

Farm for Sale

Busey Farm Brokerage



Farm for Sale

H.M. Owen Heirs — Christian County Farms 283.1 Total Taxable Acres in Three Tracts

Location

Tract 1 Is located 5 miles northwest of Stonington Illinois in Buckhart Township. **Tract 2** and **Tract 3** are located 3 miles northwest of Stonington Illinois in Stonington Township.

Legal Description

Tract 1— The NW ¼ of Section 1, T 14 N, R 2 W, of the 3rd P.M., located in Christian County, Illinois, containing approximately 160 Acres.

Tract 2—The S ½ of the SW ¼ of Section 5, T 14 N, R 1 W, of the 3rd P.M. located in Christian County, Illinois, containing approximately 80 acres.

Tract 3—The SE ¼ of the SE ¼ of Section 6, T 14 N, R 1 W, of the 3rd P.M. located in Christian County, Illinois, containing approximately 40 acres.

Listing Price

Tract 1— 162.1 Acres @ \$10,900/ac or \$1,766,890 Total

Tract 2— 81.00 Acres @ \$11,700/ac or \$947,700 Total

Tract 3— 40.00 Acres @ \$11,700/ac or \$468,000 Total

Total— 283.10 Acres @ \$11,185/ac or \$3,182,590 Total

WILL SELL TRACTS TOGETHER OR SEPERATE

Lease/Possession

The lease for these farms is currently open for 2018.

Contact Information



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busey.com

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Phone: 217-425-8340—Fax 217-362-2724

Christian County FSA Data

	TRACT 1	TRACT 2 & 3
Farm #	1105	1105
Tract #	1947	1948
Total Acres:	160.31	121.61
Cropland Acres:	154.72	121.39
Corn Base Acres:	76.5	60.0
Soy Base Acres:	76.5	60.0
Farm Program:	ARC-County	ARC-County
Price Loss Coverage (PLC) Yields		
Corn Yield:	175.0	175.0
Soybean Yield:	57.0	57.0

Real Estate Tax Information

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable 2018
03-08-01-100-001	162.1	\$77,299.00	\$4,418.22
16-09-05-300-002	81.0	\$42,294.00	\$3,036.16
16-09-06-400-003	40.0	\$22,250.00	\$1,491.32

