

Farm for Sale

Busey Farm Brokerage



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Heil Farm—Macon County 166.93 Acres in Maroa Township

Location

This farm is in two tracts. Tract 1 is located approximately 1 mile East of Maroa, IL on Sawyer Rd. and Tract 2 is located approximately 2 miles East of Maroa on Greenswitch Rd.

Legal Description (abbreviated)

The S 1/2 of the NW 1/4 of Sec. 12, T18N, R2E of the 3rd P.M. and the N 1/2 of the NW 1/4 of sec. 18, T18N, R3E of the 3rd P.M.

Listing Price

166.93 acres x \$10,500/acre
\$1,752,765.00 in Total

Lease/Possession

Lease is open for 2020

Contact Information



Tom Courson, Listing Broker 217-425-8291
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296
Steve Myers, Managing Broker 309-962-2311

busey.com

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County FSA Data

Farm #	6340	Tract #	336, 6722
Total Acres:	166.93	Cropland Acres:	164.42
Corn Base Acres:	82	Soybean Base Acres:	82
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield:	162	Soybean Yield:	46
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Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
10-02-12-100-002*	80	68,135	\$5,006.59
10-03-18-100-001	86.93	48,413	\$3,577.50

* Dwelling and 1 acre will be sold separate.

Yield Results

Year	Corn Yield	Soybean Yield
2018	273.42	77.10
2017	262.54	72.18
2016	241.72	70.40
2015	222.40	73.22

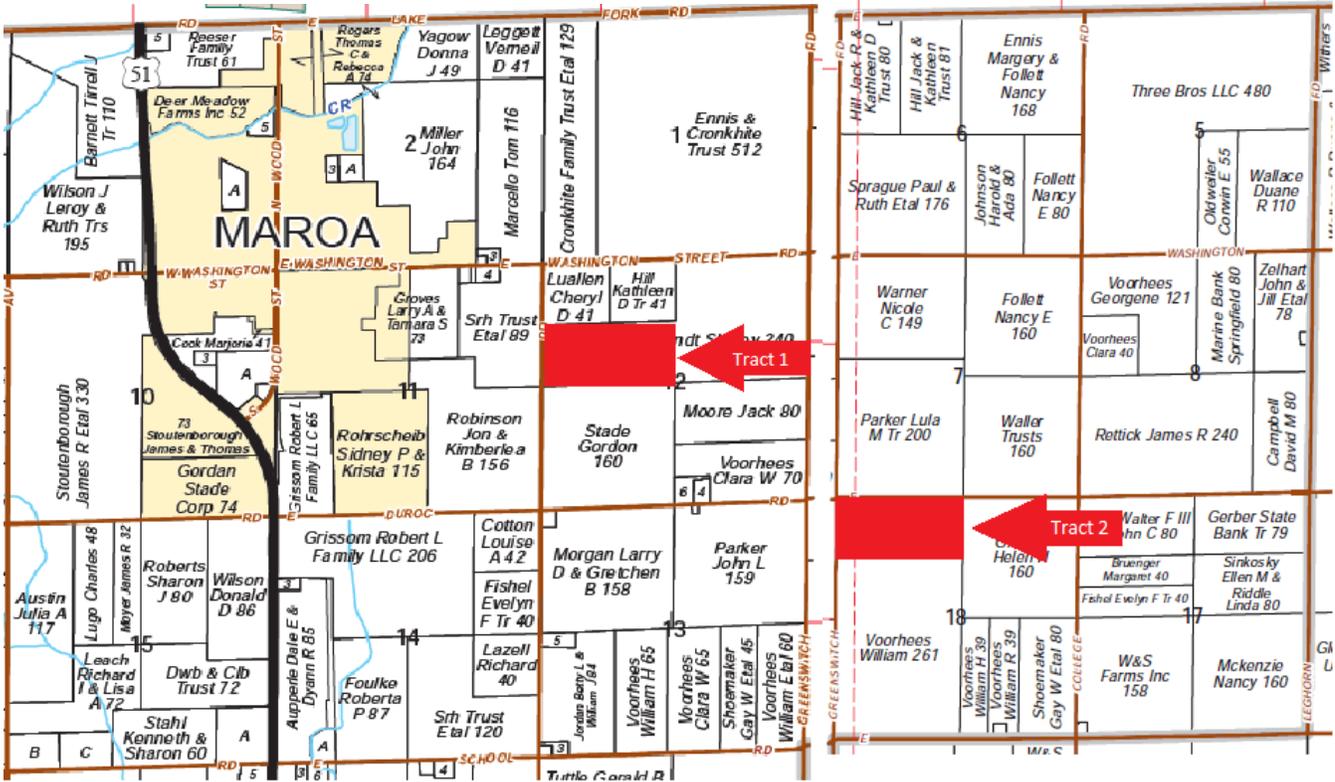
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Plat Map—Maroa Township

WEST PART MAROA T.18N.-R.2E.

