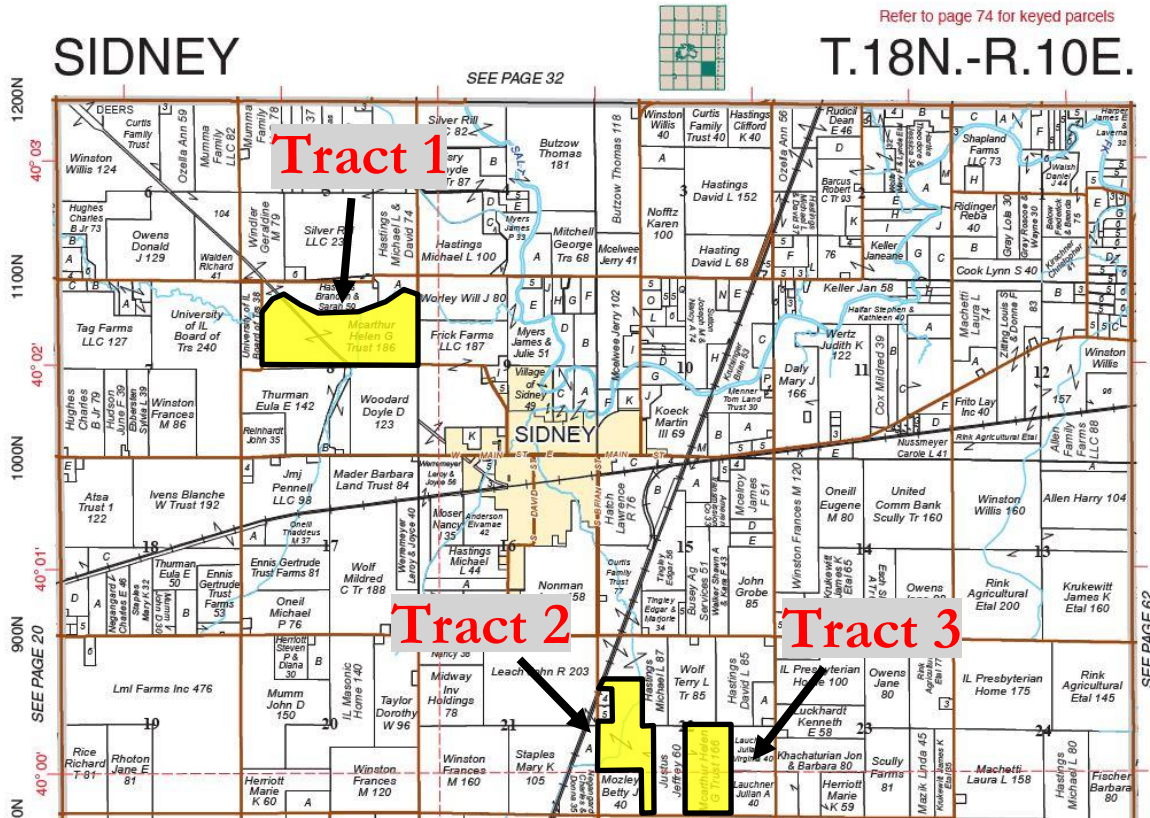


Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

J.H. and Helen McArthur Trust Farm 359.49 Acres, Sidney Township

CONTACT INFORMATION

John Schuler
Broker
(309) 706-2427

Matt Rhodes
Broker
(217) 255-2018

John.Schuler@busey.com

Matt.Rhodes@busey.com

LISTING PRICE

Tract 1: 191.11 Acres at \$11,000/Acre
Tract 2: 87.50 Acres at \$10,500/Acre
Tract 3: 80.88 Acres at \$11,500/Acre

LEASE/POSSESSION

The farm is currently leased for the 2018 season under a crop share lease. It will be lease free for 2019.

LOCATION

There are four tracts located Northwest, Southeast and Southwest of Sidney, Illinois. There is access to Interstate 57 and 74 in Champaign-Urbana.

