

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Tiner Farm

8.485 +/- Surveyed Acres

Sidney Township, Champaign County, Illinois

Location

The Tiner Farm is located 1.5 miles East of Sidney, IL. It is located on the south side of the Sidney Slab at the corner of 1000 N and 2300E.

Abbreviated Legal Description

All that part of Lot 8 of a Subdivision of a part of the East Half of the East Half of Section 11, Township 18 North, Range 10 East of the 3rd Principal Meridian situated in Sidney Township, Champaign County, IL.

Contact Information

Busey FARM
BROKERAGE

Eric L. Roberts

Listing Broker

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C: 217-772-1082

eric.roberts@busey.com

busey.com

3002 W. Windsor Rd., Champaign, IL 61822

Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker

O: 309-962-2901 C: 309-275-4402

steve.myers@busey.com

Listing Price

8.485 Acres x \$12,000/Ac = \$101,820.00

Lease/Possession

The farm is lease free for the 2023 crop year.

Champaign County FSA Data

| | | | |
|------------------|------|---------------------|--------|
| Farm # | 3100 | Tract # | 3838 |
| Total Acres: | 7.19 | Tillable Acres: | 7.19 |
| Corn Base Acres: | 3.50 | Soybean Base Acres: | 3.50 |
| HEL/Wetlands: | N/A | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 175 | Soybean Yield: | 47 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2021 Assessed Value | 2021 Taxes Payable 2022 |
|------------------|-------|---------------------|-------------------------|
| 24-28-11-400-004 | 8.66 | \$5,790.00 | \$329.62 |

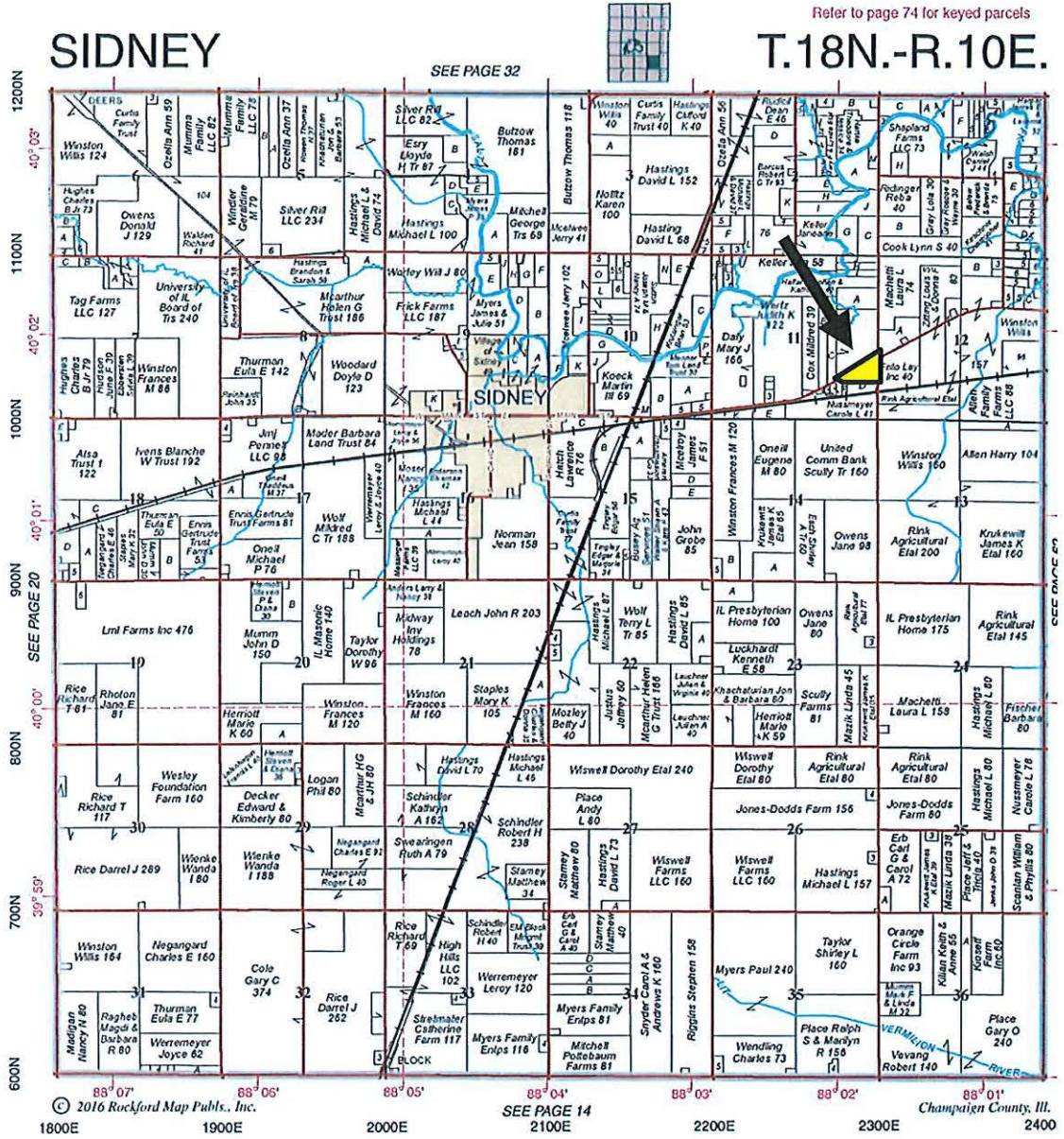
Yield History

| | Corn | Soybean |
|------|------------|---------|
| 2021 | Sunflowers | |
| 2020 | 200.0 | |
| 2019 | Hay Field | |
| 2018 | | NA |
| 2017 | 195.3 | |
| 2016 | | 80.0 |
| 2015 | 203.0 | |

