

FARMLAND FOR SALE

Busey Farm Brokerage

45.9 Acres For Sale

Logan County

Lake Fork Township

Farm for Sale

Games Estate Farm 45.9 Surveyed Acres

Contact Information



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Alexis Jacobs, Broker 217-425-4541
Steve Myers, Managing Broker 309-962-2311**

Listing Price

45.9 Surveyed Acres X 17,500/Ac = \$803,250.00

Lease/Possession

The lease for this farm is currently open for 2024.

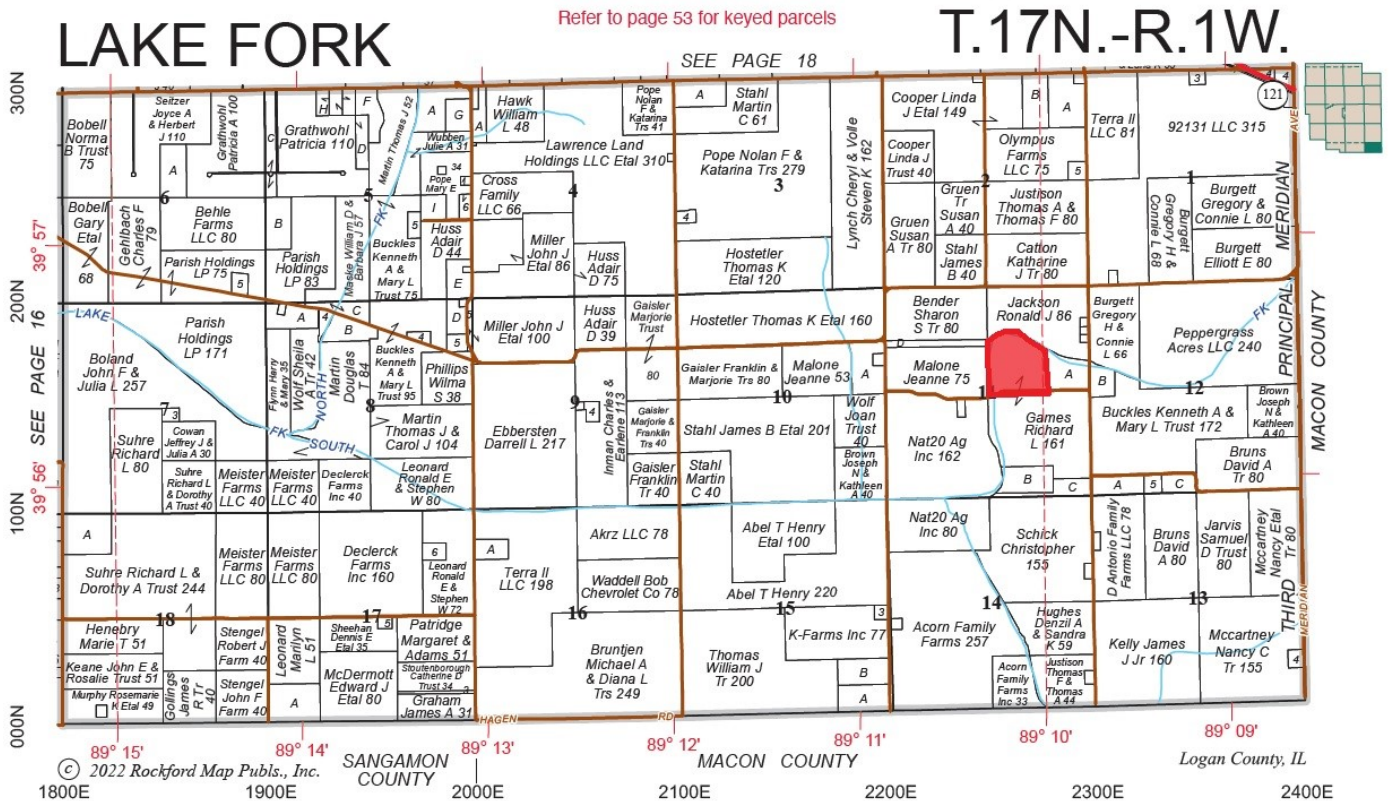
busey.com

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

Farm for Sale

BUSEY FARM BROKERAGE—45.9+/- Acres—Logan County



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Licensed Real Estate Broker Corporation

