

Farm for Sale

Busey Farm Brokerage



FORD COUNTY – FARM FOR SALE

Lucinda Vriner Farm

150.94 Taxable Acres to be surveyed
South part of Dix Township, Ford County, Illinois

Location/General Information

The Lucinda Vriner farm is located three miles South of Elliott, Illinois. This farm has been predominantly pattern tilled and tile maps are available upon request.

Legal Description

The SE ¼ of the SW ¼ of Section 26, Township 23 North, Range 8 East. Part of the East ½ of Section 34, Township 23 North, Range 8 East. The NE ¼ of the SE ¼ of Section 34 Township 23 North, Range 8 East.

Listing Price

39.79 Acres at \$8,500.00/A = \$338,215.00
111.15 Acres at \$8,300.00/A = \$922,545.00

Lease/Possession

The farm will be lease free for the 2020 crop year.

Contact Information



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Ford County FSA Data

Farm #	3211	Tract #	8566
Total Acres:	151.02	Tillable Acres:	146.17
Corn Base:	86.83	Soybean Base Acres:	49.37
HEL:	Yes	Program:	N/A
PLC Yield Corn:	145	PLC Yield SB:	45

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
10-12-26-300-002	39.79	\$10,000.00	\$996.94
10-12-34-200-008	111.15	\$23,790.00	\$2,330.38

Yield History

	Corn	SB
2018	197.9	66.2
2017	209.6	59.6
2016	220.0	60.0
2015	148.3	55.7
2014	191.7	57.2

SOIL TEST

NE 40	pH:6.5	P: 43	K: 257
S of Hedge	pH:6.5	P: 44	K: 282
N of Hedge	pH:6.6	P: 41	K: 281

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Plat Map

SOUTH PART DIX

T.23N.-R.8E.

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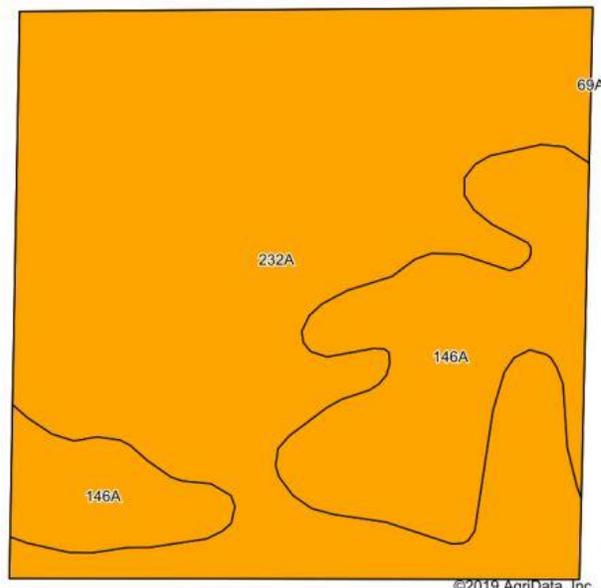


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Aerial Map and Soil Information 39.79 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
232A	Ashkum silty clay loam	29.22	73.40%	170	56	127
146A	Elliott silt loam	10.57	26.60%	168	55	125
Weighted Average				169.5	55.7	126.5



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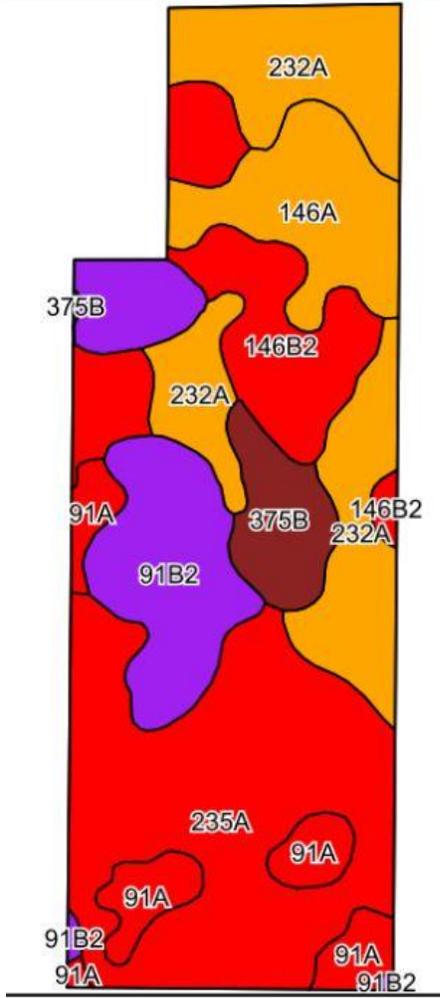
Conservation Reserve Program

