

Farm for Sale

Busey Farm Brokerage



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Class A Coles County Farmland!

Tract 1: 94 +/- acres *

Tract 2: 33.29 acres

Location

This farm is located approximately 2 1/2 miles south of Humboldt in Humboldt Township.

Legal Description (abbrev.)

Part of the N 1/2 Section 22 & N 1/2 of Section 21, Township 13 North, Range 3 East in Coles County, IL

Listing Price

Tract 1

94 +/- acres x \$11,250/acre = \$1,057,500

Tract 2

33.29 acres x \$8,500/acre = \$282,965

Lease/Possession

The farm is currently leased for the 2017 crop year to Curt Niemeyer. The seller and tenant will retain all rights to the 2017 crop, and the lease will be open for 2018. Curt's family has done an excellent job for many years on this farm and would enjoy the opportunity to continue farming this land under new ownership.

Real Estate Tax Information—Tract 1

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
04-0-00695-000	60.00	\$37,107	\$2,875.78
04-0-00705-000	36.00*	\$21,417	\$1,666.26

**Owner is in the process of selling approximately two acres. Location/boundary details are available upon request.*

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

Contact Information



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Broker

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O: 309-962-2901 C: 309-275-4402

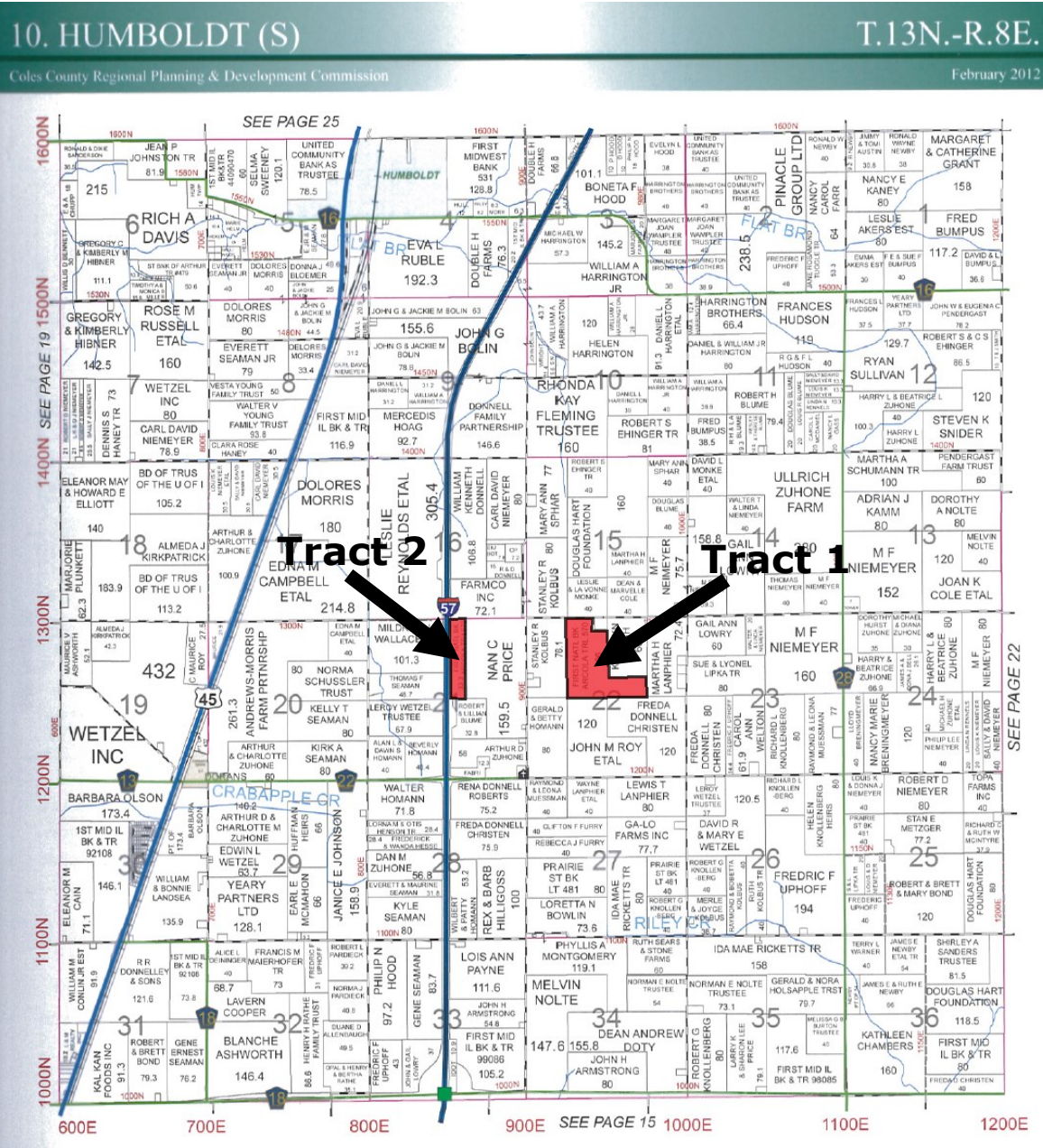
steve.myers@busey.com

Real Estate Tax Information—Tract 2

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
04-0-00661-000	33.29	\$17,072	\$1,333.28

