



UNIVERSITY OF ILLINOIS SYSTEM

UNIVERSITY OF ILLINOIS ENDOWMENT FARMS

ANNUAL REPORT

2023

JANUARY THROUGH DECEMBER 2023

Reported to the Board of Trustees
July 11, 2024



UNIVERSITY OF ILLINOIS SYSTEM

Office of the Vice President, Chief Financial Officer and Comptroller
349 Henry Administration Building, 506 South Wright Street • Urbana, Illinois 61801

June 01, 2024

Board of Trustees
University of Illinois

The 2023 University of Illinois System Endowment Farm report is attached herein. The report contains background information on the endowment farm portfolio, including a map and an overview of crop growing conditions, prices, and land values. Specific summary reports for each farm follow the background information. The acreage, year of endowment, value estimate, income and return are provided for each farm. These reports are prepared on an accrual basis in accordance with generally accepted accounting principles.

The endowment farms are gifts of farmlands and buildings provided by donors to support the University of Illinois System. Each endowed farm is managed in accordance with the donor's goals, objectives, and interests. Earnings generated by the endowment farms support research and student fellowships, scholarships, and a student loan fund. In addition, other activities supported by the endowment farms include promotion of 4-H activities and operation of Allerton Park, House, and Retreat Center. In 2023, the level of support for these programs provided by the endowment farms totaled \$3.86 million.

The System's top priority in managing endowed agricultural land is to steward the farm in accordance with the donors' goals and objectives. Good stewardship is accomplished by focusing on achieving optimal net income while pursuing improvement of the farm through management of soil conservation, drainage, and fertility. Endowment farms are also managed to achieve other benefits of the gifts, such as gaining positive local public relations, building relationships with Illinois farm operators, and furthering the education, outreach, and research mission of the System. We continually examine ways in which to optimize all elements encompassed within these priorities.

Sincerely,

A handwritten signature in blue ink that reads "Paul N. Ellinger".