EAST PART MAROA T.18N.-R.3E.



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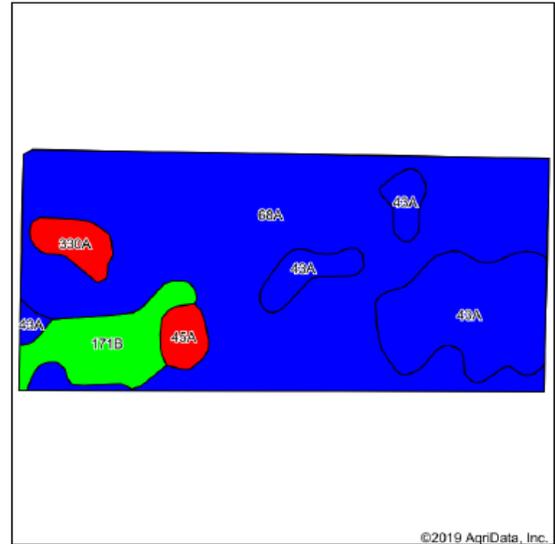
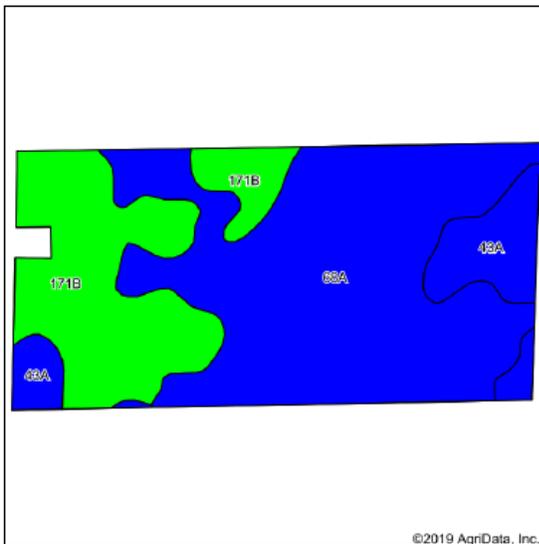
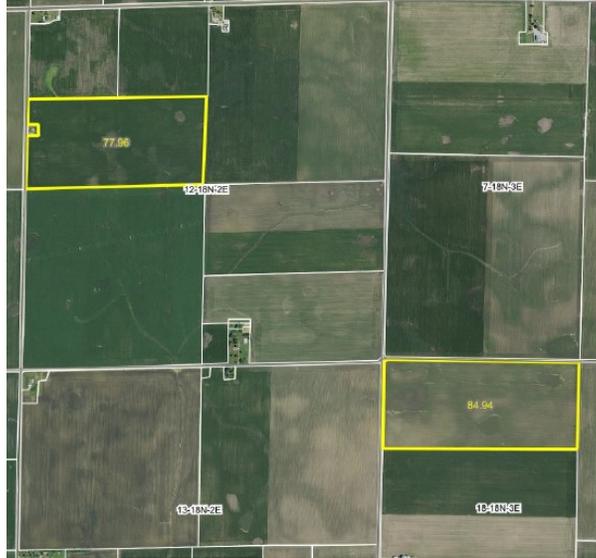
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Aerial Map and Soil Information



Area Symbol: IL115, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com BuA	Soybeans BuA
68A	Sable silty clay loam, 0 to 2 percent slopes	45.63	58.5%		192	63
**171B	Catlin silt loam, 2 to 5 percent slopes	23.52	30.2%		**185	**58
43A	Ipava silt loam, 0 to 2 percent slopes	8.81	11.3%		191	62
		Weighted Average			189.8	61.4
						141.1

Area Symbol: IL115, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com BuA	Soybeans BuA
68A	Sable silty clay loam, 0 to 2 percent slopes	58.44	68.8%		192	63
43A	Ipava silt loam, 0 to 2 percent slopes	15.90	18.7%		191	62
**171B	Catlin silt loam, 2 to 5 percent slopes	6.54	7.7%		**185	**58
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.30	2.7%		164	55
45A	Denny silt loam, 0 to 2 percent slopes	1.76	2.1%		159	52
		Weighted Average			189.8	62
						141.3



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