

# Farmland For Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### The Ruth Harris Trust Farm

358.74 +/- Acres in two tracts

Brown Township, Champaign County, Illinois

#### Location

The Harris Trust Farm consists of two tracts located 1 mile northwest of Fisher or 8 miles south of Gibson City along Route 47. The north tract sits at the northeast corner of Route 47 and 3200 N and the south tract along Route 47 at 3150 N.

#### Legal Description (Abbrev.)

**North Tract:** The SW ¼ & W ½ SE ¼ of Section 23;

**South Tract:** The SE ¼ NW ¼ & N ½ SW ¼ excluding building site, of Section 26, T22N, R7E of the 3<sup>rd</sup> P.M., Champaign County, IL.

#### Contact Information

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BROKERAGE

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#### Real Estate Tax Information

Tract	Parcel ID#	Acres	2016 A.V.	2016 Tx Pd 2017
1	02-01-23-300-001	40.00	\$15,170	\$1,238.42
1	02-01-23-300-002	40.00	\$15,260	\$1,245.06
1	02-01-23-300-004	160.00	\$72,270	\$5,808.20
Total Tract 1:		240.00	\$102,700	\$8,291.68
2	02-01-26-100-002	40.00	\$15,770	\$1,282.66
2	02-01-26-300-007	78.74	\$42,590	\$3,378.78
Total Tract 2:		118.74	\$58,360	\$4,661.44

\*Taxes include drainage.

#### Yield History

Year	Corn	Soybeans
2017	184.2	68.7
2016	221.9	65.6
2015	149.0	37.5
2014	190.7	53.8

#### Lease/Possession

The lease is open for the 2018 crop year and possession is subject to the tenant's rights from the 2017 lease.

