

# Farm for Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### Schiller Farm

160.00 +/- Acres

Newcomb Township, Champaign County, Illinois

#### Location

The farm is located 1.5 miles north of Mahomet, IL, ½ mile south of the corner of 2500 N along township road 100 E, two miles due west of Rt. 47. This farm is 10 miles northwest of Champaign-Urbana, IL.

#### Legal Description

The Southwest ¼ of Section 32, Township 21 North, Range 7 East of the 3<sup>rd</sup> Principal Meridian situated in Newcomb Township, Champaign County, Illinois.

#### Listing Price

**160.00 Acres at \$11,500.00 = \$1,840,000.00**

#### Lease/Possession

The farm is open for the 2017 crop year. There are reimbursements due for tillage/fertility.

#### Contact Information



Dean Kyburz Managing Broker 217-425-8291	Steve Myers Listing Broker 309-962-2901 Cell: 309-275-4402	Matt Rhodes Broker 217-351-6555 Cell: 217-255-2018
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**busey.com**

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-351-6555 Fax: 217-351-2848

#### Champaign County FSA Data

Farm #	Currently under 3 separate numbers		
Total Acres:	161.75	Tillable Acres:	161.75
Corn Base Acres:	80.8	Soybean Base Acres:	80.7
HEL/Wetlands:	N/A	Program:	ARC-CO

#### PLC Payment Yields

Corn Yield:	154	Soybean Yield:	50
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#### Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
16-07-32-300-002	80.00	\$38,590	\$3,109.62
16-07-32-300-006	17.00	\$6,640	\$571.54
16-07-32-300-007	31.50	\$13,880	\$1,074.90
16-07-32-300-008	31.50	\$15,400	\$1,184.00

#### Soil Test Results

KSI 2015    pH: 6.4    P1: 63    K: 353    OM: 3.3

#### Yield History

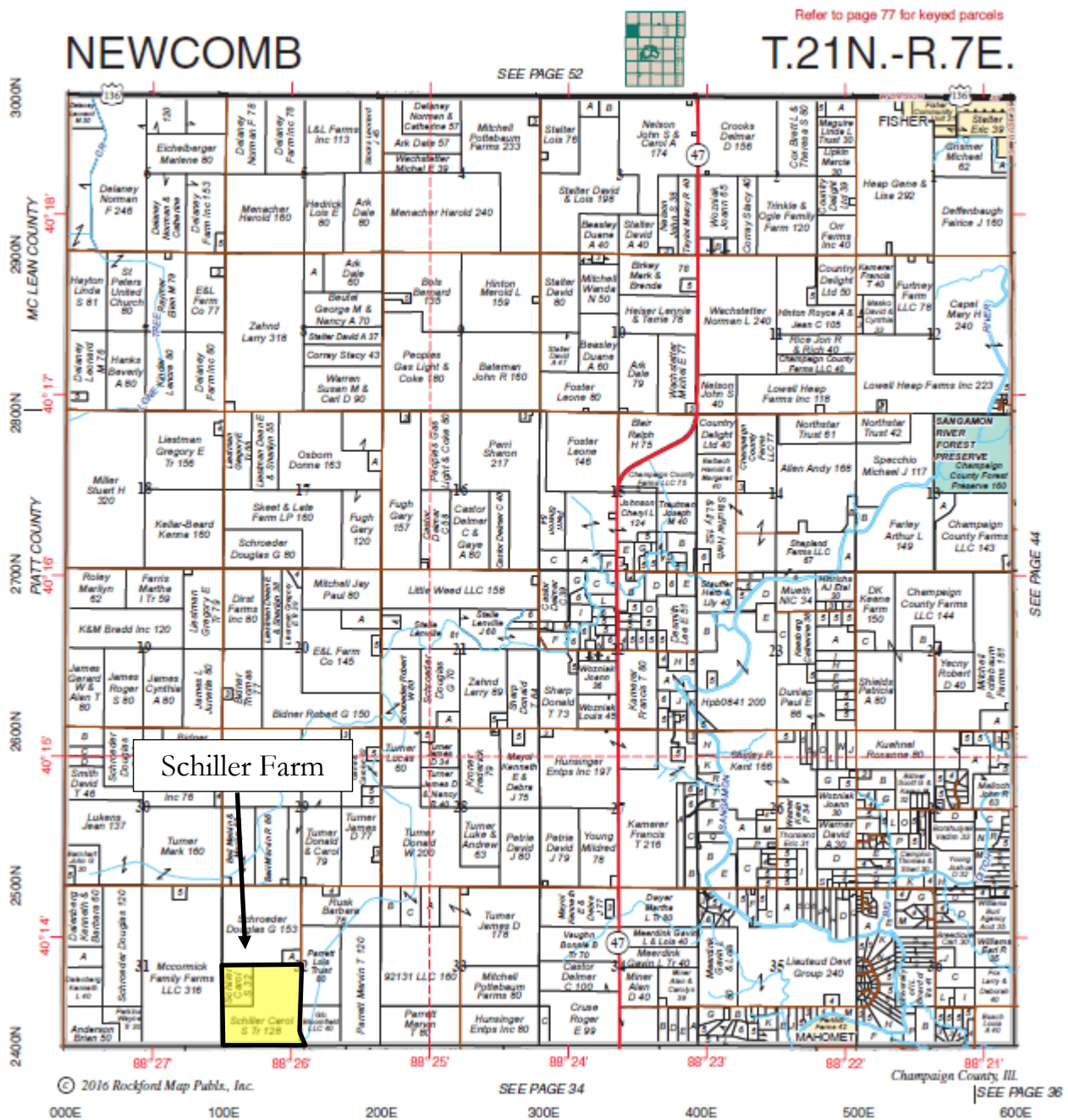
(Based on 152.94 Tillable)

