

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Baldwin-Verhoeven Farm

50.00 Taxable Acres

Ayers Township, Champaign County, Illinois

Location

The Baldwin-Verhoeven farm is located 3 miles North of Broadlands, Illinois or approximately 15 miles Southeast of Champaign-Urbana, Illinois

Legal Description

50 Acres located in the North ½ of the Northwest ¼ of Section 7, Township 17 North, Range 11 East, 3rd Principal Meridian, Ayers Township, Champaign County, Illinois.

Listing Price

50.00 Acres at \$11,500.00/A = \$575,000.00

Lease/Possession

The farm will be lease free for the 2019 cropping year.

Contact Information



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busey.com

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Champaign County FSA Data

Farm #	8814	Tract #	4915
Total Acres:	46.81	Tillable Acres:	46.81
Corn Base:	33.90	Soybean Base Acres:	11.30
HEL:	No	Program:	ARC-CO

CRP Payment Information

1.43 Acres at \$292.80/acre. Expires September 30, 2021

Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
01-35-07-100-001	50.00	\$25,790.00	\$2,141.74

Yield History

	<u>Corn</u>	<u>SB</u>
2017	202	X
2016	X	66
2015	192	X
2014	X	65

Soil Test – Fall 2016

pH:6.2 P:43 K: 240

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

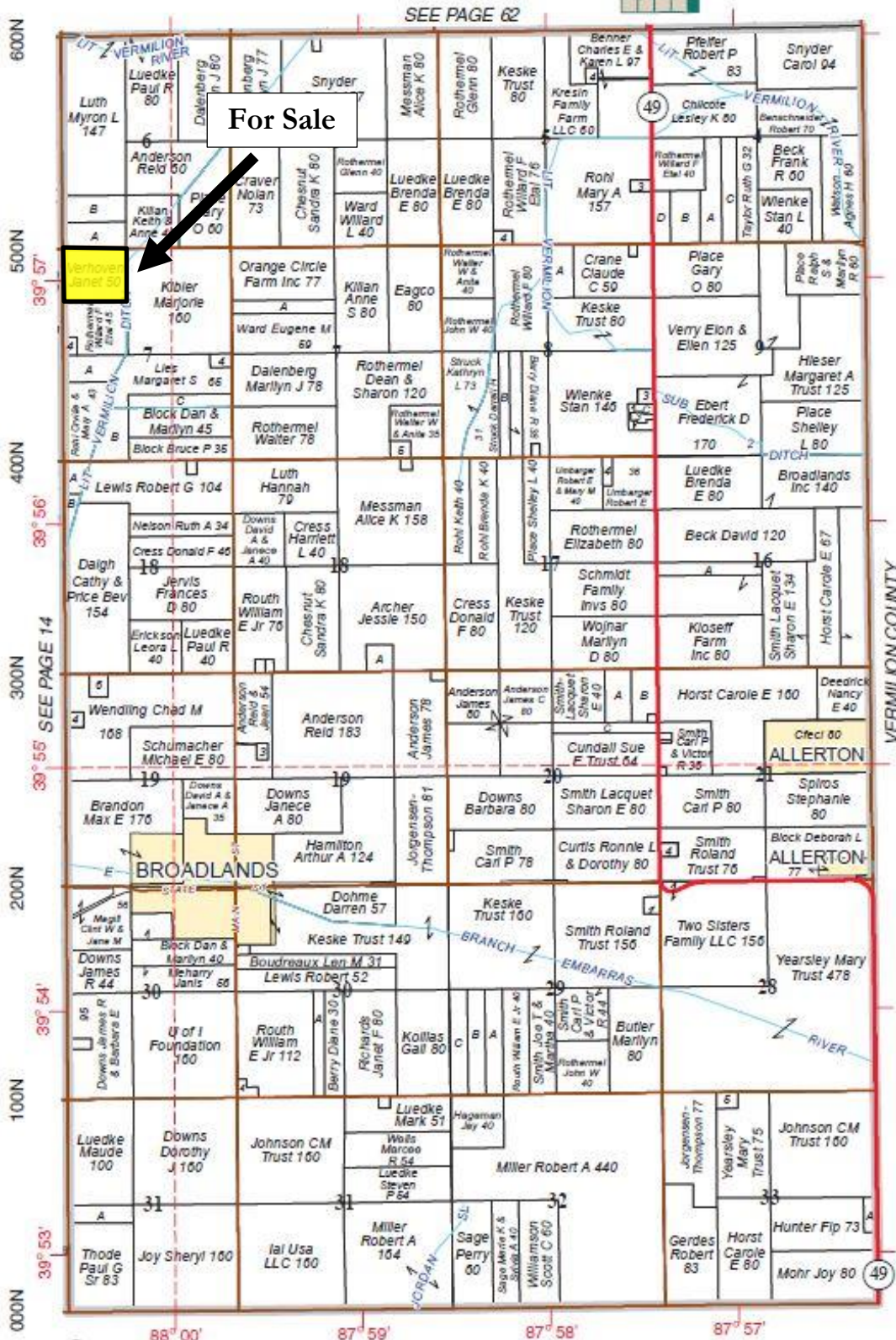
Plat Map

AYERS

Refer to page 80 for keyed parcels



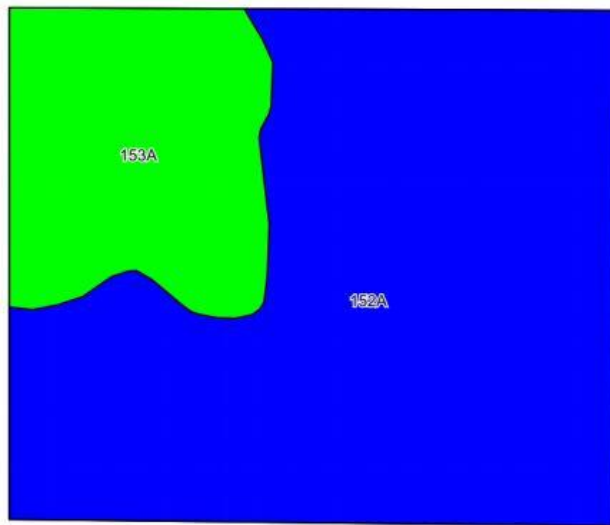
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	38.03	76.10%	195	63	144
153A	Pella silty clay loam	11.97	23.90%	183	60	136
Weighted Average				192.1	62.3	142.1



Licensed Real Estate Broker Corporation

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