

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Bakaitis Trust Farm — Madison County 27.11 Acres, Metro-East Development Potential

#### Location

This farm is located along Interstate 55/70 1/4 mile South of Maryville, IL and 1/4 mile North of Collinsville, IL.

#### Legal Description (abbreviated)

Part of the Southeast Quarter of Section 15, and Part of the Southwest Quarter of Section 14, all in Township 3 North, Range 8 West, Madison County, IL

#### Listing Price

**27.11 acres x \$8,500.00 / acre  
\$230,435.00 in Total**

#### Contact Information



**Nick Suess, Listing Broker 618-267-1236**  
Corey Zelhart, Broker 217-425-4245  
Alex Rhoda, Broker 217-425-8821  
Hans Carmien, Broker 217-351-2767  
Steve Myers, Managing Broker 309-962-2311

[busey.com](http://busey.com)

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

#### County FSA Data

|                  |            |                 |               |
|------------------|------------|-----------------|---------------|
| Farm #           | 9373       | Tract #         | Part of 13636 |
| FSA Total Acres: | 27.06      | Cropland Acres: | 21.90         |
| Farm Program:    | ARC-County |                 |               |

#### Real Estate Tax Information

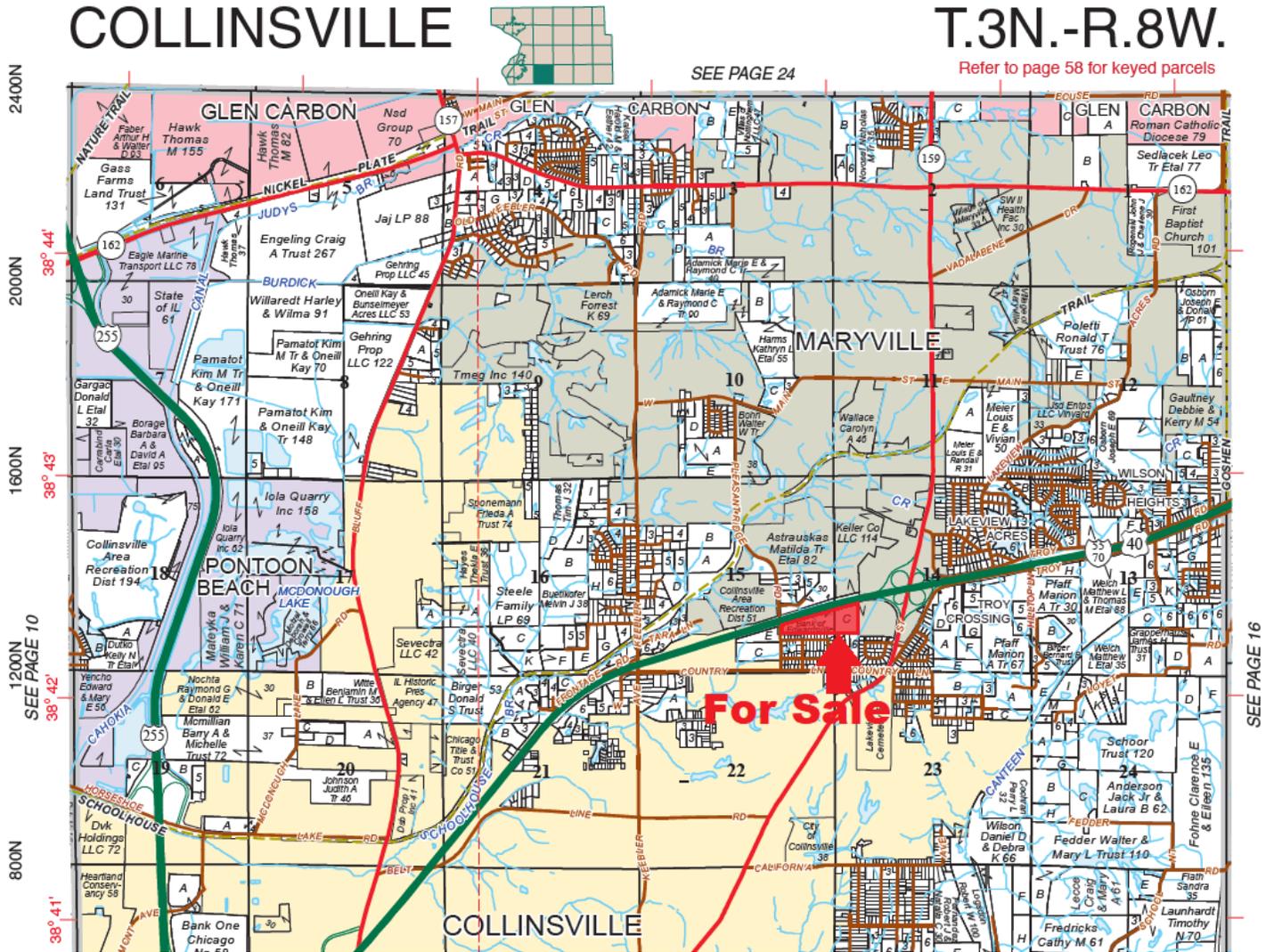
| Parcel ID #           | Acres | 2019 Assessed Value | 2019 Taxes Payable 2020 |
|-----------------------|-------|---------------------|-------------------------|
| 13-1-21-15-00-000-018 | 15.53 | \$3,070             | \$209.60                |
| 13-1-21-14-00-000-012 | 11.58 | \$2,960             | \$195.04                |