	Corn	SB
2016	225.9	X
2015	X	64.1
2014	232.3	X
2013	X	55.8
<b>Average</b>	<b>229.1</b>	<b>60.0</b>

**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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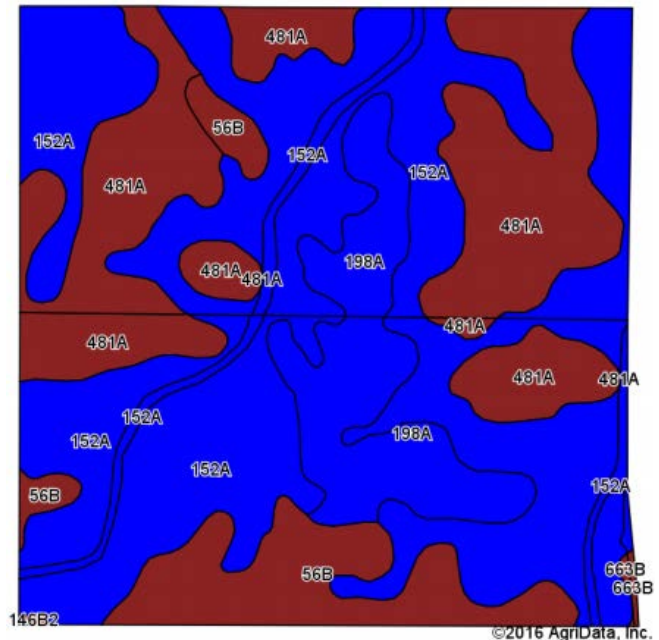
Licensed Real Estate Broker Corporation  
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# Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	84.80	52.3%	195	63	144
481A	Raub silt loam	43.09	26.6%	183	58	134
198A	Elburn silt loam	17.78	11.0%	197	61	143
56B	Dana silt loam	16.09	9.9%	178	55	130
663B	Clare silt loam	0.31	0.2%	180	56	133
146B2	Elliott silty clay loam	0.11	0.1%	160	52	119
<b>Weighted Average</b>				<b>190.3</b>	<b>60.6</b>	<b>139.8</b>

## Busey FARM BROKERAGE

Licensed Real Estate Broker Corporation

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