Paul N. Ellinger

Vice President, Chief Financial Officer and Comptroller

Cc: President Killeen
Secretary Stein

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LOCATION OF ENDOWMENT FARMS

1. **Addington Farms**

Iroquois and McLean Counties

2. **Allerton Farms**

Piatt County

3. **Campbell Farm**

DeWitt County

4. **Carman Farm**

Champaign County

5. **Carter-Pennell Farm**

Vermillion County

6. **Curl Farm**

Shelby County

7. **DeHart Farm**

Moultrie County

8. **Grohne Farm**

Will County

9. **Hackett Farm**

Douglas and Moultrie Counties

10. **Herbolsheimer Farms**

Bureau County

11. **Hubbell Farm**

DeWitt County

12. **Hunter Agricultural Scholarship Farms**

Champaign County

13. **Hunter Agricultural Research Farm**

Macoupin, Menard, and Sangamon Counties

14. **Moore Farms**

DeWitt and Logan Counties

15. **O'Connell-Phillips Farm**

Tazewell County

16. **Spillman Farms**

Marshall and Peoria Counties

17. **Voigt-Freeman Farm**

Coles County

18. **Waffle Farm**

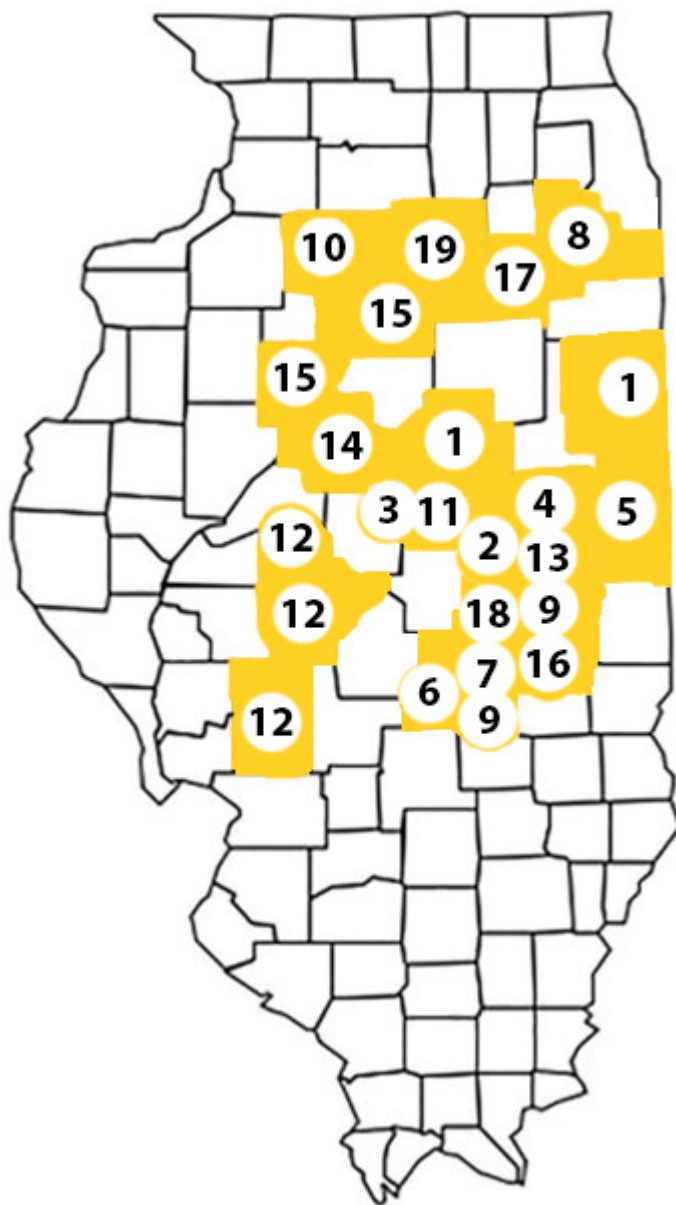
Grundy County

19. **Warren Farm**

Piatt County

20. **Weber Farms**

LaSalle County

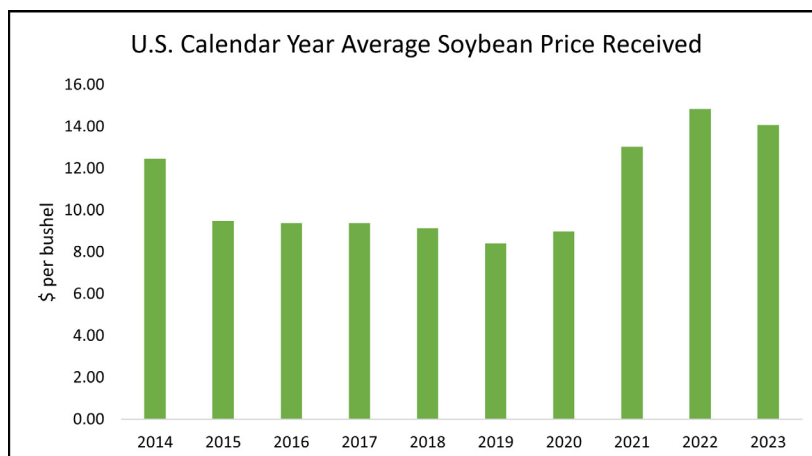
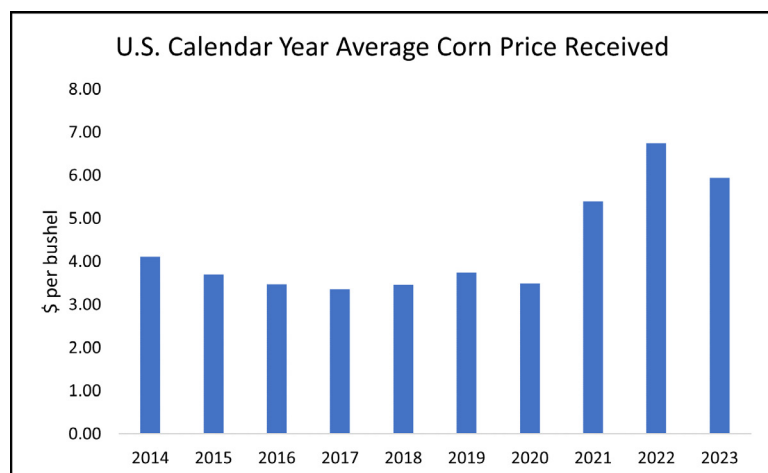


