

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



Bruniga Farm
Middleport Township
Iroquois County
199.90+/- Taxable Acres

CONTACT INFORMATION



ERIC L ROBERTS, LISTING BROKER
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Corey Zelhart, DESIGNATED MANAGING BROKER
217-425-8245

busey.com 3002 W. Windsor Rd., Champaign, IL 61822

LISTING PRICE

\$11,500.00 / Acre

199.90+/- Taxable Acres x
\$11,500.00/ Acre =

\$2,298,850.00

Busey FARM
BROKERAGE

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

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199.90+/- Taxable Acres

LOCATION

FARM IS LOCATED 5.9 MILES NORTHEAST OF WATSEKA, IL, ON THE CORNER OF 2100 N RD & N 2300 E RD, 6.2 MILES STRAIGHT WEST OF IROQUOIS, IL

Coordinates: 40.817658,-87.691813

IROQUOIS COUNTY FSA DATA

Farm # 2767 **Tract # 2790**

Total Acres: 201.14 **Cropland Acres:** 194.79

Corn Base Acres: 144.09 **Soybean Base Acres:** 48.64

Farm Program: PLC- Corn and Soybean

Price Loss Coverage (PLC) Yields

Corn Yield: 151 Soybean Yield: 47

LEGAL DESCRIPTION

E1/2 NW1/4 NE1/4; PART OF THE SW1/4 NW1/4; SW1/4 NE1/4 OF SECTION 22, TOWNSHIP 27 NORTH, 12 WEST, IROQUOIS COUNTY, ILLINOIS

FARM PRODUCTION

	Corn	Soybean
2025	230.0	
2024		60.0
2023	212.0	
2022		65.0
2021	221.0	

LEASE/POSSESSION

The farm will be lease free for 2027

SOIL TEST RESULTS

2024 pH: 6.3 P: 74.2 K: 261.2

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
19-22-200-001	199.9	\$93,865.00	\$6,869.56

