

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

The Zehr Farm

42.00 Taxable Acres

Cheney's Grove Township, McLean County, Illinois

Location/General Information

The Zehr farm is located along East 1075 North Road, 3 miles Northwest of Saybrook, IL.

Legal Description

South of the RR Lot 2 in the West ½ of the SW ¼ of Section 18 and Part of the NW ¼ of Section 19 all in Township 23 N, Rane 6 East of the 3rd Principal Meridian, containing 42.00 acres, more or less, all situated in McLean County, Illinois.

Listing Price

42.00 Acres@ \$13,500.00/A = \$567,000.00

Lease/Possession

The farm is under lease through the 2022 crop year. Seller to retain 2022 crop year proceeds.

Contact Information

Steve Myers	Jacob Quaid
Managing Broker	Listing Broker
O: 309-962-2901	O: 309-962-2901
C: 309-275-4402	C: 309-498-8377

busey.com

301 E Cedar St. LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

McLean County FSA Data (Combined)

Farm #	9431	Tract #	37885
Total Acres:	129.99	Tillable Acres:	113.43
Corn Base:	77.55	Soybean Base:	24.65
HEL:	None	Program:	PLC/Arc-Co
PLC Yield	144	PLC Yield SB:	50

Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2021 Taxes Payable 2022
25-18-300-003	21.00	\$8,481	\$735.62
25-19-100-001	21.00	\$12,215	886.02

Yield History (Combined)

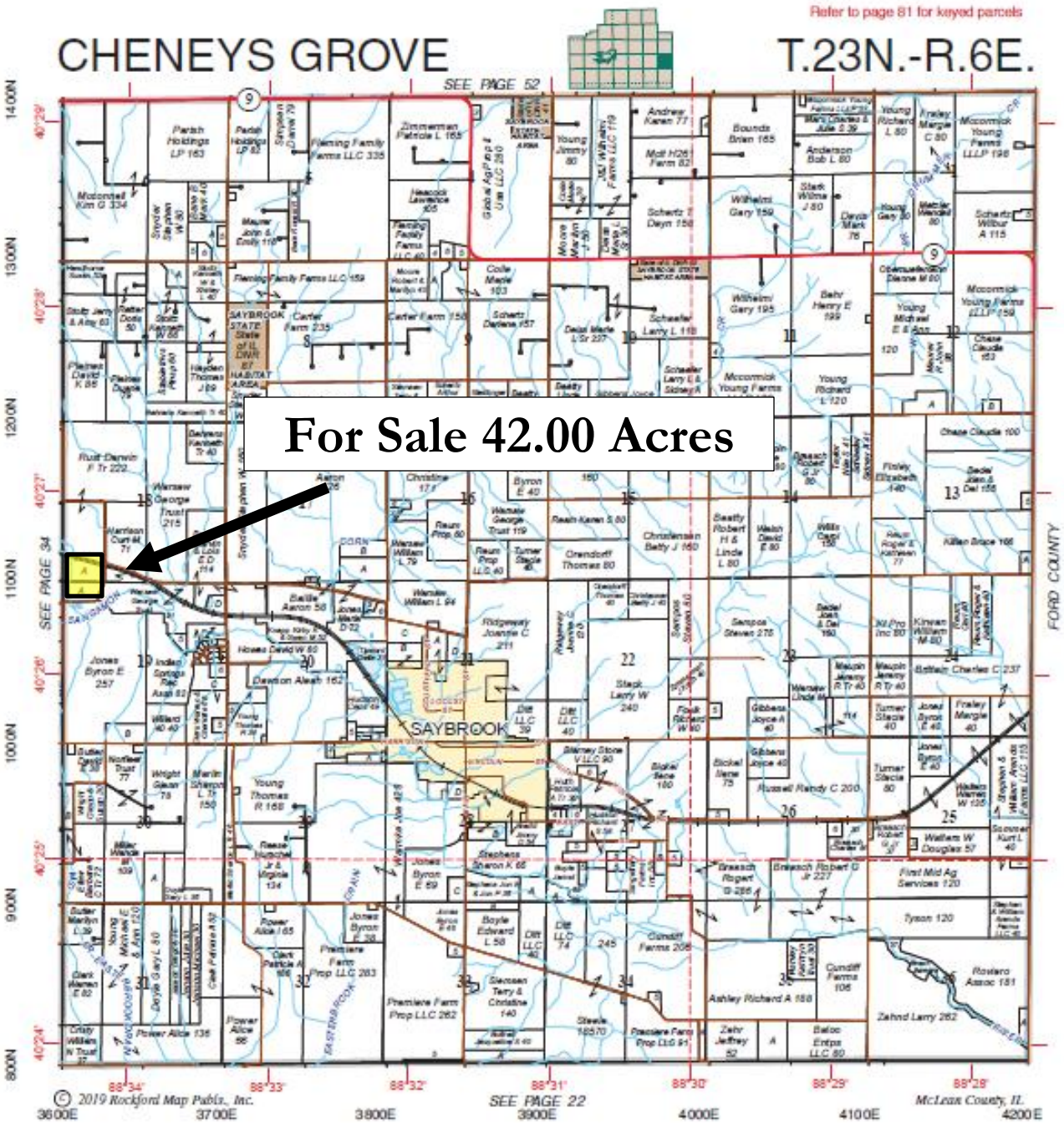
	<u>Corn</u>	<u>SB</u>
2021	X	63
2020	179	X
2019	X	48
2018	148	X
2017	X	60

