

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Marilyn Groh Irrevocable Trust Farm 240.00 acres

Location

This farm is located about 5 miles southeast of Assumption

Legal Description

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) AND the Southwest Quarter (SW 1/4) of Section 16, Township Twelve (12) North, Range Two (2) East of the Third P.M., Shelby County, Illinois

Listing Price

240.00 acres x \$11,000/acre = \$2,640,000.00

Lease/Possession

The lease is open for 2016

Contact Information



Dean Kyburz, Managing/Listing Broker 217-425-8290
Tom Courson, Broker 217-425-8291
Kyle Ogden, Broker 217-425-8279
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296

busey.com

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

County FSA Data

Farm #	7602	Tract #	631*
Total Acres:	237.71	Cropland Acres:	234.6
Corn Base Acres:	127.98*	Soybean Base Acres:	106.62*

Farm Program: ARC-County

Price Loss Coverage (PLC) Yields

Corn Yield: 154 Soybean Yield: 53

*Tract included other parcels previously conveyed. Base acres are estimated based on overall tract allocations.

Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed	2014 Taxes Payable 2015
1906-16-00-100-001	240.00	53,384	\$4,432.70

Soil Test Results

Soil Test—Blacklog Ag Services (April 2014)

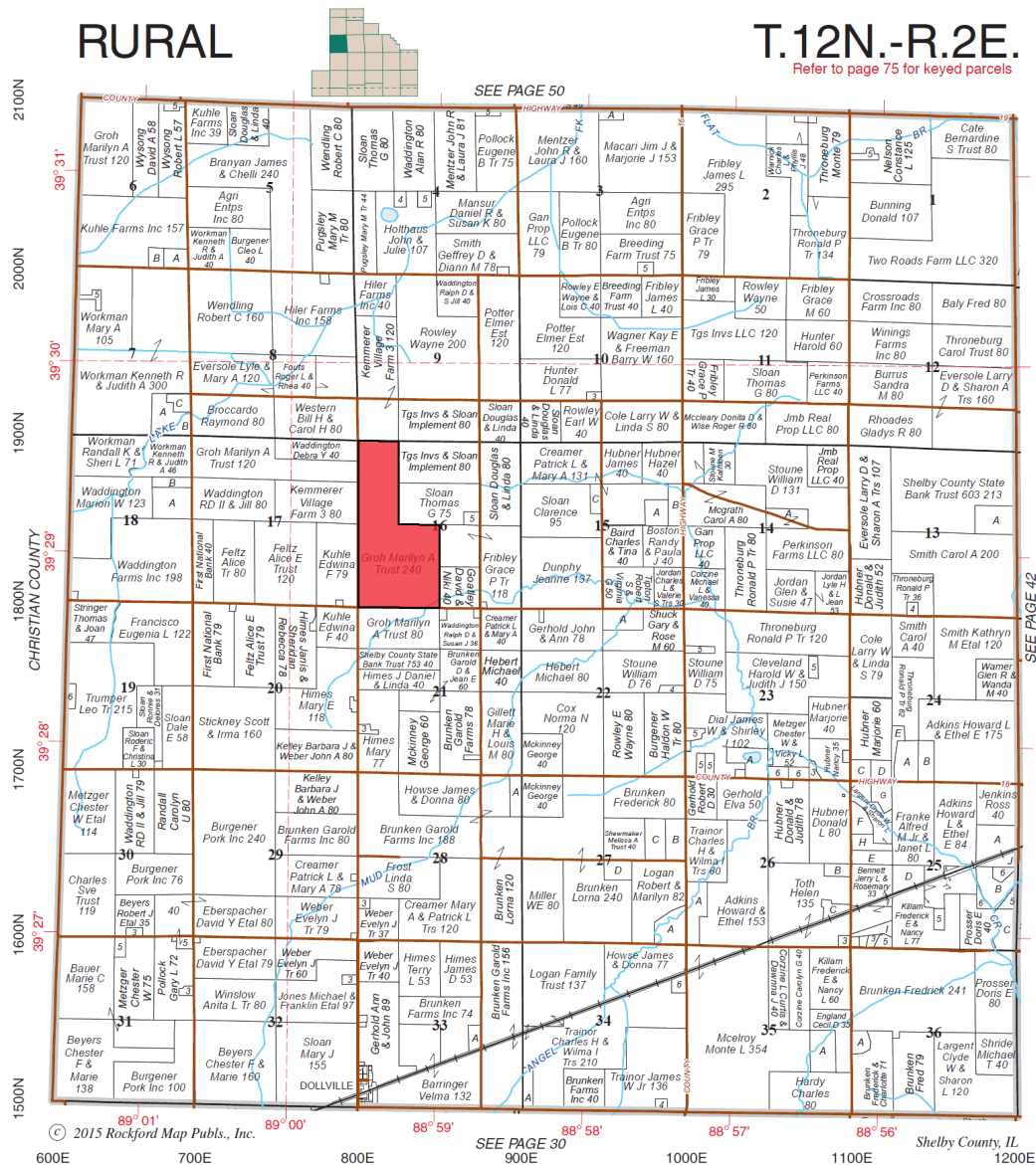
pH: 6.0 P1: 52 K: 340

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



Reprinted with permission of Rockford Map Publishers, Inc.

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

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

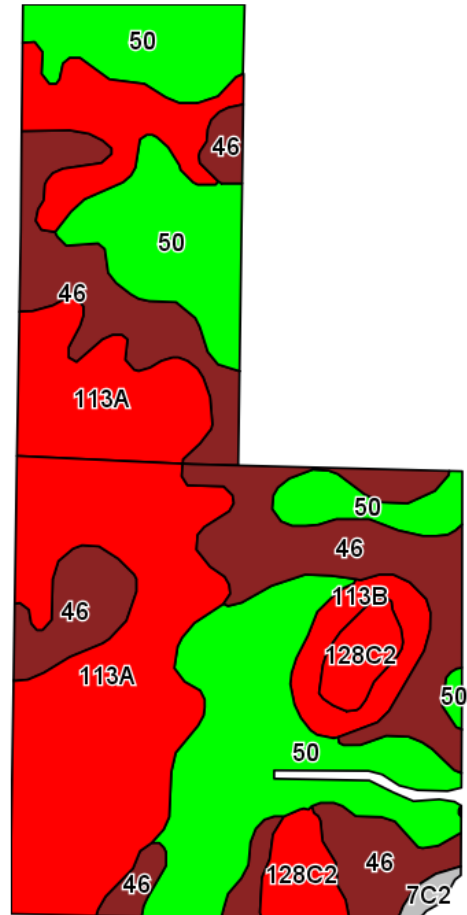
Phone 217-425-8290
Phone 217-425-8291
Phone 217-425-8279
Phone 217-425-8245
Phone 217-425-8296

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 Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
113A	Oconee Silt Loam	81.95	35.0%	164	50	119
50	Viriden Silty Clay Loam	73.05	31.2%	182	59	135
46	Herrick Silt Loam	59.94	25.6%	181	58	133
128C2	Douglas Silt Loam	9.99	4.3%	162	50	118
113B	Oconee Silt Loam	7.92	3.4%	162	50	118
7C2	Atlas Silt Loam	1.22	0.5%	105	37	81
	Waterway/Waste	2.22				
Weighted Average		236.29		173.5	54.8	127.3



Licensed Real Estate Broker Corporation

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

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

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