

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Graham Trust Farm

120.0 +/- Acres

Harwood Township, Champaign County, Illinois

Location

The Graham Trust Farm is located two miles East of Ludlow, IL. It is located at the Northeast Corner of the intersection of 1900 E and 3500 N. Route 45 is one mile to the West.

Legal Description

The West Half of the Southwest Quarter & the West Half of the East Half of the Southwest Quarter of Section 5, Township 22 North, Range 10 East of the 3rd Principal Meridian situated in Harwood Township, Champaign County, Illinois.

Listing Price

120.0 Acres x \$8,900/Ac = \$1,068,000.00

Contact Information



| | | |
|-----------------|-----------------|-----------------|
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Steve Myers: Managing Broker
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Lease/Possession

The farm lease is open for the 2018 crop year.

Champaign County FSA Data

| | | | |
|------------------|--------|---------------------|--------|
| Farm # | 1096 | Tract # | 195 |
| Total Acres: | 120.09 | Tillable Acres: | 120.09 |
| Corn Base Acres: | 57.15 | Soybean Base Acres: | 57.10 |
| HEL/Wetlands: | N/A | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 148 | Soybean Yield: | 44 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2016 Assessed Value | 2016 Taxes Payable 2017 |
|------------------|-------|---------------------|-------------------------|
| 11-04-05-300-001 | 120.0 | \$30,940 | \$2,901.72 |

Soil Test Results

| | | | | |
|--------------|---------|--------|--------|---------|
| Next Gen '17 | pH: 5.8 | P1: 56 | K: 268 | OM: 4.6 |
|--------------|---------|--------|--------|---------|

Yield History

| | Corn | SB |
|------|-------|------|
| 2016 | 223.6 | 58.3 |
| 2015 | 139.2 | 56.8 |
| 2014 | 197.7 | 66.5 |

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.

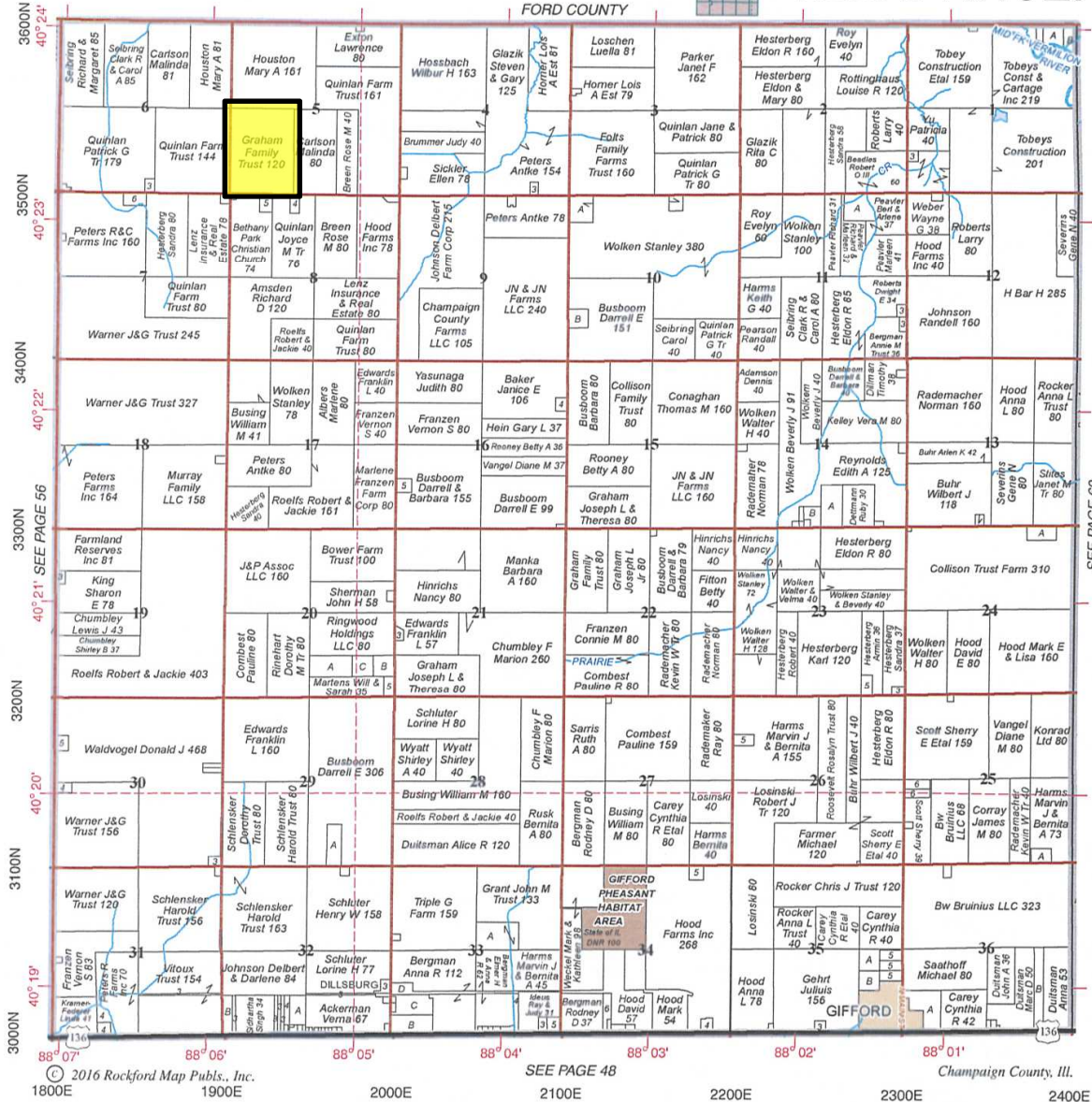
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Plat Map