Name of Endowment	Donor(s)	Total Acres	Year of Gift	Purpose of Gift (How Income is Used)
Addington	Francoise A. Addington	1,909	1991	Agricultural Research Grants
Allerton	Robert H. Allerton	3,632	1946	Maintenance of Conference Center and Allerton Park
Campbell	Grace V. Campbell	86	1976	Scholarships for Illinois Farm Men and Women
Carman	Cecelia B. Carman	72	1993	Scholarships - College of ACES - Dept. of Natural Resources and Environmental Sciences
Carter-Pennell	Joseph Carter & Jane Pennell-Carter	346	1929	Student Loan Fund
Curl	Grace Curl	40 110	1999 2011	Agricultural Research and/or Scholarships
DeHart	Carl A. DeHart	120	1975	Scholarships to Students
Grohne	David F. Grohne	259	2019	College of ACES - Dept. of Natural Resources and Environmental Sciences
Hackett	Jessie E. Hackett	414	1950	Graduate Scholarships & Fellowships
Herbolsheimer	Bertrand V. Herbolsheimer	168	2013	Improvement of Agriculture
Hubbell	Alta E. Teter	190	1972	General Educational Purposes
Hunter	Ralph O. & Mabel F. Hunter	1,251	1975	Scholarships - College of Agricultural, Consumer & Environmental Sciences
Hunter #6	Ralph O. & Mabel F. Hunter	280	1975	Agricultural Research
Moore	Shirley Moore	338	2021	General Educational Purposes
O'Connell/Phillips	Frances P. O'Connell and John D. Phillips	188	2017	College of Liberal Arts, College of Agricultural, Consumer & Environmental Sciences
Spillman	Robert E. Spillman	477	2003	Agricultural Education and Scholarships
Voigt-Freeman	Nellie Voigt-Freeman	218	1996	Agricultural Research
Waffle	Dorothy Foersterling Waffle	120	1994	Student Scholarships - College of Agricultural, Consumer & Environmental Sciences
Warren	Elizabeth H. Warren	48 80	1995 1996	Promotion of 4-H Activities and for Youth of Illinois
Weber	Laura M. Weber	796	1955	Benefit or use of College of Agricultural, Consumer & Environmental Sciences

COMMODITY PRICES

Corn and Soybeans

- During the 2023 crop year, corn prices averaged \$5.95 per bushel. The average prices in 2021 and 2022 were \$5.40 and \$6.76, respectively.
- During the 2023 crop year, soybean prices averaged \$14.07 per bushel. The average prices in 2021 and 2022 were \$13.04 and \$14.84 per bushel, respectively.
- Commodity prices directly impact revenue on five of the university's farm units with crop share agreements. Marketing crops grown on the five farms is done through local grain elevators or seed production contracts. The revenue on thirty-one university farms with cash rent agreements is directly impacted by commodity prices and indirectly impacted through land valuations.
- According to the university's farmdoc team, price changes have been due to many factors: markets have adjusted to the ongoing conflicts between Ukraine and Russia, global production is expected to be high from record soybean production levels despite drought conditions in certain parts of the export market, and demand has remained stable overall.



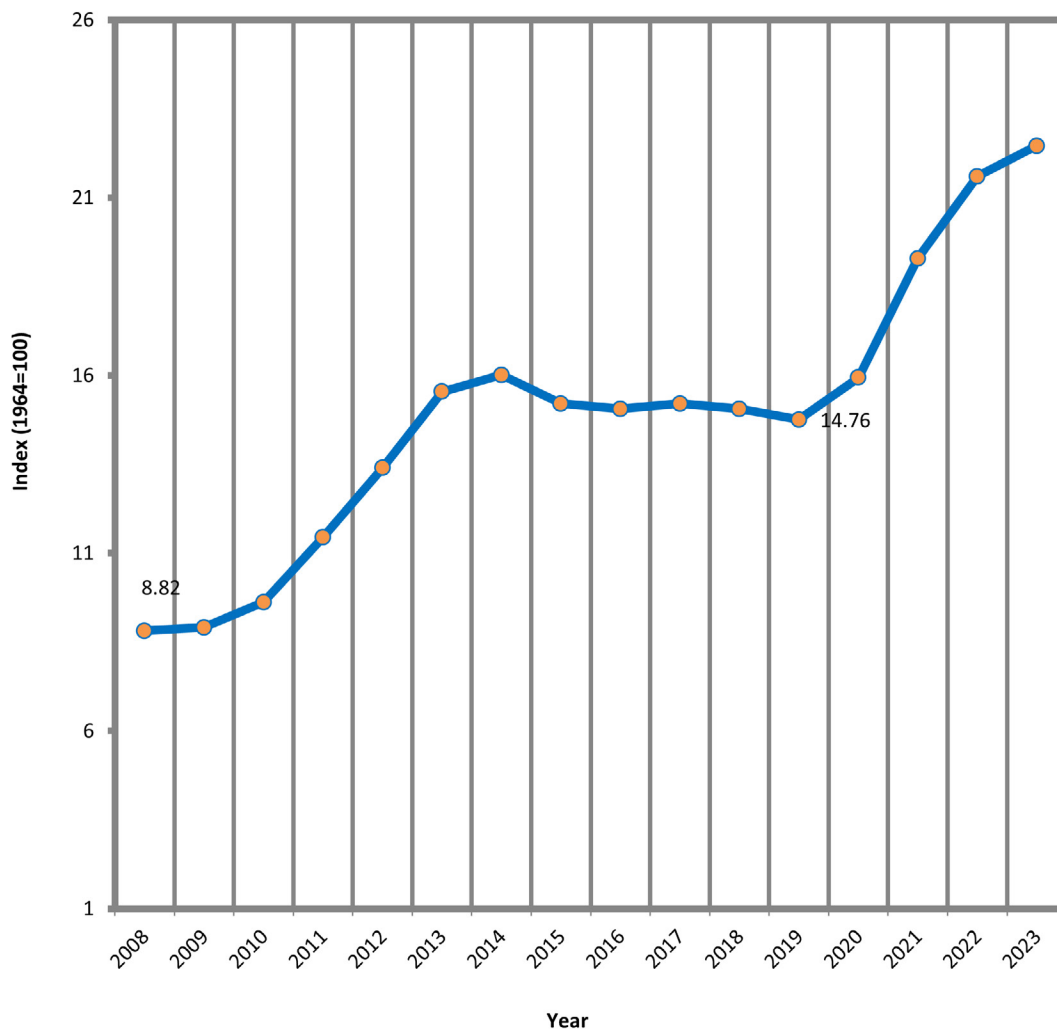
Source: [Farmdoc - US Average Farm Price Received Database](#)