Farm #: 3211 Tract #: 8566
 CRP: 5.92 acres at \$274.8/Acre Expires 09/2027

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Aerial Map and Soil Information 111.15 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
235A	Bryce silty clay	36.30	32.70%	162	54	121
232A	Ashkum silty clay loam	22.97	20.70%	170	56	127
91B2	Swygert silty clay loam	15.81	14.20%	147	48	110
146B2	Elliott silty clay loam	12.29	11.10%	160	52	119
146A	Elliott silt loam	10.57	9.50%	168	55	125
91A	Swygert silty clay loam	7.67	6.90%	158	52	118
375B	Rutland silty clay loam	5.54	5.00%	178	57	132
Weighted Average				162.4	53.4	121.2



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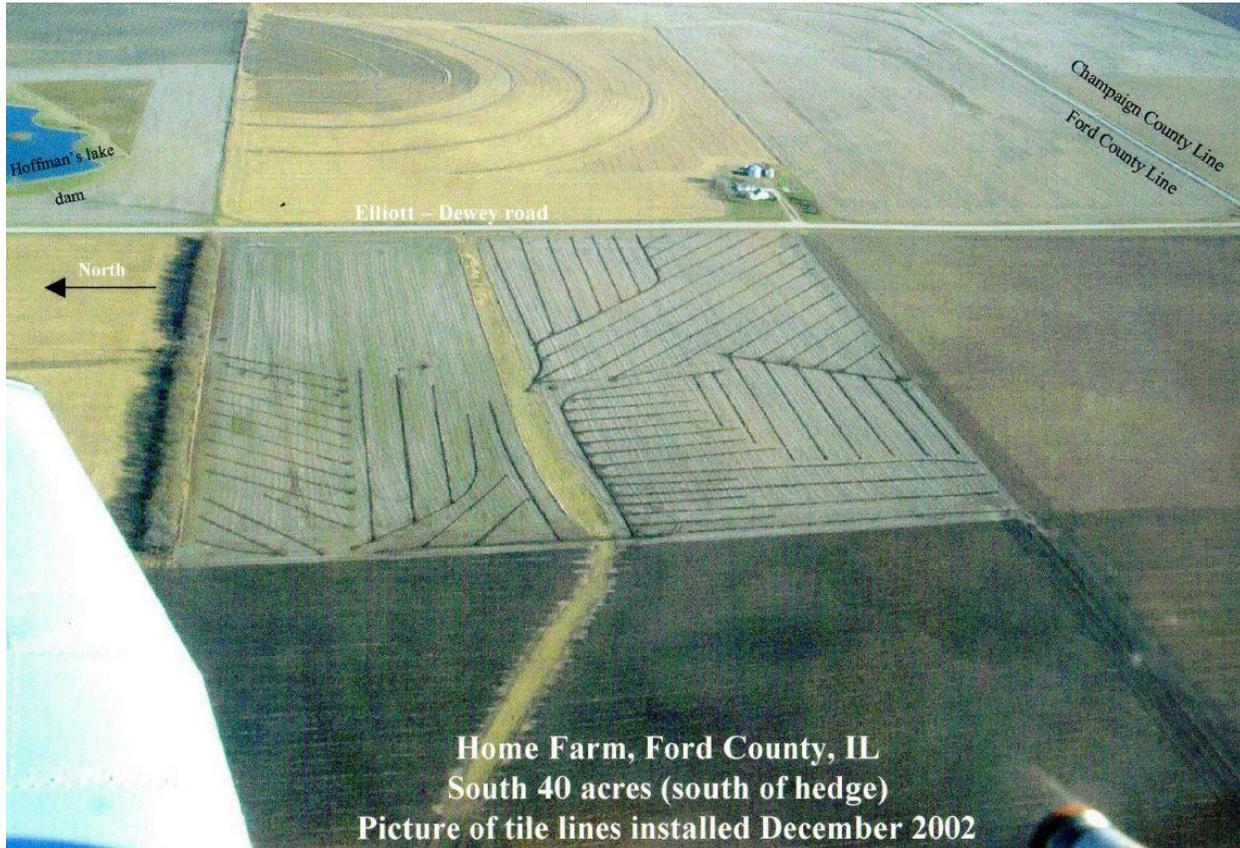
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Tile Map



The Northeast 40, North of the Hedge tree line, and South of the Hedge trees have all been "pattern tiled". Tile maps are available upon request.



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