

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Graham Trust Farm

73.5 +/- Acres

Ludlow Township, Champaign County, Illinois

Location

The Graham Trust Farm is located on Southwest corner of Ludlow, IL. It is located on the south side of 3500 N. Interstate 57 is on the East side of the farm and partially splits the farm.

Abbreviated Legal Description

The North Half of the Northeast Quarter except the I-57 roadway of Section 11, Township 22 North, Range 9 East of the 3rd Principal Meridian situated in Ludlow Township, Champaign County, Illinois.

Listing Price

73.5 Acres x \$8,100/Ac = \$595,350.00

Contact Information

Busey FARM
BROKERAGE

Daniel Herriott Listing Broker O: 217-351-2757 C: 217-722-5979	Matt Rhodes Broker O: 217-351-6555 C: 217-255-2018	Kyle Ogden Broker O: 217-351-2744 C: 217-369-3306
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busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker
O: 309-962-2901 C: 309-275-4402
steve.mvers@busey.com

Lease/Possession

The farm lease is open for the 2018 crop year.

Champaign County FSA Data

Farm #	1096	Tract #	154
Total Acres:	72.80	Tillable Acres:	72.80
Corn Base Acres:	34.64	Soybean Base Acres:	34.61
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	148	Soybean Yield:	44
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Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
14-03-11-200-001	73.5	\$14,820	\$1,541.48

Soil Test Results

Next Gen '17	pH: 5.7	P1: 60	K: 250	OM: 4.4
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Yield History

	Corn	SB
2016	218.7	66.3
2015	122.8	50.7
2014	197.7	62.0

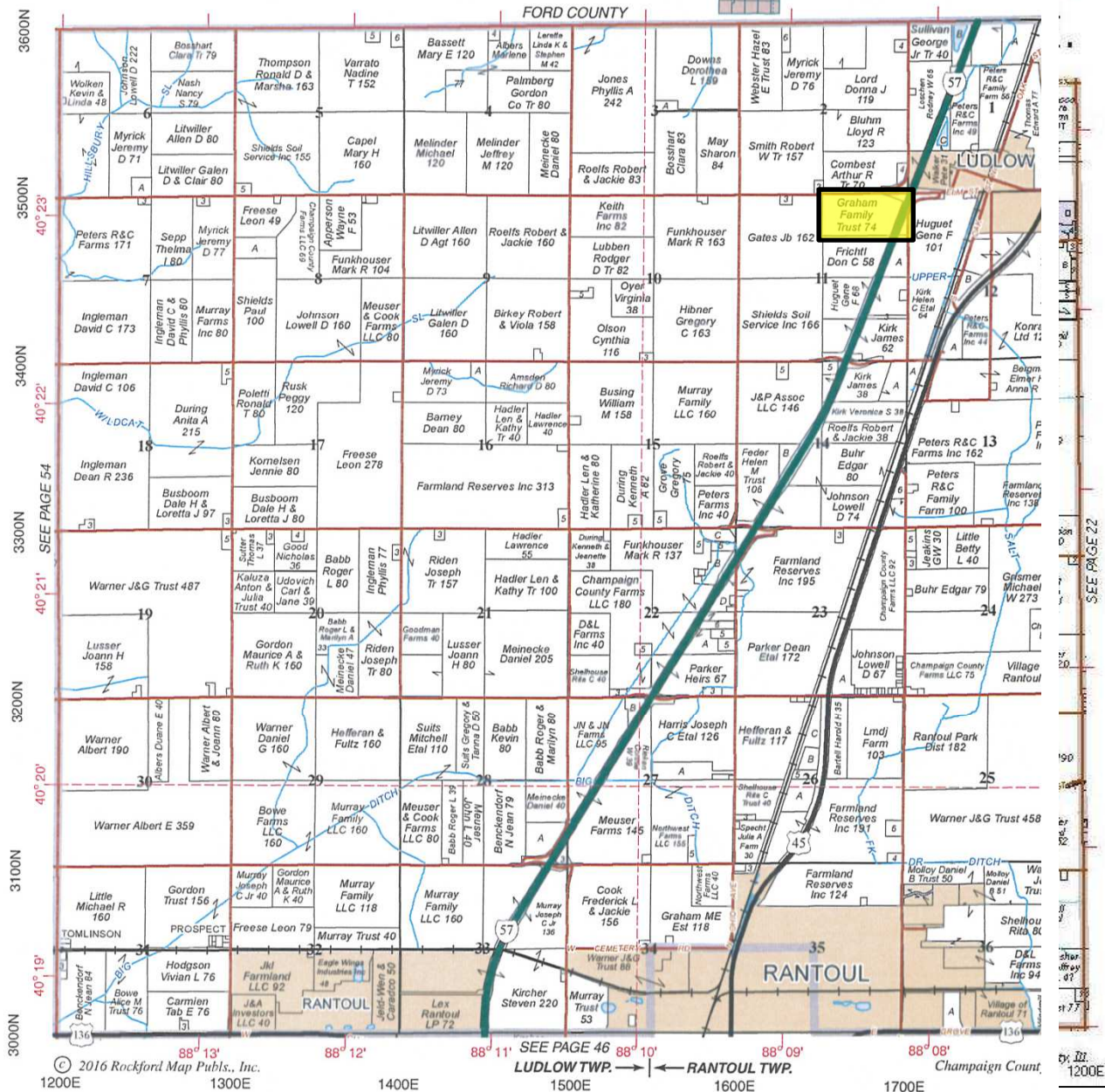
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map

LUDLOW NORTH PART RANTOUL

Refer to page 79 for keyed par
T.22N.-R.9



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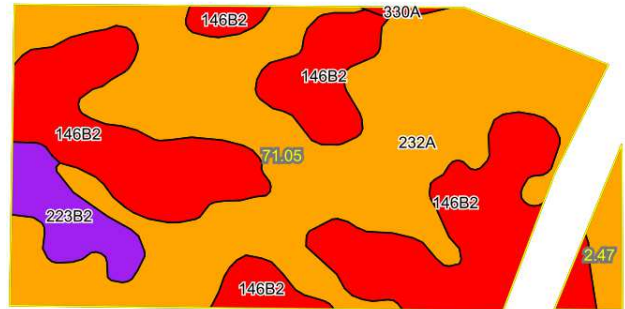
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Aerial Map and Soil Information



Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
232A	Ashkum silty clay loam	41.89	57.0%	170	56	127
146B2	Elliott silty clay loam	27.63	37.6%	160	52	119
223B2	Varna silt loam	3.79	5.2%	150	48	110
330A	Peotone silty clay loam	0.21	0.3%	164	55	123
Weighted Average				172.9	56.0	123.1



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Daniel Herriott
Listing Broker

Phone: 217-351-2757

Cell: 217-722-5979

daniel.herriott@busey.com

Matt Rhodes
Broker

Phone: 217-351-6555

Cell: 217-255-2018

matt.rhodes@busey.com

Kyle Ogden
Broker

Phone: 217-351-2744

Cell: 217-369-3306

kyle.ogden@busey.com

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