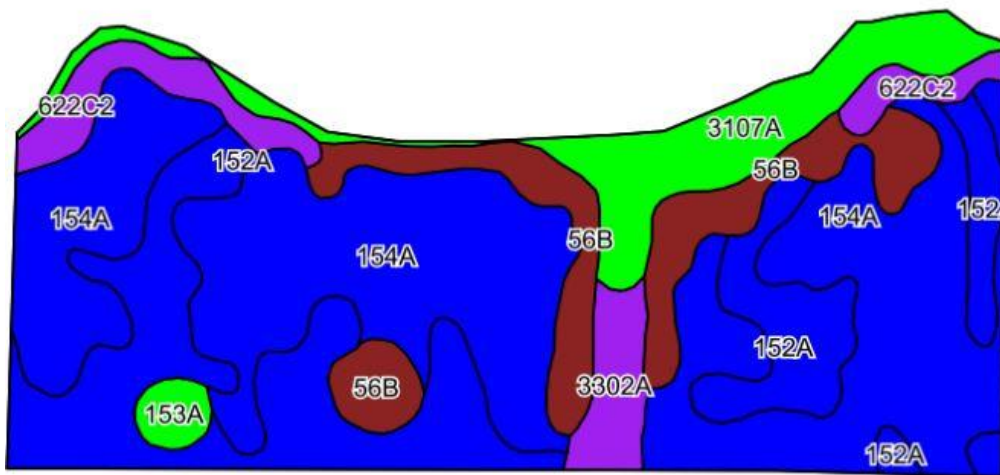


301 E. Cedar St. LeRoy, IL 61752
Phone: (309) 962-2901
Fax: (309) 962-6026

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Aerial and Soil Map: Tract 1



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	87.96	47.40%	194	63	144
152A	Drummer silty clay loam	44.61	24.00%	195	63	144
56B	Dana silt loam	21.24	11.50%	178	55	130
3107A	Sawmill silty clay loam	15.81	8.50%	189	60	139
622C2	Wyant silt loam	8.97	4.80%	150	49	112
3302A	Ambraw silty clay loam	4.72	2.50%	154	50	114
153A	Pella silty clay loam	2.19	1.20%	183	60	136
Weighted Average				188.7	60.8	139.6

Real Estate Tax Information			
Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-08-200-003	185.50	\$88,560.00	\$5,824.16

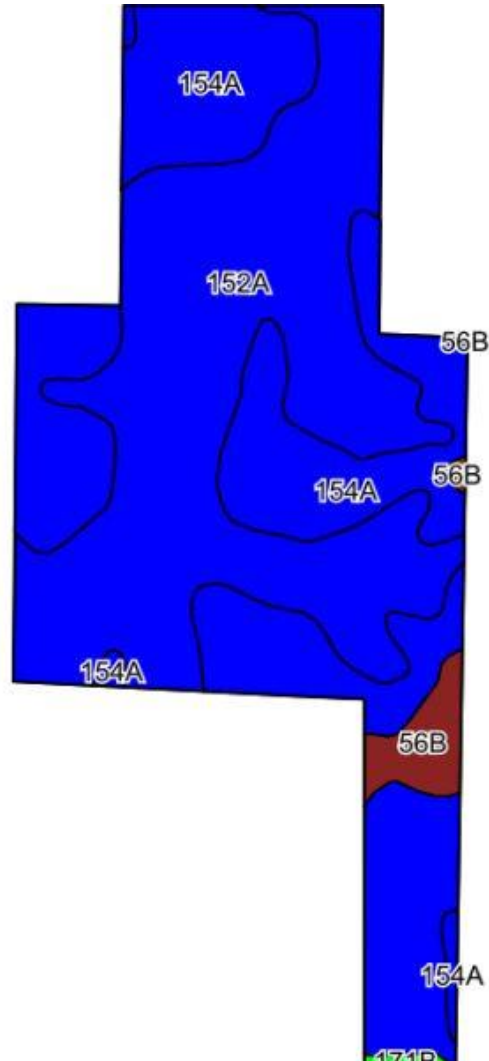
Soil Test Results - 2016/2017		
pH	Phosphorous lbs/acre	Potassium lbs/acre
6.2	82	396

Conservation Reserve Program (CRP) Contract			
Tract 1	Acres: 25.30	Payment: \$6,360.00	Expiration: 9/30/2021

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Aerial and Soil Map: Tract 2