Yield History

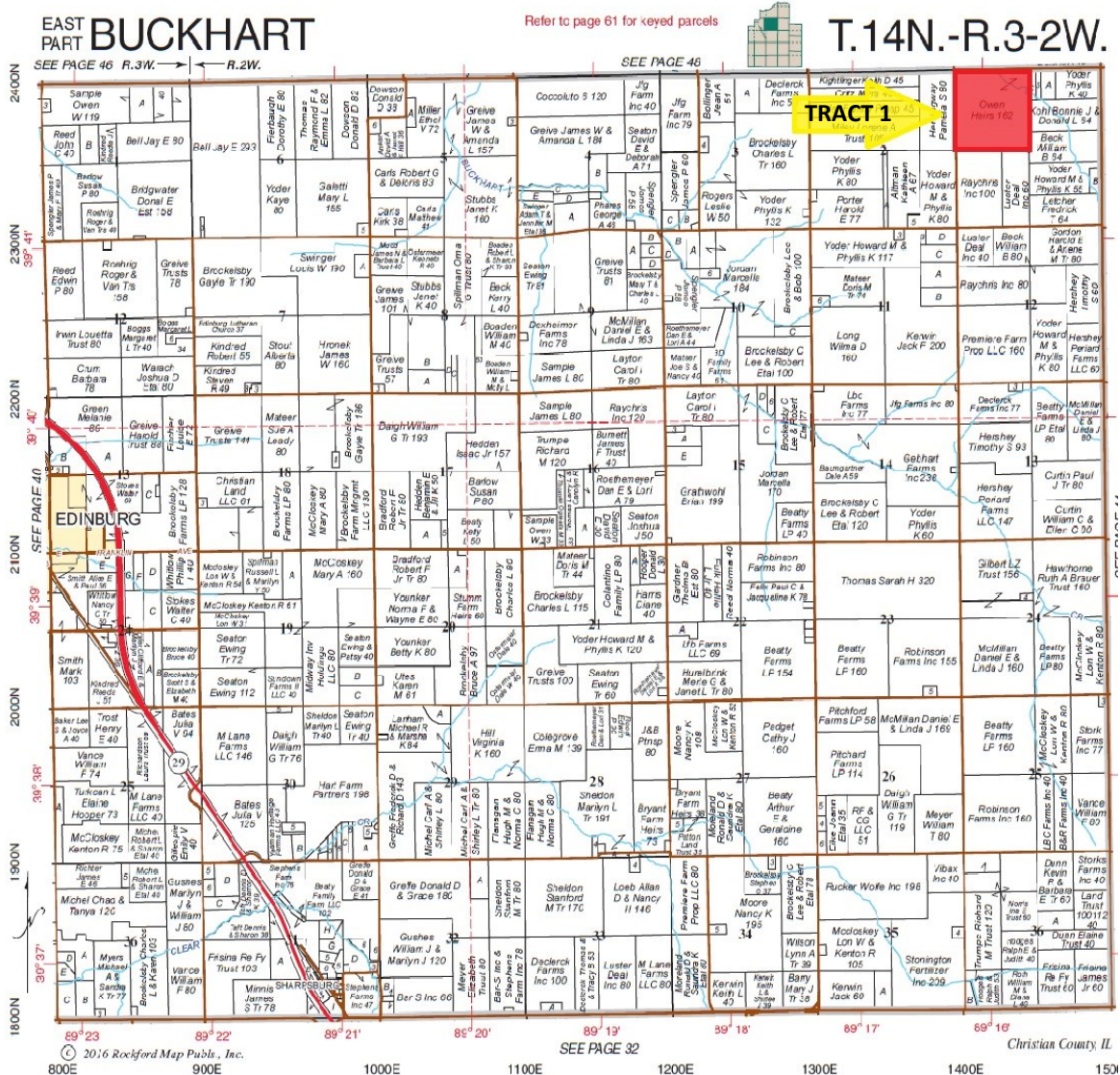
	Tract 1	Tract 2	Tract 3
2017	240 Crn/73 Soy	73 Soy	250 Corn
2016	234 Crn/75 Soy	241 Corn	75 Soy
2015	225 Crn/71 Soy	71 Soy	231 Corn
2014	249 Crn/70 Soy	252 Corn	74 Soy
2013	214 Crn/53 Soy	61 Soy	236 Corn

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Plat Map—Tract 1



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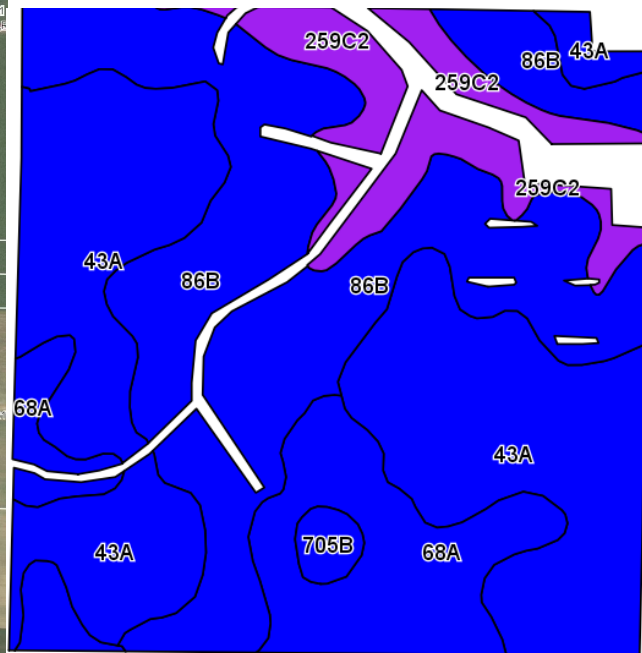
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Aerial Map and Soil Information Tract 1



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	59.1	39.3%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	54	35.9%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	22	14.6%		192	63	143
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	13.7	9.1%		**152	**48	**111
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.6	1.1%		**188	**60	**141
Weighted Average					186.8	59.8	138.6

2016 Soil Test Results

pH: 6.4

P: 24.00

K: 340.0

OM: 3.2



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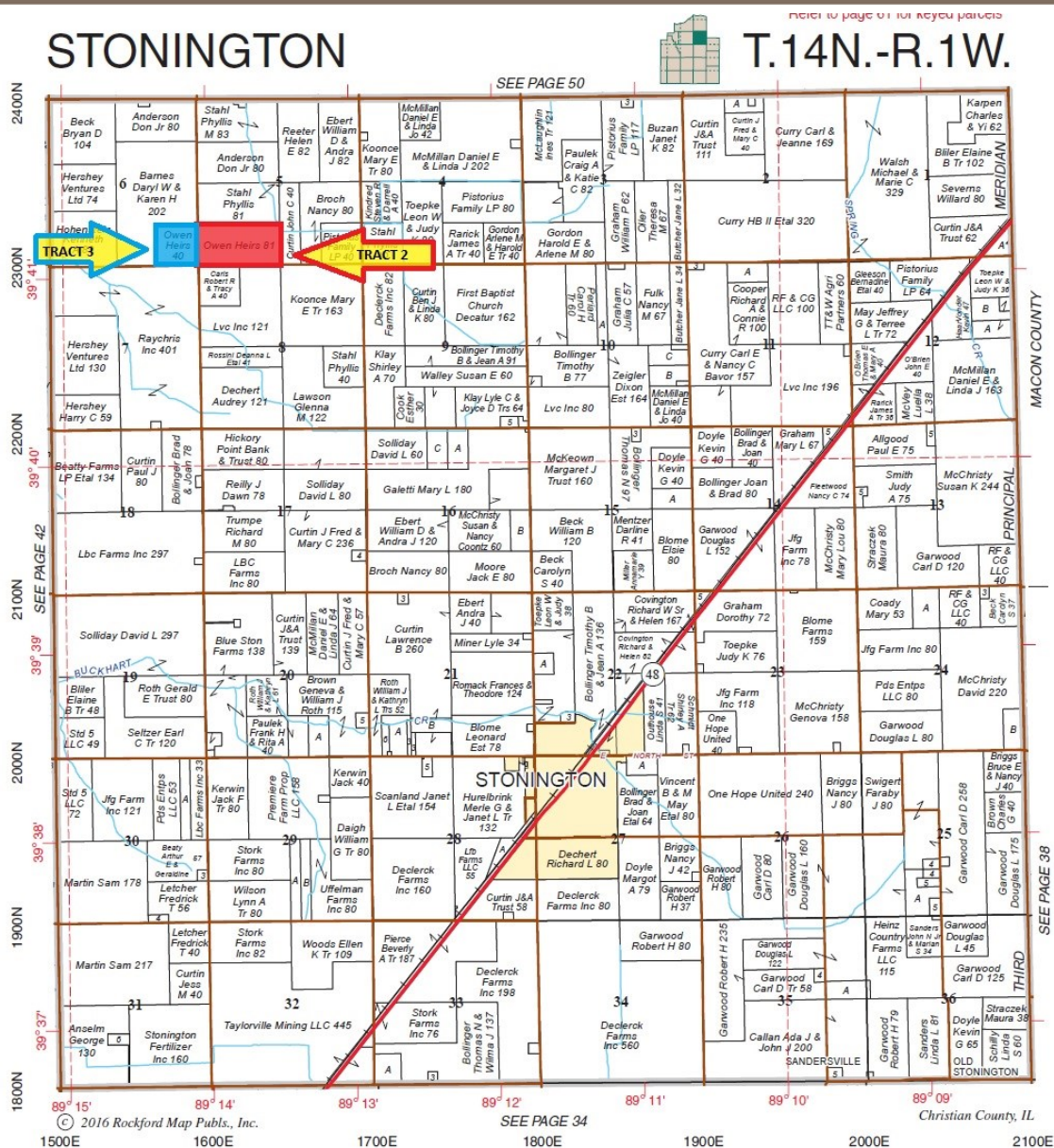
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Plat Map—Tract 2 and Tract 3



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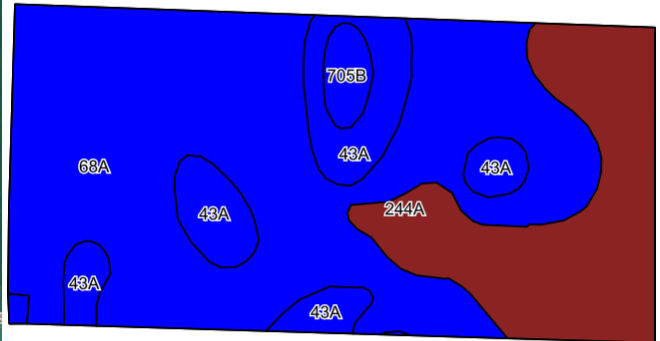
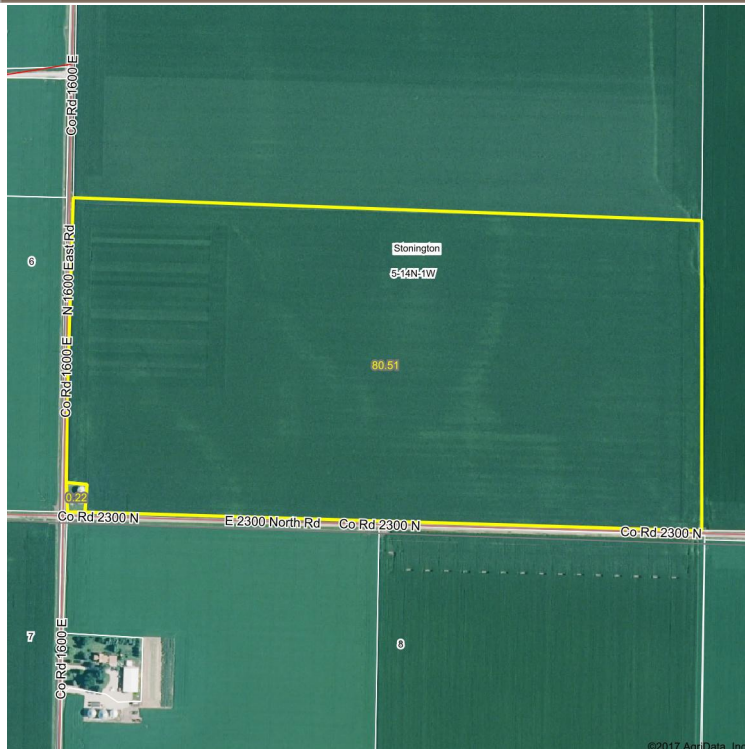
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Aerial Map and Soil Information Tract 2



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Area Symbol: IL021, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	50.39	62.4%		192	63	143
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	18.14	22.5%		182	59	134
43A	Ipava silt loam, 0 to 2 percent slopes	10.59	13.1%		191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.61	2.0%		**188	**60	**141
Weighted Average					189.5	61.9	140.8

2016 Soil Test Results

pH: 6.4

P: 56.18

K: 398.23

OM: 3.8

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Improvements—Tract 2



Tract 2 Contains:

1—10,000 bushel drying bin

1—10,000 bushel bin



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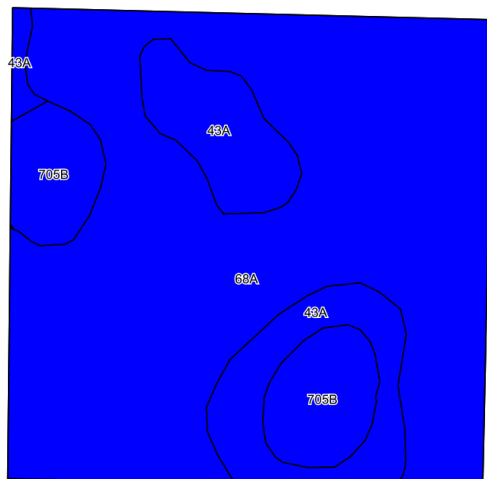
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Aerial Map and Soil Information Tract 3



Area Symbol: IL021, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	29.74	72.7%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	6.83	16.7%		191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.31	10.5%		**188	**60	**141
Weighted Average					191.4	62.5	142.6

2016 Soil Test Results

pH: 6.1

P: 32.0

K: 406.0

OM: 3.3



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