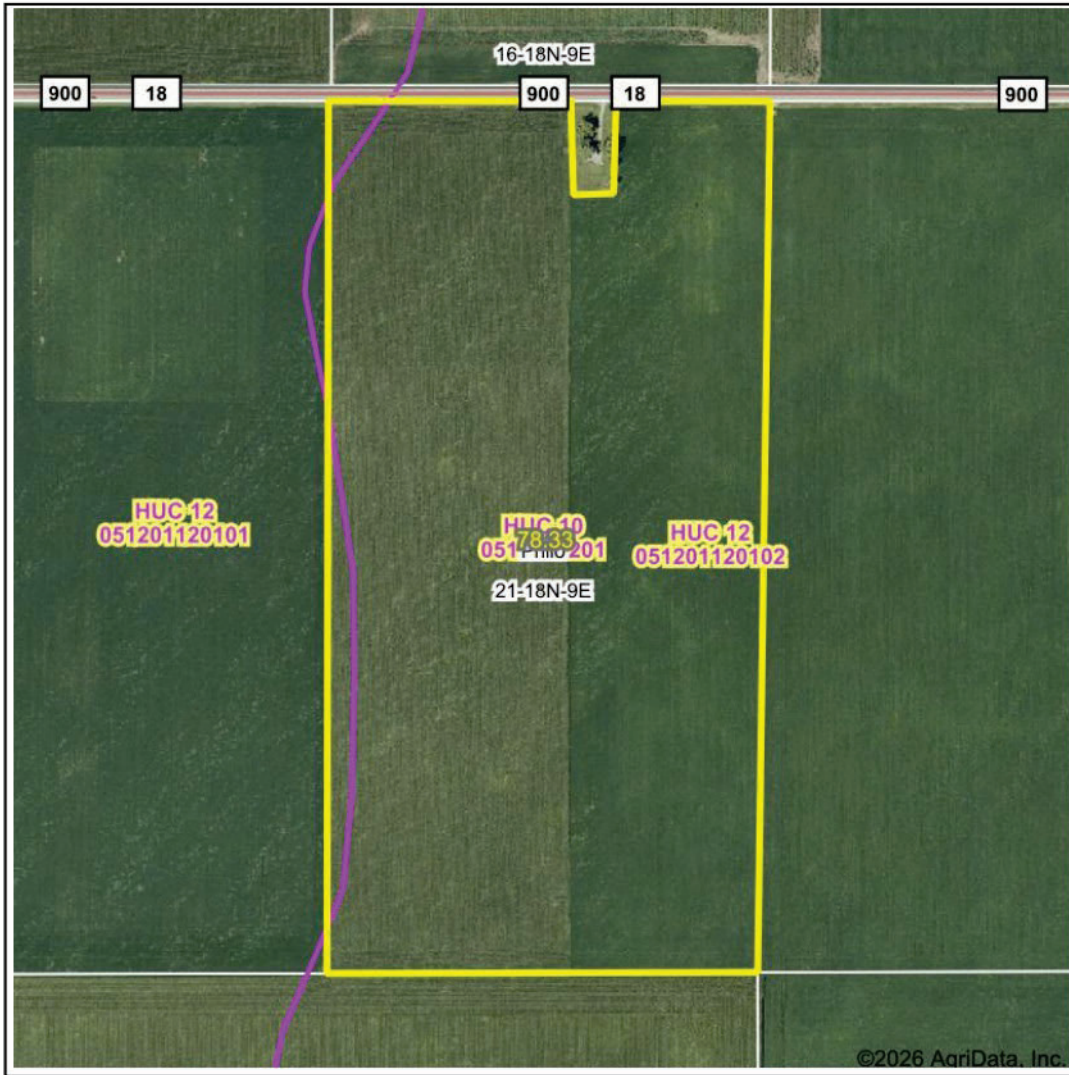
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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Wetlands Map



State: **Illinois**
 Location: **21-18N-9E**
 County: **Champaign**
 Township: **Philo**
 Date: **9/1/2026**



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0ft 664ft 1329ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 691.9

Max: 699.7

Range: 7.8

Average: 695.5

Standard Deviation: 1.25 ft

0ft 457ft 914ft



9/1/2026

21-18N-9E
Champaign County
Illinois

Boundary Center: 40° 0' 25.62, -88° 11' 32.03

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA