

# Farm for Sale

Busey Farm Brokerage



## VERMILION COUNTY – FARM FOR SALE

### Dough Farms LLC, Hoopeston Farm

134.20 Taxable Acres

Grant Township, Vermilion County, Illinois

#### Location

The Hoopeston farm is located just one mile north of the City of Hoopeston, Illinois or 30 miles North of the City of Danville, Illinois.

#### Legal Description

Everything lying West of the Railroad Right-of-Way in the Northeast ¼ of Section 2, Township 23 North, Range 12 West of the Third Principal Meridian, Vermilion County, Illinois.

#### Listing Price

134.20 Acres at \$8,950.00/A = \$1,201,090.00

#### Lease/Possession

The farm is leased for the 2018 growing season under a cash rental agreement.

#### Contact Information



Steve Myers  
Managing Broker  
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Cell: 309-275-4402

John Schuler  
Broker  
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Cell: 309-706-2427

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

301 E Cedar St. LeRoy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### Vermilion County FSA Data

Farm #	11064	Tract #	10527
Total Acres:	133.2	Tillable Acres:	133.2
Corn Base:	66.8	Soybean Base Acres:	66.4
HEL/Wetlands:	No	Program:	ARC-CO

#### PLC Payment Yields

Corn Yield:	163.0	Soybean Yield	47.0
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#### Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
03-02-200-005	89.37	\$28,188.00	\$2,772.08
03-02-200-004	44.83	\$14,315.00	\$1,405.56

#### Yield History

	<u>Corn</u>	<u>SB</u>
2017	197	X
2016	X	61

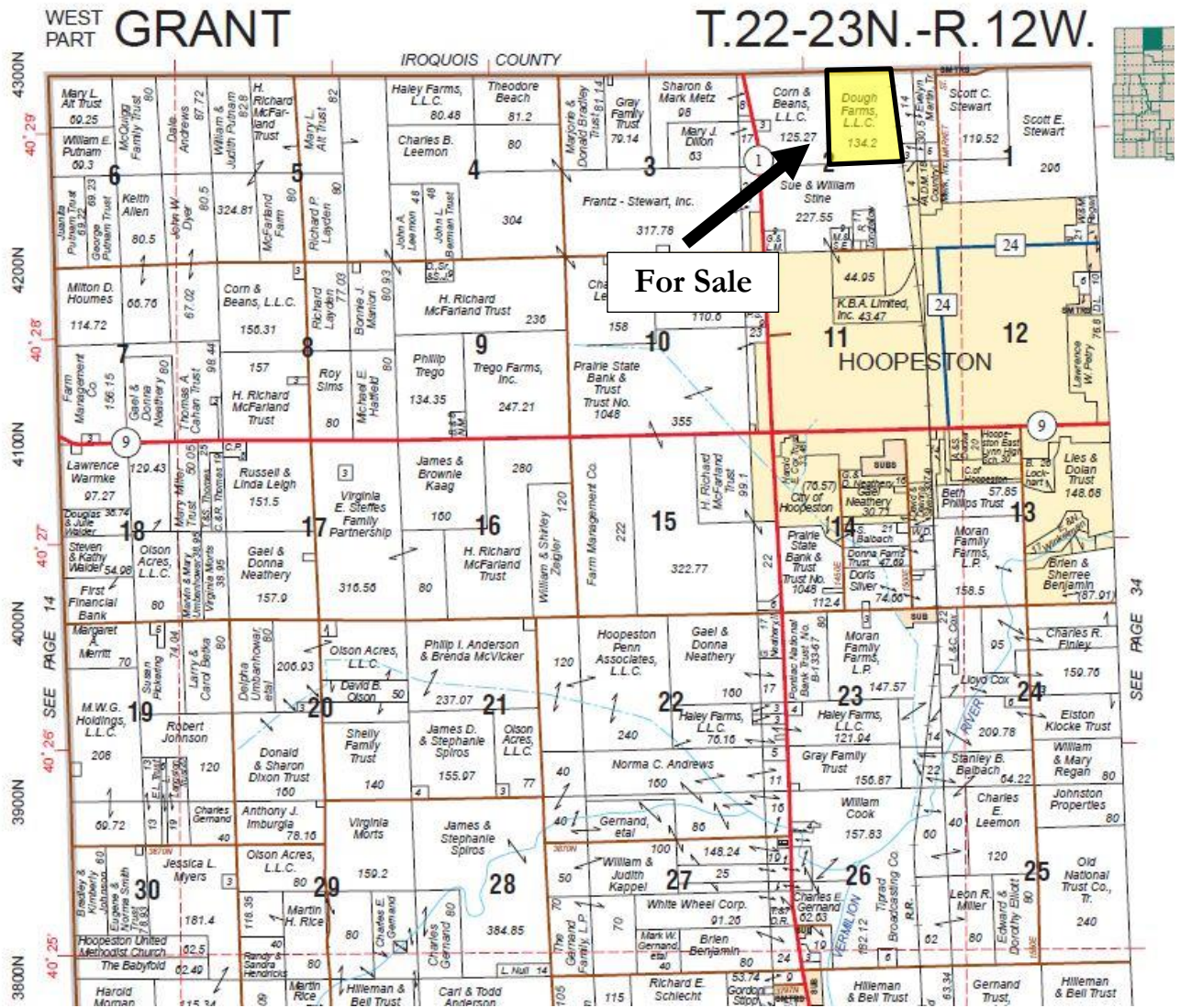
#### Soil Test – Spring 2016

pH: 6.7 P: 148 K:467

**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

Phone: 309-962-2901

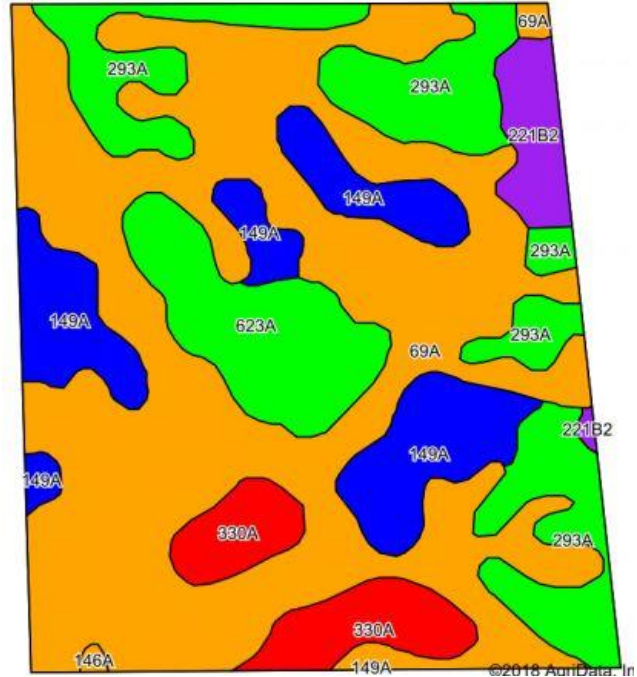
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# Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
69A	Milford silty clay loam	71.39	53.30%	171	58	128
293A	Andres silt loam	21.94	16.40%	184	59	135
149A	Brenton silt loam	17.57	13.10%	195	60	141
623A	Kishwaukee silt loam	10.81	8.10%	182	58	135
330A	Peotone silty clay loam	8.04	6.00%	164	55	123
221B2	Parr silt loam	4.03	3.00%	151	49	113
146A	Elliott silt loam	0.22	0.20%	168	55	125
<b>Weighted Average</b>				<b>176.1</b>	<b>57.4</b>	<b>130.7</b>



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## Steve Myers, Managing Broker

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