2023 FARMLAND VALUES IN ILLINOIS

During the calendar year 2023, the value of high-quality agricultural land in Illinois increased by 4%, while Central Illinois agricultural land increased by approximately 10%, according to the Federal Reserve Bank of Chicago's survey of agricultural bankers in the Seventh District. Only 6% of the bankers polled anticipate increasing agricultural land values, while 17% anticipate declining values. The remaining 77% predict values to remain stable during the first quarter of 2024. A historical index of farmland values using the Illinois Society of Professional Farm Managers, Rural Appraisers, and Federal Reserve figures is shown below.

Index of Farmland Values

Index calculated from annual percent change as reported in Ag Letter, by Federal Reserve Bank of Chicago, Region XI, East Central Illinois. Index by Agricultural Property Services



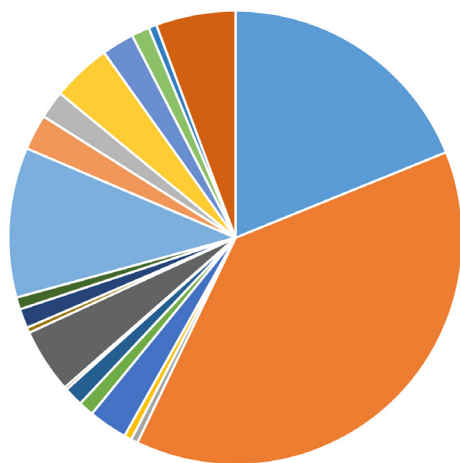
2023 ENDOWMENT FARMS SUMMARY

The University of Illinois System has 36 endowment farm units in its care. Ag Property Services Staff manage the farms and serve as fiduciaries for the endowed farms' beneficiaries. Management includes focusing on optimal net income and improving farm properties. This is done by ensuring long-term productivity through environmental stewardship, focusing on positive local community relations, and supporting the educational and research missions of the system's three universities. By utilizing a flexible cash rent lease, the university stays current with agricultural market prices and can minimize risk on the farms.

Earnings from endowment farms support university research, student fellowships, scholarships, and student loans. These returns also support 4-H activities and the operation of the Allerton Park and Retreat Center.

The figures on this page highlight returns on all the endowment farms together. Following, you will find each farm's individual financial returns and historical profile.

Addington 19%
Allerton 38%
Campbell 0%
Carman 1%
Carter-Pennell 3%
Curl 1%
DeHart 1%
Grohne 0%
Hackett 5%
Herbolsheimer 0%



■ Addington ■ Allerton ■ Campbell ■ Carman ■ Carter-Pennell
■ Curl ■ DeHart ■ Grohne ■ Hackett ■ Herbolsheimer
■ Hubbell ■ Hunter Research ■ Hunter Scholarship ■ Moore ■ O'Connell-Phillips
■ Spillman ■ Voigt-Freeman ■ Waffle ■ Warren ■ Weber

Hubbell 1%
Hunter Research 1%
Hunter Scholarship 11%
Moore 3%
O'Connell-Phillips 2%
Spillman 4%
Voigt-Freeman 2%
Waffle 1%
Warren 1%
Weber 6%

► BY THE NUMBERS

21 COUNTIES WITH
ENDOWMENT FARMS

20 ENDOWMENT FARMS

36 FARM UNITS

\$170.6M JUNE 30, 2023 VALUE

\$19.1M ORIGINAL VALUE

6.5% 2023 RETURN

\$3.9M NET INCOME CY 2023

\$3.8M 2023 DISTRIBUTION

Farm Distributions:

■ Addington	\$729,555
■ Allerton	\$1,479,413
■ Campbell	\$18,906
■ Carman	\$20,686
■ Carter-Pennell	\$106,847
■ Curl	\$42,684
■ DeHart	\$52,810
■ Grohne	\$7,719
■ Hackett	\$177,215
■ Herbolsheimer	\$14,889
■ Hubbell	\$53,499
■ Hunter Research	\$33,304
■ Hunter Scholarship	\$412,812
■ Moore	\$98,180
■ O'Connell-Phillips	\$76,738
■ Spillman	\$163,110
■ Voigt-Freeman	\$89,196
■ Waffle	\$49,472
■ Warren	\$22,058
■ Weber	\$219,334

ADDINGTON FARMS

The Board of Trustees of the University of Illinois gratefully accepted the gift of farmland from the estate of Francois Williams Addington in 1991. The farmland is located in two Illinois counties: Iroquois and McLean. One farm includes research plots, seed corn production, and commercial production. Two windmill towers were constructed and are in production as of 2022 on one of the McLean County farms. The other three farms are primarily in row crop production. Four farm operators independently operate the farmland as four individual farms. The net income distribution is made annually to the College of ACES for agricultural research grants.

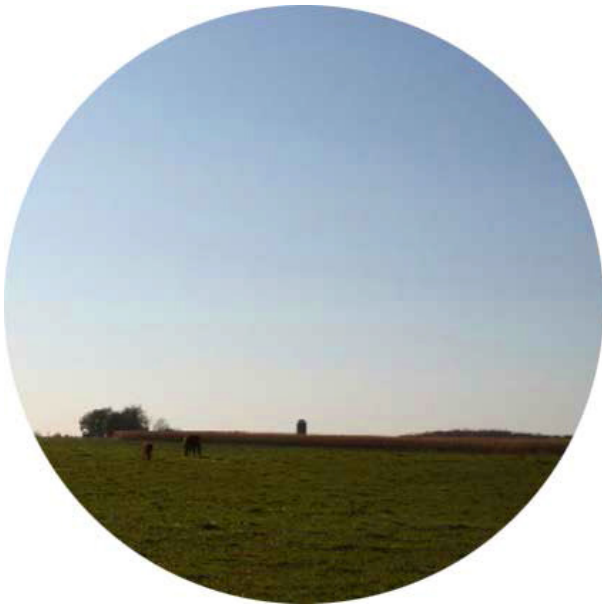
► BY THE NUMBERS

1,909.0	TOTAL ACRES
1,815.1	ACRES IN PRODUCTION
133.8	SOIL PRODUCTIVITY INDEX
\$81,322	PAID LIEU OF REAL ESTATE TAX
\$3,604,472	ORIGINAL VALUE
\$25,010,106	VALUE JUNE 30, 2023
\$742,485	NET INCOME CY 2023
14.7%	1 YEAR RETURN
3.8%	10 YEAR RETURN
\$729,555	NET INCOME DISTRIBUTION



ALLERTON FARMS

In 1946, Robert Allerton generously donated farmland, woods, and his Piatt County Estate to the Board of Trustees of the University of Illinois. The farmland is in Piatt County. Three farm operators independently operate the farmland as four individual farms. The four farms are primarily in row crop production. The annual net income disbursement is to the endowment pool.



► BY THE NUMBERS

3,632.0	TOTAL ACRES
3,379.5	ACRES IN PRODUCTION
139.6	SOIL PRODUCTIVITY INDEX
\$170,913	PAID LIEU OF REAL ESTATE TAX
\$609,621	ORIGINAL VALUE
\$61,086,098	VALUE JUNE 30, 2023
\$1,542,609	NET INCOME CY 2023
-1.1%	1 YEAR RETURN
6.7%	10 YEAR RETURN
\$1,479,413	NET INCOME DISTRIBUTION



CAMPBELL FARM

Grace V. Campbell endowed her farmland to the University of Illinois in 1976 to support scholarships for Illinois farm men and women. The Campbell Farm is in DeWitt County, Illinois. The farm is in row crop production with a natural wetland located on the farm. A pollinator plot was also established in 2022 to help with conservation.



► BY THE NUMBERS

86.0	TOTAL ACRES
85.2	ACRES IN PRODUCTION
137.5	SOIL PRODUCTIVITY INDEX
\$3,070	PAID LIEU OF REAL ESTATE TAX
\$220,000	ORIGINAL VALUE
\$1,357,714	VALUE JUNE 30, 2023
\$33,133	NET INCOME CY 2023
-3.0%	1 YEAR RETURN
6.0%	10 YEAR RETURN
\$ 18,906	NET INCOME DISTRIBUTION

CARMAN FARM

Cecelia B. Carman donated farmland located in Champaign County, Illinois to the Board of Trustees of the University of Illinois in 1993. Annual net income distribution is to the College of ACES for scholarships.



► BY THE NUMBERS

72.0	TOTAL ACRES
71.2	ACRES IN PRODUCTION
126.5	SOIL PRODUCTIVITY INDEX
\$2,137	PAID LIEU OF REAL ESTATE TAX
\$126,900	ORIGINAL VALUE
\$1,026,557	VALUE JUNE 30, 2023
\$20,598	NET INCOME CY 2023
-3.4%	1 YEAR RETURN
1.3%	10 YEAR RETURN
\$20,686	NET INCOME DISTRIBUTION



CARTER-PENNEL FARM

The first endowment gift of farmland to the University of Illinois was in 1929. The gift was the result of a Trust created by Joseph and Jane Pennell-Carter. The farmland is in Vermilion County, Illinois. The farm is in row crop production. Annual net income disbursement supports the student loan fund.



► BY THE NUMBERS

346.0	TOTAL ACRES
319.3	ACRES IN PRODUCTION
113.6	SOIL PRODUCTIVITY INDEX
\$8,500	PAID LIEU OF REAL ESTATE TAX
\$50,974	ORIGINAL VALUE
\$3,031,281	VALUE JUNE 30, 2023
\$105,408	NET INCOME CY 2023
15.3%	1 YEAR RETURN
8.10%	10 YEAR RETURN
\$106,847	NET INCOME DISTRIBUTION



CURL FARMS

The Board of Trustees of the University of Illinois accepted a gift of 40 acres of farmland from Grace V. Curl in 1999. In 2011 an additional 110 acres came to the university after the closing of Mrs. Curl's Life Estate. Two farm operators independently operate the Shelby County, Illinois farmland as two farms. Both farms are in row crop production. The net income distribution is made annually to the College of ACES for research and scholarships.



► BY THE NUMBERS

150.0	TOTAL ACRES
133.1	ACRES IN PRODUCTION
123.8	SOIL PRODUCTIVITY INDEX
\$799,230	ORIGINAL VALUE
\$1,935,024	VALUE JUNE 30, 2023
\$33,010	NET INCOME CY 2023
31.1%	1 YEAR RETURN
6.0%	10 YEAR RETURN
\$42,684	NET INCOME DISTRIBUTION



DEHART FARM

Carl A. DeHart donated farmland located in Moultrie County, Illinois to The Board of Trustees of the University of Illinois in 1975. The farmland is operated as a row crop farm. The annual distribution of net income is received by the College of ACES for scholarships.



► BY THE NUMBERS

120.0	TOTAL ACRES
116.2	ACRES IN PRODUCTION
138.0	SOIL PRODUCTIVITY INDEX
\$4,476	PAID LIEU OF REAL ESTATE TAX
\$234,000	ORIGINAL VALUE
\$2,036,571	VALUE JUNE 30, 2023
\$57,617	NET INCOME CY 2023
-2.6%	1 YEAR RETURN
4.6%	10 YEAR RETURN
\$52,810	NET INCOME DISTRIBUTION

GROHNE FARM

In late 2019, the university received a Will County, Illinois farm through the generosity of David F. Grohne. The farm contains both tillable and woodland acres. Annual net income distribution benefits the College of Agricultural, Consumer, and Environmental Science to support the faculty and staff in Natural Resources and Environmental Sciences.



► BY THE NUMBERS

149.0	TOTAL ACRES
93.0	ACRES IN PRODUCTION
149.0	SOIL PRODUCTIVITY INDEX
\$3,154	PAID LIEU OF REAL ESTATE TAX
\$1,477,000	ORIGINAL VALUE
\$2,042,000	VALUE JUNE 30, 2023
\$9,119	NET INCOME CY 2023
18.2%	1 YEAR RETURN
\$7,719	NET INCOME DISTRIBUTION



HACKETT FARM

Jessie E. Hackett donated Illinois farmland located in Douglas and Moultrie Counties to The Board of Trustees of the University of Illinois in 1950. One farm operator leases the farmland. The farm is in row crop production. Annual net income distribution supports graduate fellowships and scholarships.



► BY THE NUMBERS

414.0	TOTAL ACRES
362.6	ACRES IN PRODUCTION
135.0	SOIL PRODUCTIVITY INDEX
\$15,616	PAID LIEU OF REAL ESTATE TAX
\$158,785	ORIGINAL VALUE
\$6,351,945	VALUE JUNE 30, 2023
\$178,023	NET INCOME CY 2023
-2.6%	1 YEAR RETURN
4.9%	10 YEAR RETURN
\$177,215	NET INCOME DISTRIBUTION



HERBOLSHEIMER FARMS

Bertrand V. Herbolsheimer gave a gift of Bureau County, Illinois farmland to the Board of Trustees of the University of Illinois in 2013. Three farm operators operate this gift as three individual farms. The farms are in row crop production. Annual net income distribution is to the College of ACES supporting improvement of agriculture through research.