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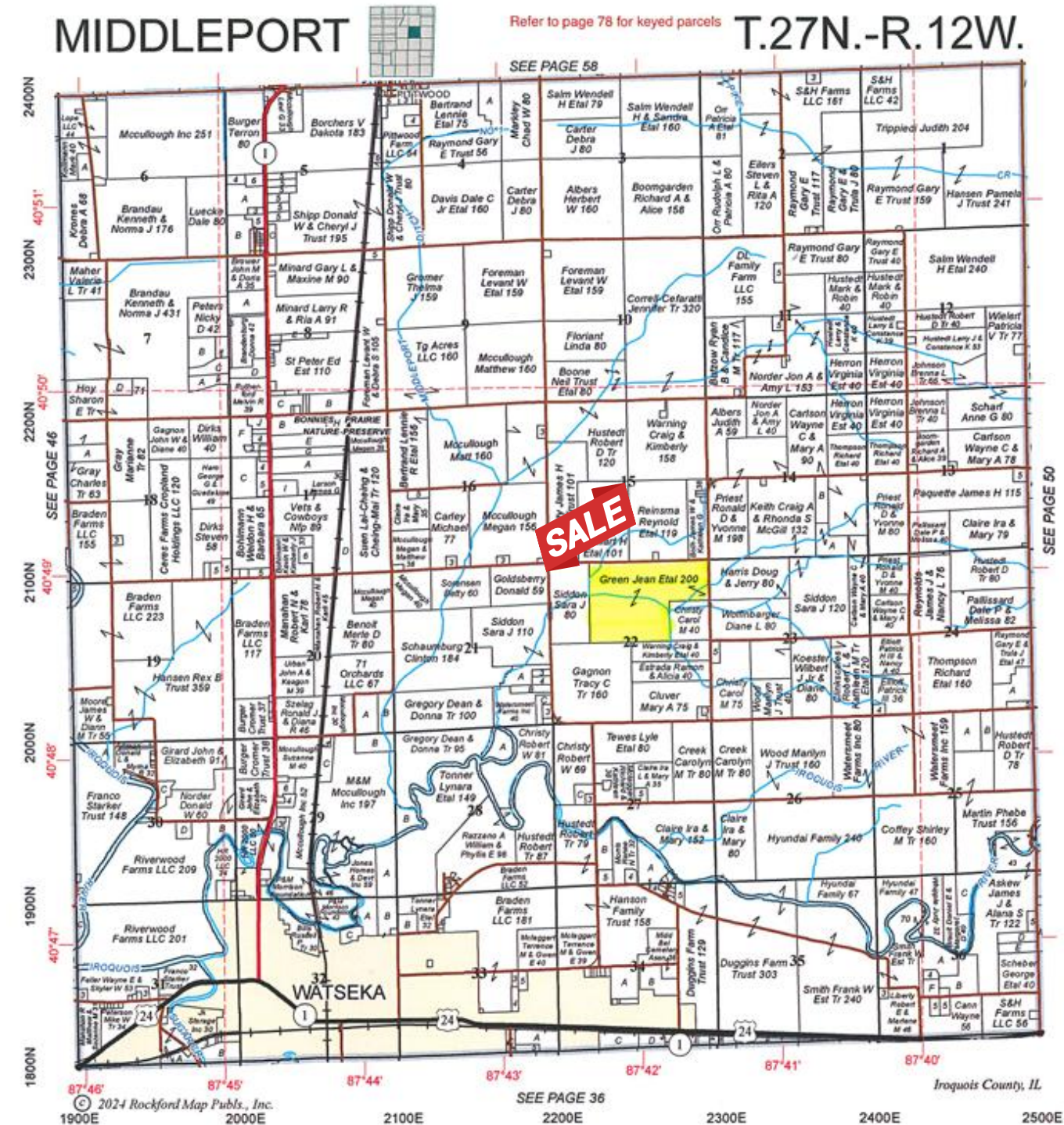
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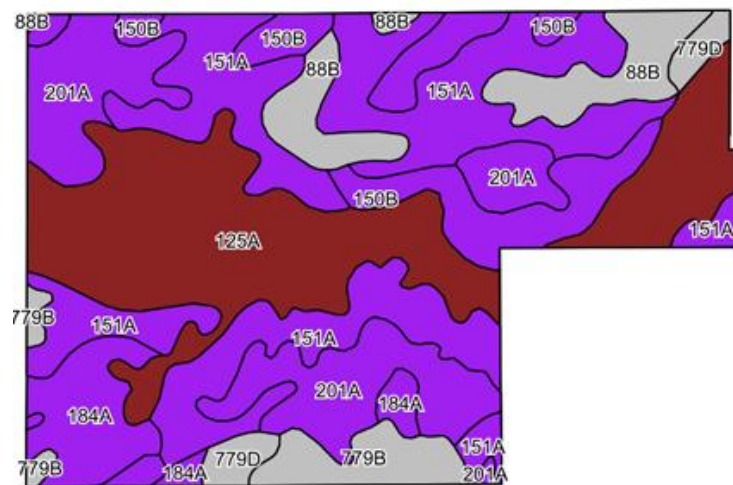
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Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
151A	Ridgeville Fine Sandy Loam	58.8	29.1%		151	51	114
125A	Selma Loam	54.51	26.9%		178	58	130
201A	Gilford Fine Sandy Loam	35.37	17.5%		148	49	110
150B	Ornarga Fine Sandy Loam	14.86	7.3%		148	48	110
88B	Sparta Loamy Fine Sand	14.63	7.2%		117	40	90
184A	Roby Fine Sandy Loam	12.27	6.1%		145	50	111
779B	Chelsea Loamy Fine Sand	8.14	4.0%		103	31	76
779D	Chelsea Fine Sand	3.94	1.9%		99	30	73
Weighted Average					151.8	50.2	113.1

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The logo for Busey Farm Brokerage features the word "Busey" in a large, dark blue serif font. To the right of "Busey", the words "FARM" and "BROKERAGE" are stacked vertically in a smaller, grey, all-caps sans-serif font.

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