#### Asking Price

**358.74 Ac X \$10,400/ac = \$3,730,896.00**

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

# Farm Information & Plat Map

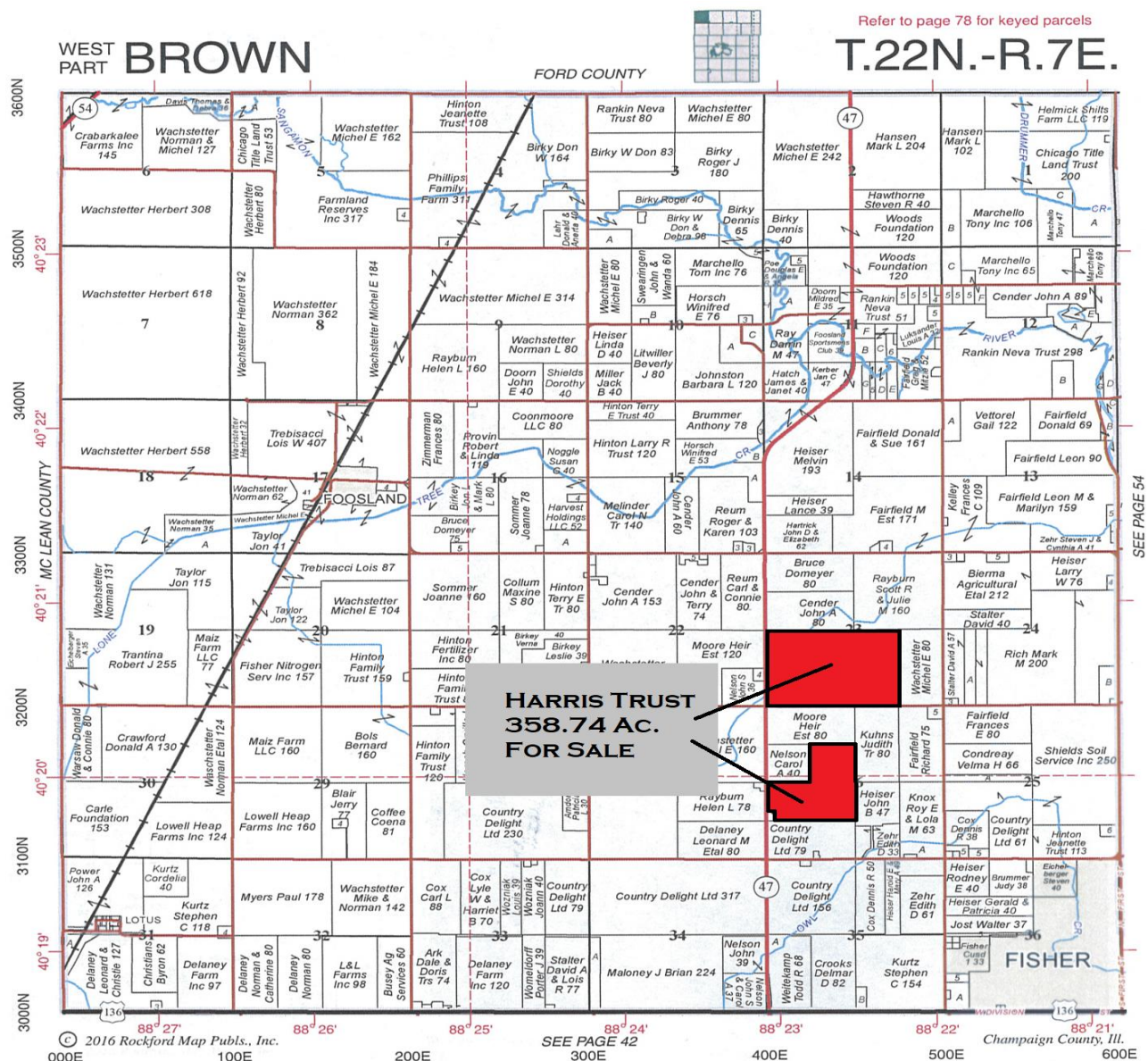
## Champaign County FSA Data

	North Tract	South Tract
Farm #:	120	120
Tract #:	305	637
Total Acres:	237.59	121.29
Tillable Acres:	230.75	119.02
Corn Base Acres:	116.20	59.50
Bean Base Acres:	110.40	59.50
2014 Farm Bill:	ARC-CO	ARC-CO
PLC Yields:		
- Corn	135	135
- Beans	41	41

## Improvements

**North Tract** – Three grain bins sizes 30', 24' and 21' in working condition. Mature building lot includes well and small storage shed.

**South Tract** – One grain bin size 27'.



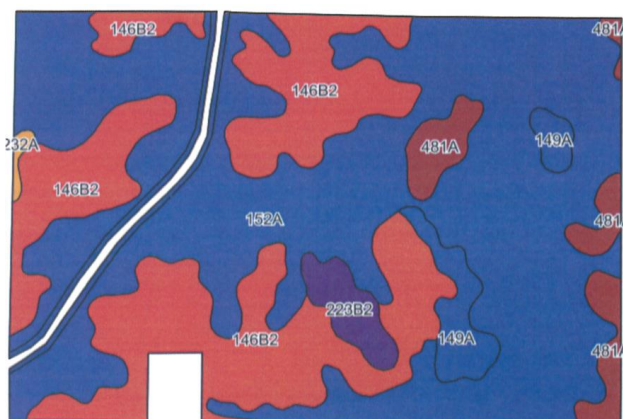
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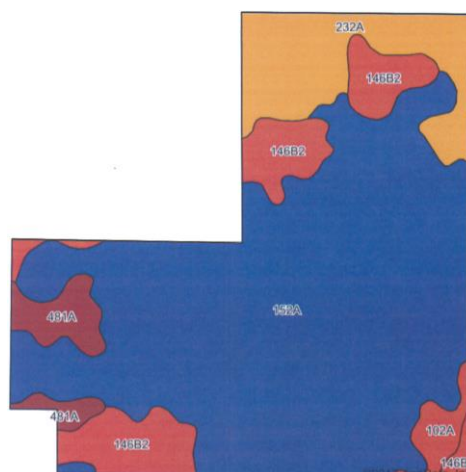
# Aerial Map and Soil Information

## North Tract 240



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer Silty Clay Loam	139.34	60.4%	195	63	144
146 B2	Elliott Silty Clay Loam	67.42	29.2%	160	52	119
481 A	Raub Silt Loam	10.44	4.5%	183	58	134
149 A	Brenton Silt Loam	7.79	3.4%	195	60	141
223 B2	Varna Silt Loam	4.98	2.2%	150	48	110
232 A	Ashkum Silty Clay Loam	0.68	0.3%	170	56	127
<b>Weighted Average</b>		230.65		<b>183.2</b>	<b>59.1</b>	<b>135.4</b>

## South Tract 118.74



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer Silty Clay Loam	83.14	69.9%	195	63	144
146 B2	Elliott Silty Clay Loam	14.36	12.1%	160	52	119
232 A	Ashkum Silty Clay Loam	14.20	11.9%	170	56	127
481 A	Raub Silt Loam	4.86	4.1%	183	58	134
102 A	La Hogue Loam	2.40	2.0%	162	52	121
<b>Weighted Average</b>		118.96		<b>186.6</b>	<b>60.4</b>	<b>138.1</b>

**\*\*\*Combined Soil PI of 136.3 on both tracts\*\*\***

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