► BY THE NUMBERS

168.2	TOTAL ACRES
127.2	ACRES IN PRODUCTION
130.8	SOIL PRODUCTIVITY INDEX
\$5,817	PAID LIEU OF REAL ESTATE TAX
\$1,232,500	ORIGINAL VALUE
\$2,034,612	VALUE JUNE 30, 2023
\$19,188	NET INCOME CY 2023
14%	1 YEAR RETURN
4.5%	10 YEAR RETURN
\$14,889	NET INCOME DISTRIBUTION



HUBBELL FARM

In 1972, a gift of farmland located in DeWitt County, Illinois was given from Alta E. Teter to the Board of Trustees of the University of Illinois. The farm is in row crop production. In 2023, the original farmstead and outbuildings were demolished, and the acres were converted to production. The annual net income distribution is for general education purposes.



► BY THE NUMBERS

160.0	TOTAL ACRES
157.2	ACRES IN PRODUCTION
125.6	SOIL PRODUCTIVITY INDEX
\$8,225	PAID LIEU OF REAL ESTATE TAX
\$129,600	ORIGINAL VALUE
\$2,448,000	VALUE JUNE 30, 2023
\$60,140	NET INCOME CY 2023
16.1%	1 YEAR RETURN
4.2%	10 YEAR RETURN
\$53,499	NET INCOME DISTRIBUTION



HUNTER RESEARCH FARM

In 1975, the Board of Trustees of the University of Illinois received Champaign County farmland from Ralph O. and Mabel F. Hunter. The farm is in row crop production. The annual net income distribution is to the College of ACES, supporting research. Included with the farm is a farmstead with grain bins and outbuildings.



► BY THE NUMBERS

280.0	TOTAL ACRES
243.9	ACRES IN PRODUCTION
142.3	SOIL PRODUCTIVITY INDEX
\$8,809	PAID LIEU OF REAL ESTATE TAX
\$655,746	ORIGINAL VALUE
\$4,801,574	VALUE JUNE 30, 2023
\$58,301	NET INCOME CY 2023
-4.1%	1 YEAR RETURN
4.8%	10 YEAR RETURN
\$33,304	NET INCOME DISTRIBUTION



HUNTER SCHOLARSHIP FARMS

In 1975, the Board of Trustees of the University of Illinois received Menard and Sangamon County, Illinois farmland from Ralph O. and Mabel F. Hunter. Three farms are in row crop production while one is in research, seed beans and row crop production. There are three farm operators farming the gift as four individual farms. The net income distribution is to the College of ACES, supporting scholarships. Included with two of the farms are farmsteads with dwellings, grain bins and outbuildings.



► BY THE NUMBERS

1,251.1	TOTAL ACRES
1,215.5	ACRES IN PRODUCTION
138.5	SOIL PRODUCTIVITY INDEX
\$63,223	PAID LIEU OF REAL ESTATE TAX
\$2,352,519	ORIGINAL VALUE
\$22,692,160	VALUE JUNE 30, 2023
\$384,112	NET INCOME CY 2023
7.0%	1 YEAR RETURN
5.3%	10 YEAR RETURN
\$412,812	NET INCOME DISTRIBUTION



MOORE FARMS

The Board of Trustees of the University of Illinois gratefully accepted the gift of farmland from the Estate of Shirley Moore in 2021. The farmland is in two Illinois counties: DeWitt and Logan. Both farms are in row crop production. Two farm operators independently operate the farmland as two individual farms. The net income distribution is for general education purposes.



► BY THE NUMBERS

342.0	TOTAL ACRES
334.3	ACRES IN PRODUCTION
136	SOIL PRODUCTIVITY INDEX
\$13,097	PAID LIEU OF REAL ESTATE TAX
\$3,238,484	ORIGINAL VALUE
\$5,317,364	VALUE JUNE 30, 2023
\$111,476	NET INCOME CY 2023
*71.0%	1 YEAR RETURN
\$98,180	NET INCOME DISTRIBUTION



*This return calculation is inflated, due to the cash gift that was received with the farm in 2021.

O'CONNELL-PHILLIPS FARM

The Board of Trustees of the University of Illinois received a gift of farmland located in Tazewell County, Illinois from siblings, Frances P. O'Connell and John D. Phillips, in 2017. The farm is in row crop production. The annual net income distribution is allocated equally between the College of Liberal Arts and the College of ACES.



