

# Farm for Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### Schiller Farm

160.00 +/- Acres

Newcomb Township, Champaign County, Illinois

#### Location

The farm is located 1.5 miles north of Mahomet, IL, ½ mile south of the corner of 2500 N along township road 100 E, two miles due west of Rt. 47. This farm is 10 miles northwest of Champaign-Urbana, IL.

#### Legal Description

The Southwest ¼ of Section 32, Township 21 North, Range 7 East of the 3<sup>rd</sup> Principal Meridian situated in Newcomb Township, Champaign County, Illinois.

#### Listing Price

**160.00 Acres at \$11,500.00 = \$1,840,000.00**

#### Lease/Possession

The farm is open for the 2017 crop year. There are reimbursements due for tillage/fertility.

#### Contact Information



|  |   |   |
|--|---|---|
| Dean Kyburz<br>Managing Broker<br>217-425-8291 | Steve Myers<br>Listing Broker<br>309-962-2901<br>Cell: 309-275-4402 | Matt Rhodes<br>Broker<br>217-351-6555<br>Cell: 217-255-2018 |
|--|---|---|

**busey.com**

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-351-6555 Fax: 217-351-2848

#### Champaign County FSA Data

|                  |                                    |                     |        |
|------------------|------------------------------------|---------------------|--------|
| Farm #           | Currently under 3 separate numbers |                     |        |
| Total Acres:     | 161.75                             | Tillable Acres:     | 161.75 |
| Corn Base Acres: | 80.8                               | Soybean Base Acres: | 80.7   |
| HEL/Wetlands:    | N/A                                | Program:            | ARC-CO |

#### PLC Payment Yields

|             |     |                |    |
|-------------|-----|----------------|----|
| Corn Yield: | 154 | Soybean Yield: | 50 |
|-------------|-----|----------------|----|

#### Real Estate Tax Information

| Parcel ID#       | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|------------------|-------|---------------------|-------------------------|
| 16-07-32-300-002 | 80.00 | \$38,590            | \$3,109.62              |
| 16-07-32-300-006 | 17.00 | \$6,640             | \$571.54                |
| 16-07-32-300-007 | 31.50 | \$13,880            | \$1,074.90              |
| 16-07-32-300-008 | 31.50 | \$15,400            | \$1,184.00              |

#### Soil Test Results

KSI 2015    pH: 6.4    P1: 63    K: 353    OM: 3.3

#### Yield History

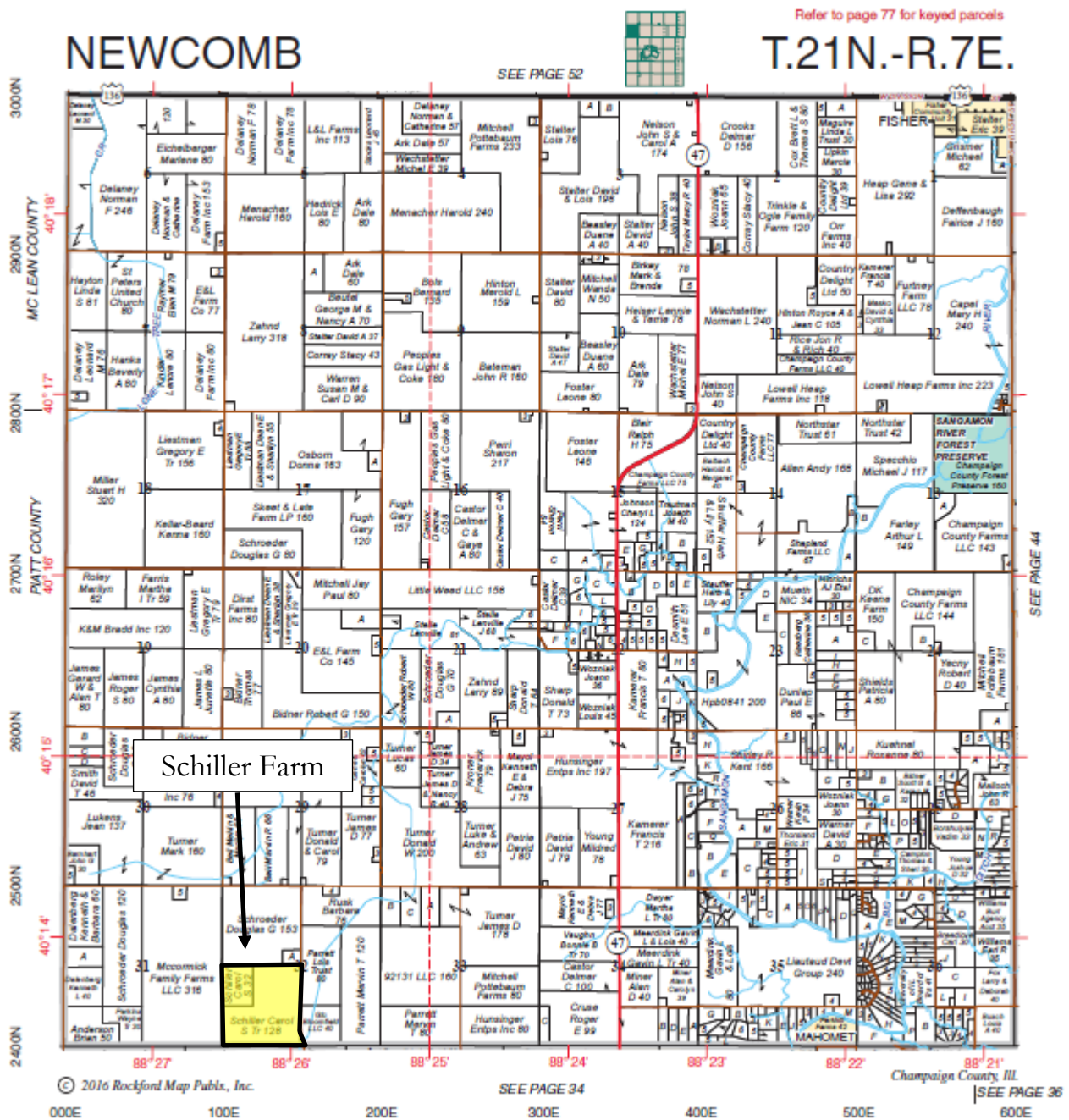
(Based on 152.94 Tillable)