HARWOOD

FORD COUNTY

Refer to page 79 for keyed parcels
T.22N.-R.10E.



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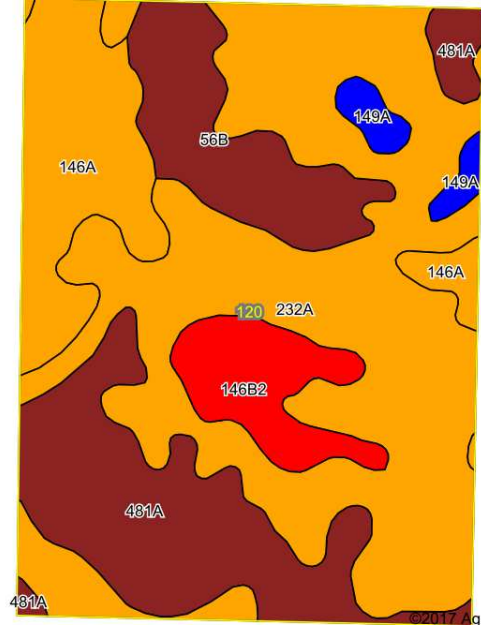
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Aerial Map and Soil Information



| Soil Code | Soil Description | Estimated Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|-----------------|------------------|--------------|-------------|--|
| 232A | Ashkum silty clay loam | 58.40 | 48.6% | 170 | 56 | 127 |
| 481A | Raub silt loam | 23.23 | 19.3% | 183 | 58 | 134 |
| 146A | Elliott silt loam | 16.52 | 13.8% | 168 | 55 | 125 |
| 56B | Dana silt loam | 11.93 | 9.9% | 178 | 55 | 130 |
| 146B2 | Elliott silty clay loam | 7.74 | 6.4% | 160 | 52 | 119 |
| 149A | Brenton silt loam | 2.26 | 1.9% | 195 | 60 | 141 |
| Weighted Average | | | | 172.9 | 56.0 | 128.1 |



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