

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Wayne O. Noland Estate Farm—Shelby County 65 acres +/-

Location

This farm is located approximately 5 miles southeast of Tower Hill, approximately 6.5 miles northeast of Herrick.

Legal Description

Part of the SE 1/4 of the NE 1/4 of Section 14 containing +/-29 acres, Part of the SW 1/4 of the NW 1/4 of Section 13 containing +/-30 acres, and 6 acres off the West end of 25 acres off the South end of the NE 1/4 of the SW 1/4 of Section 13, all in Township 10N, Range 2E. Call for a more detailed legal description.

Listing Price

65 acres x \$3,500/acre = \$227,500.00

Lease/Possession

Possession upon closing, subject to the terms of the existing CRP contract.

Contact Information



Dean Kyburz, Managing Broker 217-425-8290

Tom Courson, Listing Broker 217-425-8291

Nick Suess, Broker 217-425-8296

Corey Zelhart, Broker 217-425-4245

Kyle Ogden, Broker 217-425-8279

busey.com

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

County FSA Data

Farm #	288	Tract #	1353
--------	-----	---------	------

Cropland Acres:	46.5	CRP Enrolled Cropland Acres:	46.5
-----------------	------	---------------------------------	------

HEL Classification: Contains HEL, Conservation system being actively applied

CRP Information

Practice Number: CP10 2017 Per Acre Rate: \$103.00

Contract Period: 10/1/2007—9/30/2017

Possibility of contract extension, new contract, or conversion to crop production at expiration of existing CRP Contract. Call for additional details of the existing contract.

Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
0417-13-00-100-006	30.00	\$1,076	\$101.88
0417-14-00-200-008	29.00	\$748	\$70.82
0417-13-00-300-006	6.00	\$15	\$0.00
Total	65.00		\$172.70

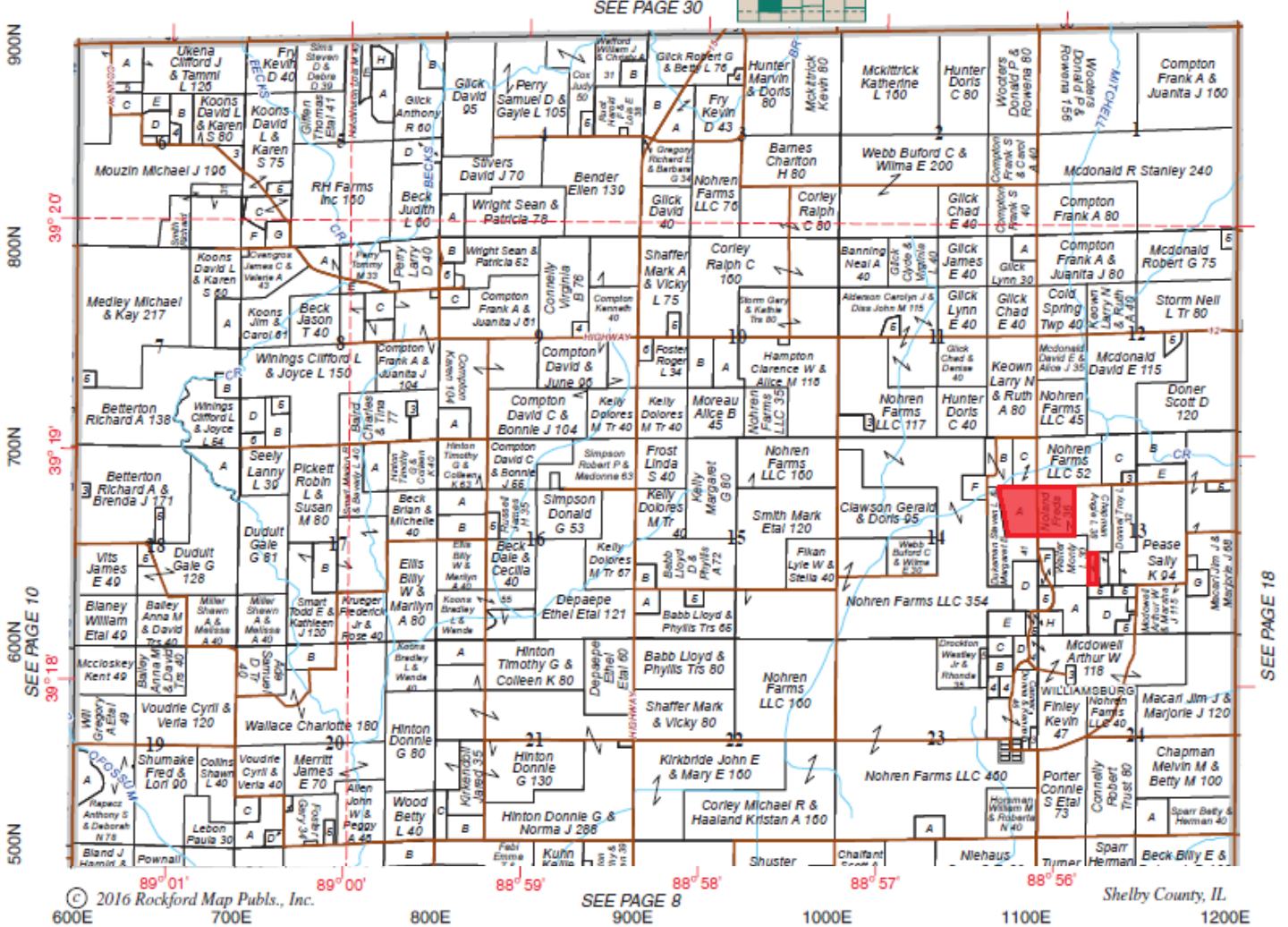
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