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	52.12	60.30%	195	63	144
154A	Flanagan silt loam	31.25	36.20%	194	63	144
56B	Dana silt loam	2.79	3.20%	178	55	130
171B	Catlin silt loam	0.25	0.30%	185	58	137
Weighted Average				194.1	62.7	143.5

Real Estate Tax Information			
Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-22-300-005	86.41	\$42,910.00	\$3,045.56

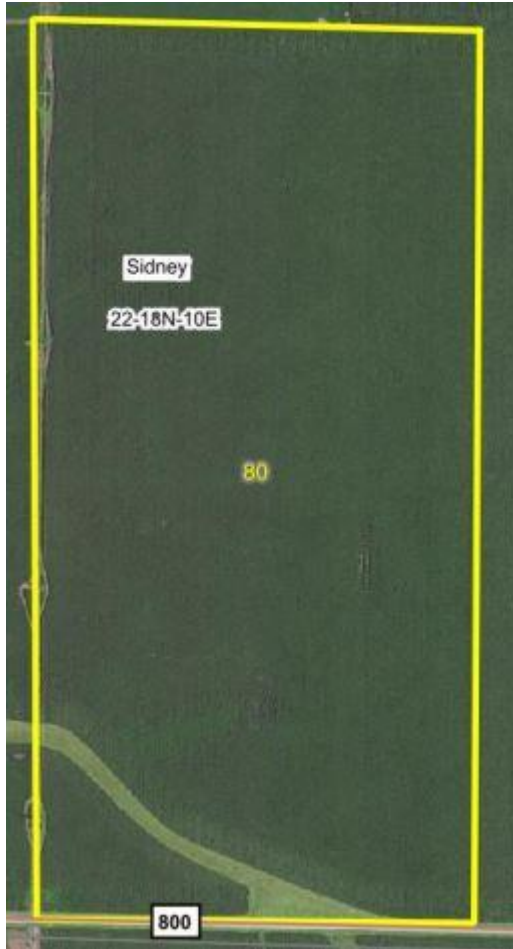
Soil Test Results – 2014		
pH	Phosphorous lbs/acre	Potassium lbs/acre
6.2	62	367

Conservation Reserve Program (CRP) Contract			
Tract 2	Acres:	8.90	Payment: \$2,606.00
			Expiration: 9/30/2021
Tract 2	Acres:	1.32	Payment: \$288.00
			Expiration: 9/30/2025

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Aerial and Soil Map: Tract 3



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	41.04	51.30%	194	63	144
152A	Drummer silty clay loam	33.24	41.60%	195	63	144
56B	Dana silt loam	5.72	7.20%	178	55	130
Weighted Average				193.3	62.4	143.0

Real Estate Tax Information			
Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-22-400-002	80.00	\$47,900.00	\$3,358.12

Soil Test Results – 2015		
pH	Phosphorous lbs/acre	Potassium lbs/acre
6.1	94	412

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Farm Information

CHAMPAIGN COUNTY FSA DATA TRACT 1

Farm #	2999	Tract #	3805
Total Acres:	184.01	Tillable Acres:	183.32
Corn Base:	93.40	Soybean Base Acres:	62.30
HEL:	No	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	161	Soybean Yield:	54
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YIELD HISTORY

	<u>Corn</u>	<u>SB</u>
Year: 2017	223	72
Year: 2016	221	73
Year: 2015	220	69
Year: 2014	251	69
Year: 2013	214	62
Average	225.8	69.0

CHAMPAIGN COUNTY FSA DATA TRACT 2 & 3

Farm #	3192	Tract #	4220/25
Total Acres:	175.06	Tillable Acres:	161.45
Corn Base:	94.70	Soybean Base Acres:	54.20
HEL:	No	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	162	Soybean Yield:	50
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YIELD HISTORY

	<u>Corn</u>	<u>SB</u>
Year: 2017	228	62
Year: 2016	218	71
Year: 2015	247	75
Year: 2014	226	75
Year: 2013	207	X
Average	225.2	70.8

Summary

The McArthur farms have an average P.I. of 142.0 and has 359.07 tillable acres (99% tillable) according to the FSA records. All three tracts are unimproved. Tracts 2-3 are a part of the Town of Sidney Drainage District #2. Tile maps can be provided upon request.



Licensed Real Estate Broker Corporation

Managing Broker: Steve Myers

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