|                | Corn         | SB          |
|----------------|--------------|-------------|
| 2016           | 225.9        | X           |
| 2015           | X            | 64.1        |
| 2014           | 232.3        | X           |
| 2013           | X            | 55.8        |
| <b>Average</b> | <b>229.1</b> | <b>60.0</b> |

**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

# Plat Map



Reprinted with permission of Rockford Map Publishers, Inc.



Licensed Real Estate Broker Corporation  
Busey Farm Brokerage

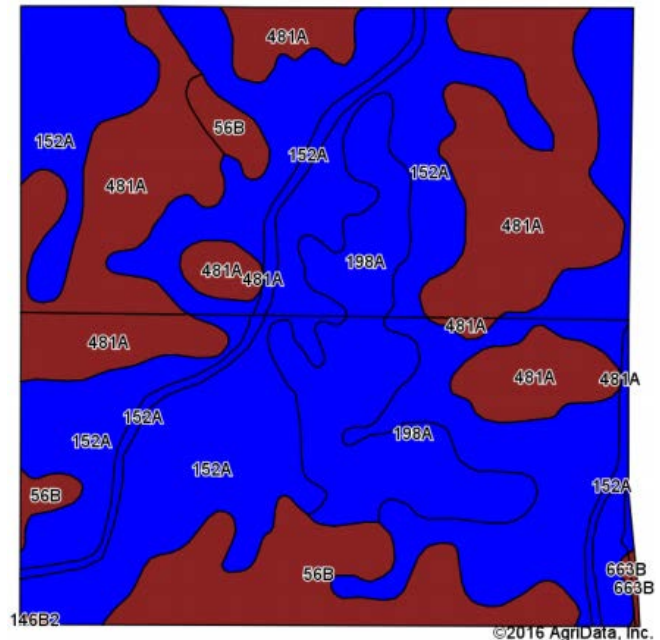
Phone: 217-351-6555

Fax: 217-351-2848

**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

# Aerial Map and Soil Information



| Soil Code               | Soil Description        | Approximate Acres | Percent of Field | Corn Bu/A    | Soy Bu/A    | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|-------------------|------------------|--------------|-------------|--|
| 152A                    | Drummer silty clay loam | 84.80             | 52.3%            | 195          | 63          | 144  |
| 481A                    | Raub silt loam          | 43.09             | 26.6%            | 183          | 58          | 134  |
| 198A                    | Elburn silt loam        | 17.78             | 11.0%            | 197          | 61          | 143  |
| 56B                     | Dana silt loam          | 16.09             | 9.9%             | 178          | 55          | 130  |
| 663B                    | Clare silt loam         | 0.31              | 0.2%             | 180          | 56          | 133  |
| 146B2                   | Elliott silty clay loam | 0.11              | 0.1%             | 160          | 52          | 119  |
| <b>Weighted Average</b> |                         |                   |                  | <b>190.3</b> | <b>60.6</b> | <b>139.8</b>                                   |

## Busey FARM BROKERAGE

Licensed Real Estate Broker Corporation

**Dean Kyburz**  
**Managing Broker**  
 Phone: 217-425-8290

[dean.kyburz@busey.com](mailto:dean.kyburz@busey.com)

**Steve Myers**  
**Listing Broker**  
 Phone: 309-962-2901

Cell: 309-275-4402  
[steve.myers@busey.com](mailto:steve.myers@busey.com)

**Matt Rhodes**  
**Broker**  
 Phone: 217-351-6555

Cell: 217-255-2018  
[matt.rhodes@busey.com](mailto:matt.rhodes@busey.com)

**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