Farm for Sale

Plat Map

COLD SPRING

Refer to page 66 for keyed parcels
T.10N.-R.2E.



Reprinted with permission of Rockford Map Publishers, Inc.



Licensed Real Estate Broker Corporation

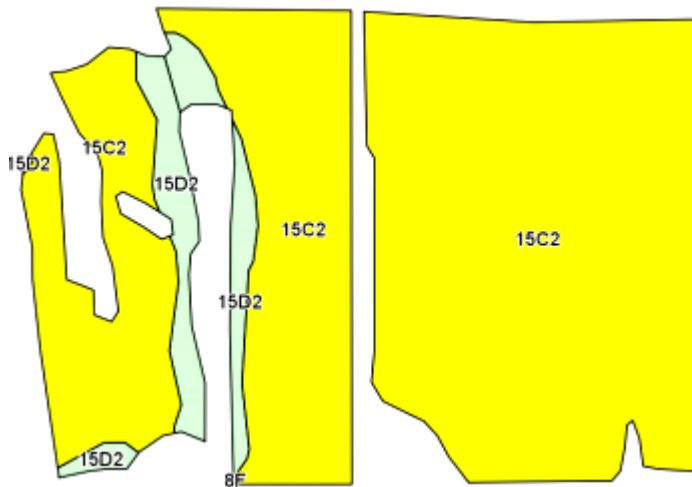
Dean Kyburz, Managing Broker
Tom Courson, Listing Broker
Nick Suess, Broker
Corey Zelhart, Broker
Kyle Ogden, Broker

Phone 217-425-8290
Phone 217-425-8291
Phone 217-425-8296
Phone 217-425-8245
Phone 217-425-8279

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

Farm for Sale

Aerial Maps and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Crop Productivity Index for optimum management
152C2	Parke Silt Loam	42.88	92.3%	102
152D2	Parke Silt Loam	3.60	7.7%	98
Weighted Average		46.48		101.7



Licensed Real Estate Broker Corporation

Dean Kyburz, Managing Broker
Tom Courson, Listing Broker
Nick Suess, Broker
Corey Zelhart, Broker
Kyle Ogden, Broker

Phone 217-425-8290
Phone 217-425-8291
Phone 217-425-8296
Phone 217-425-8245
Phone 217-425-8279

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