

Farm for Sale

Busey Farm Brokerage



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Ater Farm

38.0 acres in Whitmore Township, Macon County, Illinois

Location

This farm (Tract #3) is located 1 mile northeast of Oreana at the intersection of Jordan Road and Connors Road.

Legal Description (abbreviated)

Part of the NW 1/4 of the NW 1/4 of Section 11, Township 17N, Range 3E of the 3rd Principal Meridian, Macon County, Illinois

Listing Price

38.0 acres @ \$11,800.00 = \$448,400

Contact Information



Tom Courson, Listing Broker 217-425-8291
Dean Kyburz, Managing Broker 217-425-8290
Kyle Ogden, Broker 217-425-8279
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busey.com

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

Combined County FSA Data

| | | | |
|------------------|------|---------------------|-------|
| Farm # | 4766 | Tract # | 1833 |
| Total Acres: | 38.0 | Tillable Acres: | 37.59 |
| Corn Base Acres: | 19.1 | Soybean Base Acres: | 18.5 |
| HEL/Wetlands: | No | Farm Program: | Open |

Price Loss Coverage (PLC) Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 160 | Soybean Yield: | 52 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID # | Acres | 2014 Assessed Value | 2013 Taxes Payable 2014 |
|------------------|-------|---------------------|-------------------------|
| 18-08-11-100-002 | 38.00 | \$17,450 | \$1,187.18 |

Lease/Possession

The lease is open for 2015

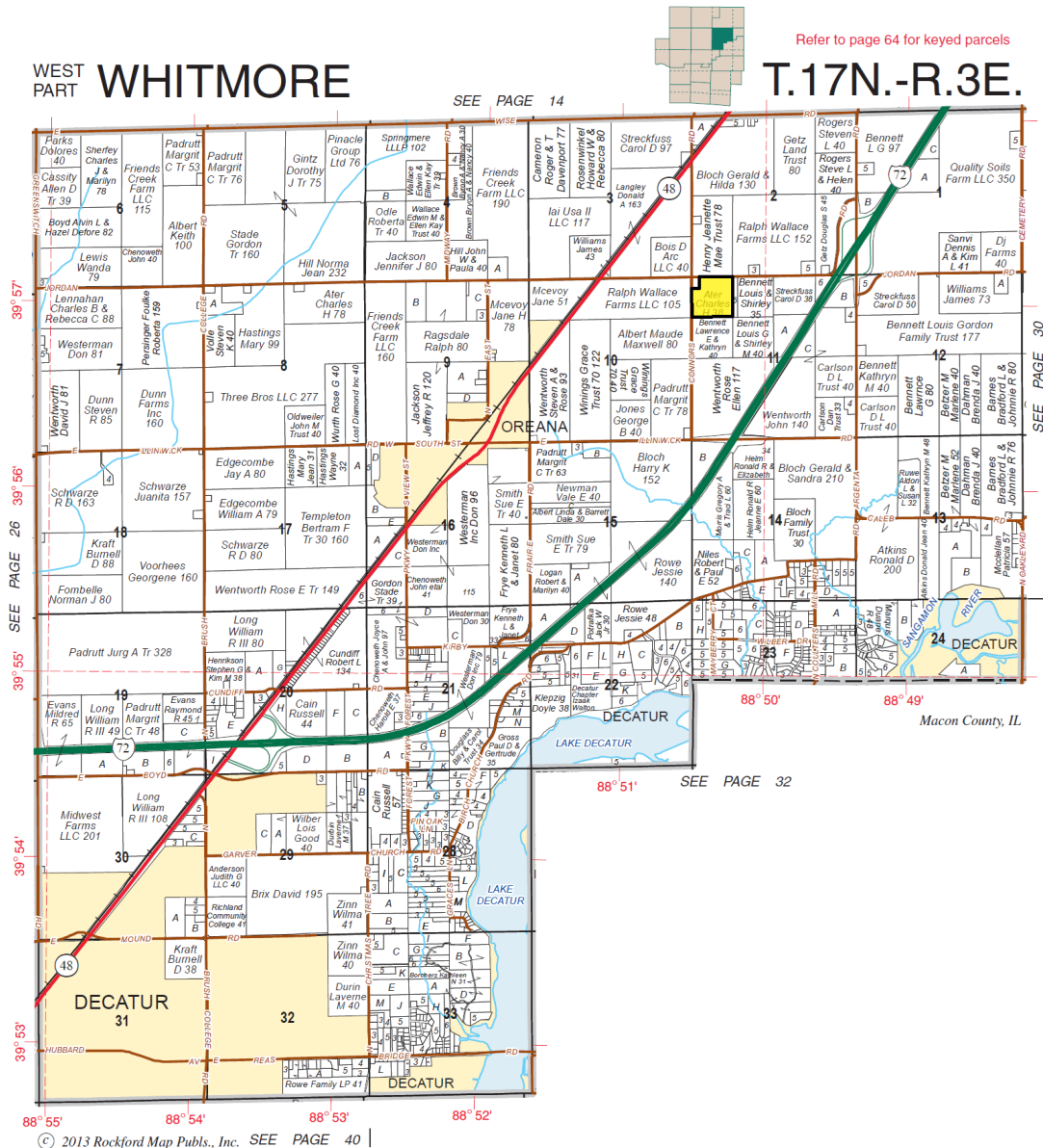
Soil Test Results

Soil Test—KSI Laboratories (04/10/2012)
pH: 6.3 P1: 108 K: 476

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

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Plat Map



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Busey FARM
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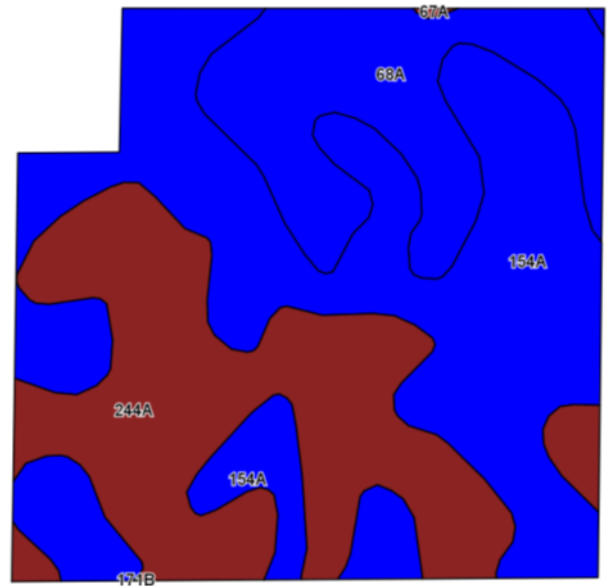
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Aerial Map and Soil Information



| Soil Code | Soil Description | Acres | Percent Tillable | Corn Bu/A | Soybean Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-----------------------|--------------|------------------|--------------|--------------|--|
| 154A | Flanagan Silt Loam | 18.27 | 48.6% | 194 | 63 | 144 |
| 244A | Hartsburg Silt Loam | 12.33 | 32.8% | 182 | 59 | 134 |
| 68A | Sable Silty Clay Loam | 6.99 | 18.6% | 192 | 63 | 143 |
| Weighted Average | | 37.59 | | 189.7 | 61.7 | 140.5 |



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