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Plat Map



Busey FARM
BROKERAGE

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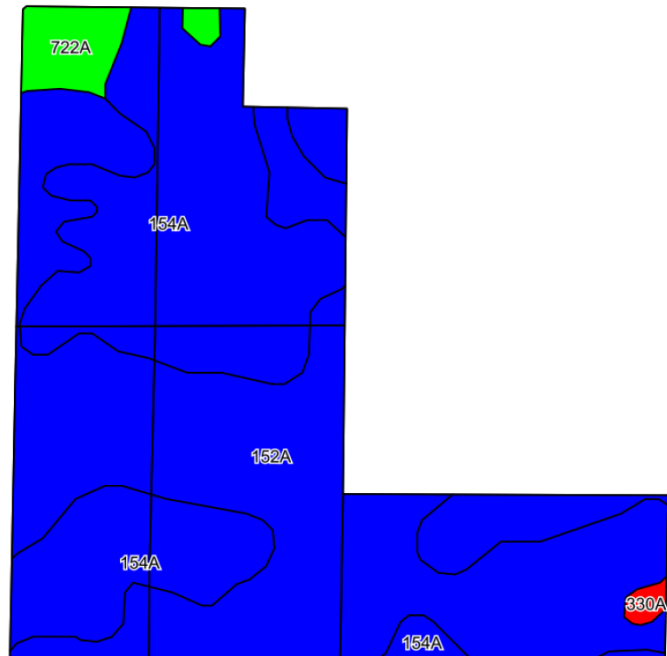
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Aerial Map and Soil Information—Tract 1



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	50.67	52.5%	195	63	144
154A	Flanagan Silt Loam	41.82	43.3%	194	63	144
722A	Drummer-Milford Silty Clay Loam	3.49	3.6%	184	60	137
330A	Peotone Silty Clay Loam	0.52	0.5%	164	55	123
Weighted Average		96.5		194	62.8	143.6

Soil Test—Helena Chemical Company, Mattoon

West 32.9 acres—04/28/2017

pH	P	K
6.3	75	372

East 61.2 acres—05/27/2016

pH	P	K
6.0	92	394



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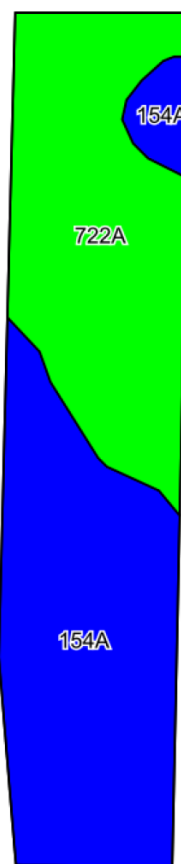
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Aerial Map and Soil Information—Tract 2



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
154A	Flanagan Silt Loam	17.36	54.4%	194	63	144
722A	Drummer-Milford Silty Clay Loam	14.54	45.6%	184	60	137
Weighted Average		31.9		189.4	61.6	140.8

Soil Test—Helena Chemical Company, Mattoon—04/28/2017

<u>pH</u>	<u>P</u>	<u>K</u>
6.5	88	389



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FSA / Other Information

County FSA Data—Farm #2994

<u>Tract 1—FSA Tract 10449</u>				<u>Tract 2—FSA Tract 1073</u>			
Total Acres:	100.33	Cropland Acres:	95.78	Total Acres:	31.90	Cropland Acres:	31.90
Corn Base Acres:	48.14	Soybean Base Acres:	47.64	Corn Base Acres:	15.91	Soybean Base Acres:	15.99
Farm Program:		ARC-County		Farm Program:		ARC-County	
Price Loss Coverage (PLC) Yields				Price Loss Coverage (PLC) Yields			
Corn Yield:	162	Soybean Yield:	50	Corn Yield:	162	Soybean Yield:	50

Drainage

Both tracts are part of a local drainage district, and a 15" district main passes through Tract 1. This main outlets toward and under Interstate 57.

In January 2010, Dean Drainage installed a new tile system through the north half of Tract 2. This system consists of 804' of 8" plastic tubing with eight 4" laterals. It outlets at the northwest corner of the field. A tile map and receipts for this work are available upon request.

Access—Tract 2

Tract 2 is accessed by a grass lane extending from County Road 1300N.



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