Farm for Sale
Busey Farm Brokerage

Sandage-Mussey Farm—Macon County
79.0+/- Acres

Location
This farm is located approximately one mile northwest of Niantic, IL, on the corner of Graves and Mooney.

Legal Description
The South Half of the Southeast Quarter , Excepting therefrom the South 660 feet of the West 66 feet of the Southwest Quarter of the Southeast Quarter, All in Section 34, Township 17 North, Range 1 West of the 3rd P.M., Macon County, IL.

Listing Price
79.0 acres x $9,900.00/acre = $782,100.00

Lease/Possession
Lease is open for the 2018 crop year. Possession may be taken January 1, 2018, or upon closing if after January 1, 2018.

Contact Information
Nick Suess, Listing Broker 217-425-8296
Tom Courson, Listing Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
Corey Zelhart, Broker 217-425-8245
Steve Myers, Managing Broker 309-962-2901

County FSA Data
<table>
<thead>
<tr>
<th>Farm #:</th>
<th>2320</th>
<th>Tract #:</th>
<th>3793</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland Acres:</td>
<td>76.64</td>
<td>CRP Enrolled</td>
<td>1.70</td>
</tr>
<tr>
<td>HEL Classification:</td>
<td>Non-HEL</td>
<td></td>
<td></td>
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CRP Information
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<thead>
<tr>
<th>Practice:</th>
<th>CP-21</th>
<th>Contract Acres:</th>
<th>1.7</th>
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</thead>
<tbody>
<tr>
<td>Per Acre Rate:</td>
<td>$227.60</td>
<td>Duration:</td>
<td>10/1/08—9/30/18</td>
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Soil Test
<table>
<thead>
<tr>
<th>Test Date:</th>
<th>10/2013</th>
<th>Avg. P lbs/a:</th>
<th>89</th>
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</thead>
<tbody>
<tr>
<td>Avg. pH:</td>
<td>5.4</td>
<td>Avg. K lbs/a:</td>
<td>415</td>
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</tbody>
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Real Estate Tax Information
<table>
<thead>
<tr>
<th>Parcel ID #</th>
<th>Tax Acres</th>
<th>2016 Assessed Value</th>
<th>2016 Taxes Payable 2017</th>
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</thead>
<tbody>
<tr>
<td>13-05-34-400-005</td>
<td>39.00</td>
<td>$15,899</td>
<td>$1,442.66</td>
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<tr>
<td>13-05-34-400-004</td>
<td>40.00</td>
<td>$17,428</td>
<td>$1,577.68</td>
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<tr>
<td>Total</td>
<td>79.00</td>
<td></td>
<td>$3,020.34</td>
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</table>

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.
Farm for Sale

Aerial Maps and Soil Information

Soil Code | Soil Description            | Acres | Percent | Crop Productivity Index for optimum management
----------|----------------------------|-------|---------|--------------------------------------------------
198A       | Elburn silt loam           | 23.69 | 30.9%   | 143                                              
199B       | Plano silt loam            | 20.50 | 26.8%   | 141                                              
136A       | Brooklyn silt loam         | 16.18 | 21.1%   | 112                                              
152A       | Drummer silty clay loam    | 11.43 | 14.9%   | 144                                              
199A       | Plano silt loam            | 3.23  | 4.2%    | 142                                              
3107A      | Sawmill silty clay loam    | 1.58  | 2.1%    | 139                                              

Weighted Average: 135.9

Licensed Real Estate Broker Corporation

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