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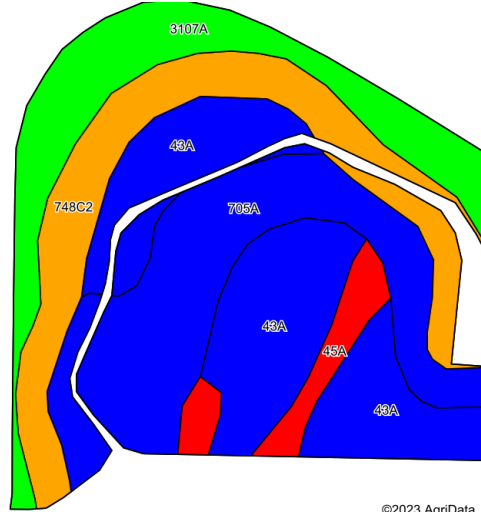
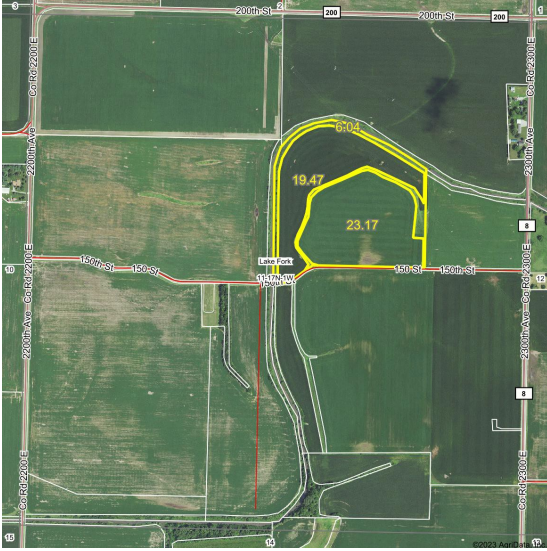
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Games Estate Farm—45.9 Surveyed Acres



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Area Symbol: IL107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	12.69	29.8%		191	62	142
705A	Buckhart silt loam, 0 to 2 percent slopes	11.39	26.7%		190	61	142
**748C2	Plano silt loam, sandy substratum, 5 to 10 percent slopes, eroded	8.53	20.0%		**173	**53	**126
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	7.89	18.5%		189	60	139
45A	Denny silt loam, 0 to 2 percent slopes	2.14	5.0%		159	52	118
Weighted Average					185.2	59.1	137

Logan County FSA Data

Farm #	0378 (Part)	Tract #	856
Total Acres:	163.8	Cropland Acres:	160.84
Corn Base Acres:	73.3	Soy Base Acres:	73.2
Farm Program:	ARC County Beans/PLC Corn		

Price Loss Coverage (PLC) Yields

Corn Yield	173	Soybean Yield:	57
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Farm Production

	Corn	Soybeans
2022	269.67	66.10
2021	237.64	82.98
2020	240.52	66.85
2019	209.05	68.89

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
01-011-004-00	45.8	\$25,000.00	\$1,922.96
01-011-012-00 (Part)	115.08	\$74,940.00	\$5,546.54

Soil Test Results

2019 South pH: 6.5	P1: 72.0	K: 283.3
2020 North pH: 6.7	P1: 77.4	K: 290.9

Legal Description

Part of the SW 1/4 of the NE 1/4 of Section 11, Township 17 North, Range 1 West of the Third Principal Meridian, Logan County, Illinois.

Location

Located 2.0 miles South of Latham Illinois and accessed via 150th Street to the South.



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UAF Images

Coming Soon!



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