**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

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Plat Map



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**Busey** FARM BROKERAGE

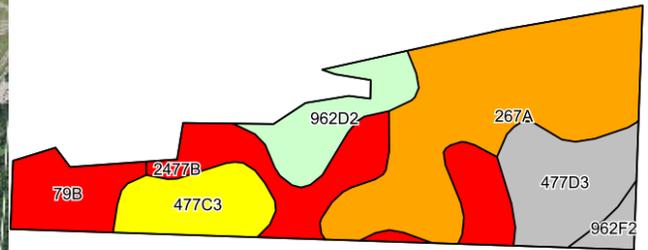
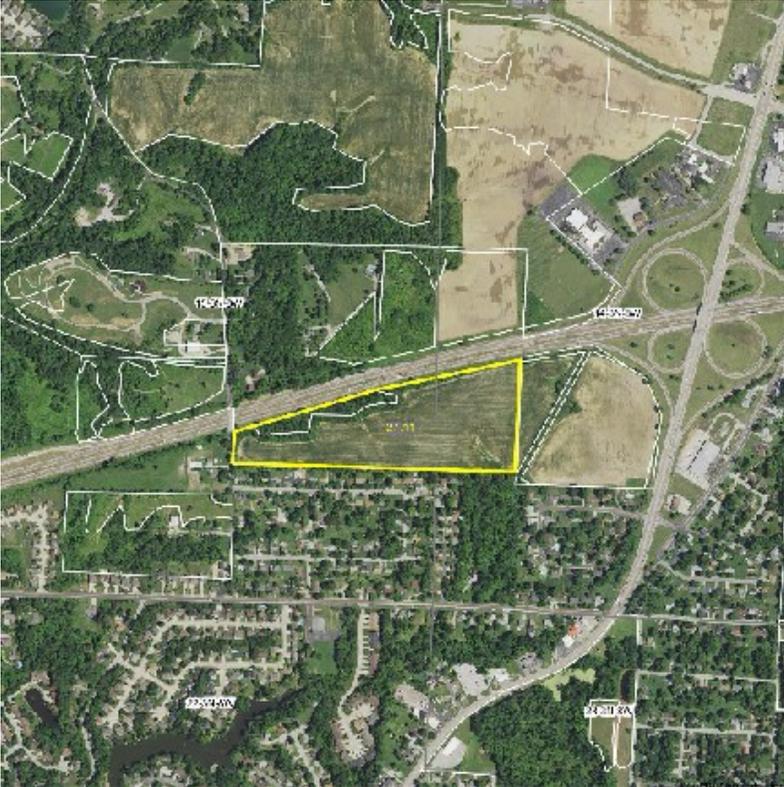
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## Aerial Map and Soil Information



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| Area Symbol: IL119, Soil Area Version: 13 |                                                                    |       |                  |                                     |           |               |                                                |
|-------------------------------------------|--------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| Code                                      | Soil Description                                                   | Acres | Percent of field | II. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 267A                                      | Caseyville silt loam, 0 to 2 percent slopes                        | 9.54  | 38.1%            |                                     | 171       | 52            | 126                                            |
| 2477B                                     | Winfield-Orthents-Urban land complex, 2 to 8 percent slopes        | 4.50  | 18.0%            |                                     | 162       | 50            | 119                                            |
| **477D3                                   | Winfield silty clay loam, 10 to 18 percent slopes, severely eroded | 3.44  | 13.7%            |                                     | **131     | **41          | **96                                           |
| **477C3                                   | Winfield silty clay loam, 5 to 10 percent slopes, severely eroded  | 2.50  | 10.0%            |                                     | **139     | **43          | **102                                          |
| **962D2                                   | Sylvan-Bold silt loams, 10 to 18 percent slopes, eroded            | 2.39  | 9.5%             |                                     | **136     | **42          | **98                                           |
| **79B                                     | Menfro silt loam, 2 to 5 percent slopes                            | 2.16  | 8.6%             |                                     | **163     | **50          | **119                                          |
| **962F2                                   | Sylvan-Bold silt loams, 18 to 35 percent slopes, eroded            | 0.52  | 2.1%             |                                     | **101     | **31          | **73                                           |
| Weighted Average                          |                                                                    |       |                  |                                     | 155.2     | 47.7          | 113.9                                          |



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