Busey FARM BROKERAGE

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

Plat Map-Zehr Farm

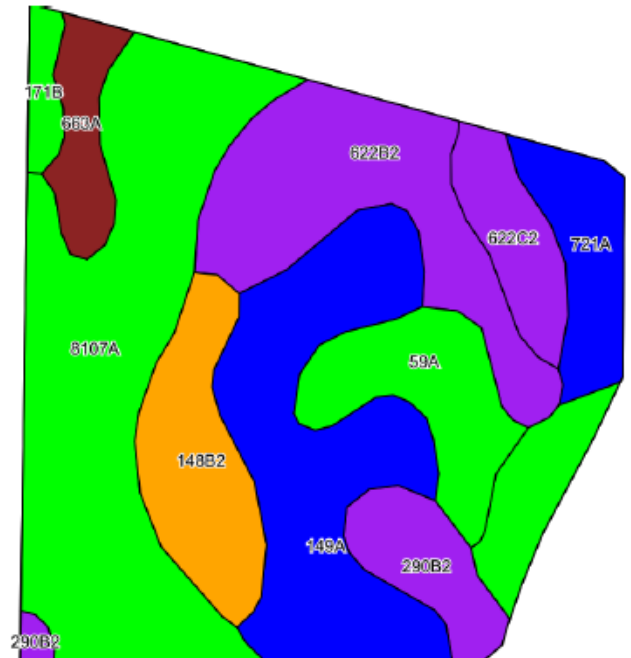


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Aerial Map and Soil Information – Zehr Farm



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
8107A	Sawmill Silty Clay Loam	12.28	31.2%	189	60	139
149A	Brenton Silt Loam	7.44	18.9%	195	60	141
622B2	Wyanet Silt Loam	5.57	14.1%	153	50	114
148B2	Procotr Silt Loam	3.28	8.3%	176	55	128
59A	Lisbon Silt Loam	2.98	7.6%	188	59	136
721A	Drummer and Elpaso Silt Loam	2.08	5.3%	194	63	143
290B2	Warsaw Loam	1.97	5.0%	153	49	113
622C2	Wyanet Silt Loam	1.76	4.5%	150	49	112
663A	Clare Silt Loam	1.43	3.6%	182	57	134
171B	Catlin Silt Loam	0.62	1.6%	185	58	137
Weighted Average				180.3	57.1	132.2



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

Jacob Quaid, Broker

Phone: 309-962-2901

Cell: 309-498-8377

jacob.quaid@busey.com

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