► BY THE NUMBERS

188.4	TOTAL ACRES
182.2	ACRES IN PRODUCTION
137.0	SOIL PRODUCTIVITY INDEX
\$8,102	PAID LIEU OF REAL ESTATE TAX
\$2,086,000	ORIGINAL VALUE
\$3,787,546	VALUE JUNE 30, 2023
\$38,829	NET INCOME CY 2023
24.6%	1 YEAR RETURN
\$76,738	NET INCOME DISTRIBUTION



SPILLMAN FARMS

In 2003 Robert E. Spillman generously donated his Marshall and Peoria County farmland to the Board of Trustees of the University of Illinois. The farm is in row crop production. There are two farm operators operating the farm as two individual farms. The annual net income distribution is to the College of ACES for agricultural education and scholarships.



►BY THE NUMBERS

477.0	TOTAL ACRES
412.0	ACRES IN PRODUCTION
129.6	SOIL PRODUCTIVITY INDEX
\$19,014	PAID LIEU OF REAL ESTATE TAX
\$1,528,830	ORIGINAL VALUE
\$6,597,231	VALUE JUNE 30, 2023
\$177,079	NET INCOME CY 2023
13.3%	1 YEAR RETURN
2.5%	10 YEAR RETURN
\$163,110	NET INCOME DISTRIBUTION



VOIGT-FREEMAN FARM

A gift of Coles County, Illinois farmland from Nellie Voigt-Freeman came to the Board of Trustees of the University of Illinois in 1996. The farm is in row crop production. The annual net income distribution is to the College of ACES for agricultural research.

► BY THE NUMBERS

218.0	TOTAL ACRES
216.6	ACRES IN PRODUCTION
137.2	SOIL PRODUCTIVITY INDEX
\$11,317	PAID LIEU OF REAL ESTATE TAX
\$661,850	ORIGINAL VALUE
\$3,567,460	VALUE JUNE 30, 2023
\$89,140	NET INCOME CY 2023
6.1%	1 YEAR RETURN
7.4%	10 YEAR RETURN
\$89,196	NET INCOME DISTRIBUTION



WAFFLE FARM

In 1994, the Board of Trustees of the University of Illinois received a gift of Grundy County, Illinois farmland from Dorothy Foersterling Waffle. The farm is in row crop production. Annual net income distribution is to the College of ACES for student scholarships.

►BY THE NUMBERS

120.3	TOTAL ACRES
118.8	ACRES IN PRODUCTION
126.2	SOIL PRODUCTIVITY INDEX
\$3,719	PAID LIEU OF REAL ESTATE TAX
\$258,000	ORIGINAL VALUE
\$1,648,920	VALUE JUNE 30, 2023
\$47,796	NET INCOME CY 2023
16%	1 YEAR RETURN
2.4%	10 YEAR RETURN
\$49,472	NET INCOME DISTRIBUTION



WARREN FARM

In 1955, Elizabeth H. Warren gave a 40 acre gift of farmland located in Piatt County, Illinois to the Board of Trustees of the University of Illinois. In 1996, an additional 80 acre gift from Mrs. Warren's estate came to the university. The farm is in row crop production. Annual net income distribution is to the College of ACES to support 4-H activities and the youth of Illinois.



► BY THE NUMBERS

120.0	TOTAL ACRES
119.0	ACRES IN PRODUCTION
140.6	SOIL PRODUCTIVITY INDEX
\$7,080	PAID LIEU OF REAL ESTATE TAX
\$269,000	ORIGINAL VALUE
\$2,180,571	VALUE JUNE 30, 2023
\$21,397	NET INCOME CY 2023
-4.4%	1 YEAR RETURN
5.6%	10 YEAR RETURN
\$22,058	NET INCOME DISTRIBUTION



WEBER FARMS

Laura M. Weber gave LaSalle County, Illinois farmland to the Board of Trustees of the University of Illinois in 1955. The farm is in row crop production. There are two farm operators operating the farm as two individual farms. One farm includes a dwelling, bins, and outbuildings. Annual net income distribution is to the College of ACES.



►BY THE NUMBERS

790.6	TOTAL ACRES
774.1	ACRES IN PRODUCTION
139.8	SOIL PRODUCTIVITY INDEX
\$58,998	PAID LIEU OF REAL ESTATE TAX
\$271,200	ORIGINAL VALUE
\$11,712,776	VALUE JUNE 30, 2023
\$238,135	NET INCOME CY 2023
11.9%	1 YEAR RETURN
3.1%	10 YEAR RETURN
\$219,334	NET INCOME DISTRIBUTION





UNIVERSITY OF ILLINOIS SYSTEM

TREASURY OPERATIONS

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