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map



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Busey Farm Brokerage

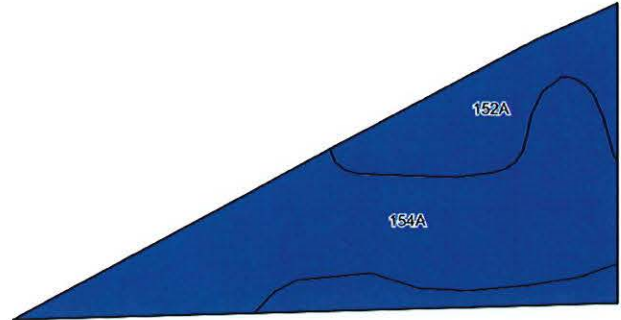
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Aerial Map and Soil Information



| Soil Code | Soil Description | Estimated Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|-----------------|------------------|--------------|-------------|--|
| 154A | Flanagan silt loam | 4.79 | 66.6% | 194 | 63 | 144 |
| 152A | Drummer silty clay loam | 2.40 | 33.4% | 195 | 63 | 144 |
| Weighted Average | | | | 194.3 | 63.0 | 144.0 |



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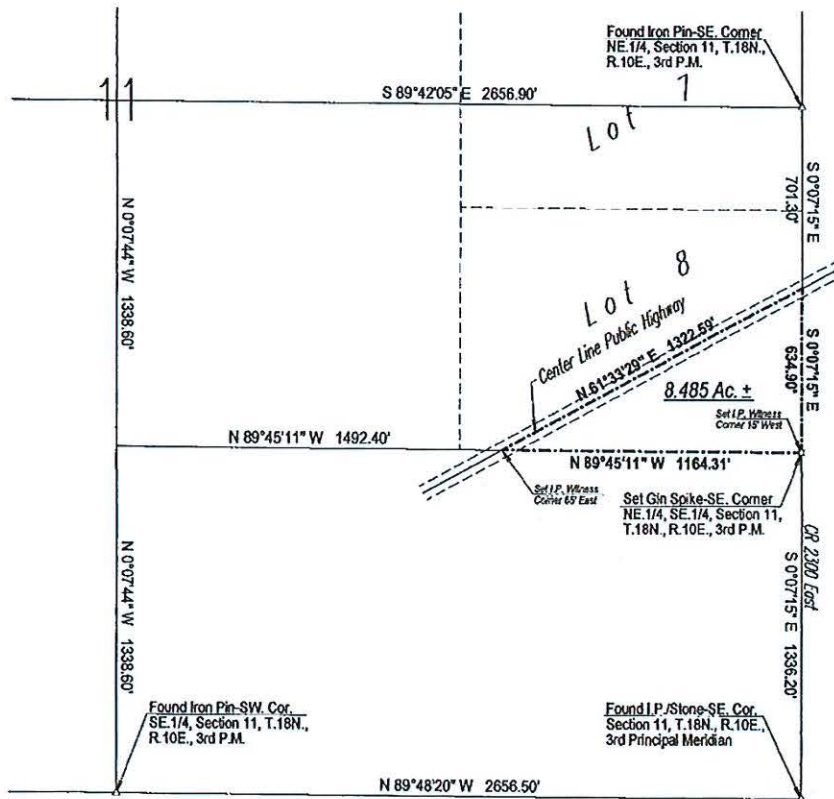
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COX LAND SURVEYING
 P.O. Box 74, Findlay, IL 62534
 Phone: (217) 756-3252
 Established 1979
 ALTA BOUNDARY
 SUBDIVISION TOPOGRAPHICAL
 Professional Design Firm License No. 184.005532
 (License Expires 04/30/2019)

(Busey Bank)
 Proj. No. 188-17
 P.C.S. File '17

Plat of Survey

All that part of Lot 8 of a Subdivision of a part of the East Half of the East Half of Section 11, Township 18 North, Range 10 East of the Third Principal Meridian, in Champaign County, Illinois, made by the Commissioners appointed to divide the Estate of Joseph V. George, deceased, recorded in Decree Record P at Page 581 in the Estate of Joseph V. George, lying South of the State road. (Legal Description as shown by a Warranty Deed filed for record in the Champaign County Recorder's Office as document number 2015R20330.)



Legend

Scale: 1" = 400'
 ○ = Iron Pipe or Pin From Prev. Surveys
 ● = 5/8" Iron Pin Set This Survey

Graphic Scale



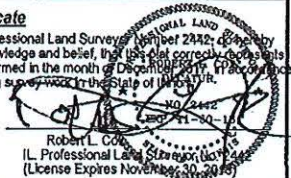
Bearings are based on the Illinois State Plane Coordinate System - (East Zone)

Survey Notes:
 1) The field and office procedures were performed by me, or under my direct supervision in the month December 2017.
 2) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
 3) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
 4) The boundary of this property was determined by the physical location of existing monumentation in Section 11 and the surrounding sections.
 5) This professional service conforms with the current IPLSA Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor, Number 2342, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of December 2017, in accordance with state statutes governing surveying in the State of Illinois.

December 20, 2017



Fieldwork completed: 12/19/17 (CL)

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Tile Improvement



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