Farm for Sale

Busey Farm Brokerage



Farm for Sale

Carrie Thornburg-Bearse Farm—Shelby County 120 acres

Location

This farm is located approximately 2 miles northeast of Herrick in Herrick Township

Legal Description

The W1/2 of the SW1/4 of the NE1/4; the E1/2 of the SW1/4 of the NW1/4, except the W 25 feet thereof; the SE1/4 of the NW1/4; and the NE1/4 of the SW1/4, all in S11, T9N, R2E of the 3rd PM, Shelby County, IL

Listing Price

120 acres x \$4,250/acre = \$510,000.00

Lease/Possession

The farm is leased for the 2016 operating year. Buyer will be allowed possession after harvest of the 2016 crop. Steve VanUytven has rented the farm for a long time and would welcome the opportunity to continue under new ownership.

Contact Information



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

busey.com

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| County FSA Data | | | | | | | |
|------------------|--------|---------------------|----------------|--|--|--|--|
| Farm # | 9631 | Tract # | 1417 & 5348 | | | | |
| Total Acres: | 137.81 | Cropland Acres: | 68.93 | | | | |
| Corn Base Acres: | 34.52 | Soybean Base Acres: | 34.33 | | | | |
| Farm Program: | | ARC-County | | | | | |

^{**}Classified as NHEL

Price Loss Coverage (PLC) Yields

Corn Yield: 124 Soybean Yield: 43

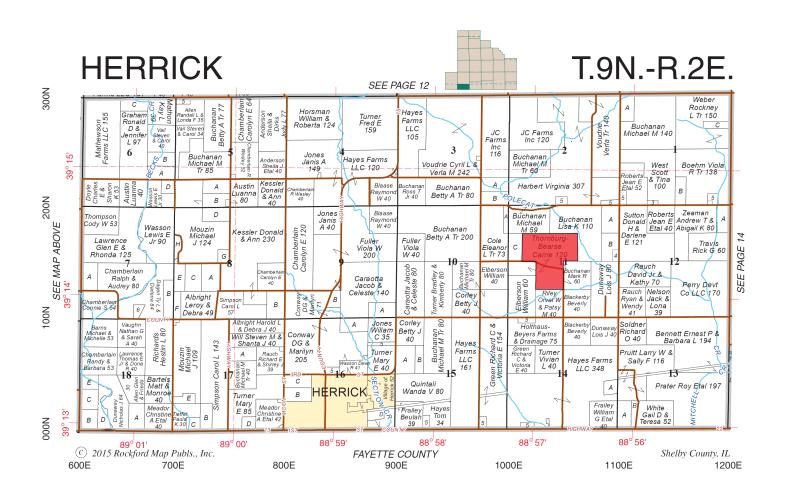
| Real Estate Tax Information | | | | | | | |
|-----------------------------|-------|---------------------------|----------------------------|--|--|--|--|
| Parcel ID # | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 | | | | |
| 0723-11-00-100- 005 | 60.00 | \$1,888 | \$175.56 | | | | |
| 0723-11-00-200- 010 | 20.00 | \$64 | \$0 | | | | |
| 0723-11-00-300- 003 | 40.00 | \$1,236 | \$114.94 | | | | |

Soil Test Results

*Soil test results are pending Fall 2016 samples.

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Plat Map



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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 |
|-----------|--------------------|-------|---------------------|-----------|-----------------|--|
| 13A | Bluford Silt Loam | 52.22 | 77.7% | 136 | 44 | 101 |
| 7C2 | Atlas Silt Loam | 7.47 | 11.1% | 105 | 37 | 81 |
| 6B2 | Fishhook Silt Loam | 6.48 | 9.6% | 123 | 39 | 90 |
| 14B | Ava Silt Loam | 1.08 | 1.6% | 134 | 44 | 99 |
| | Weighted Average | 67.25 | | 131.3 | 42.7 | 97.7 |



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