

Farm for Sale

Busey Farm Brokerage



Farm for Sale

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

busey.com

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

County FSA Data

Farm #: 2320 Tract #: 3793
Cropland Acres: 76.64 CRP Enrolled 1.70

HEL Classification: Non-HEL

CRP Information

Practice: CP-21 Contract Acres: 1.7
Per Acre Rate: \$227.60 Duration: 10/1/08—9/30/18

Soil Test

Test Date: 10/2013 Avg. P lbs/a: 89
Avg. pH: 5.4 Avg. K lbs/a: 415

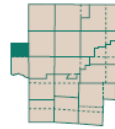
Real Estate Tax Information

Parcel ID #	Tax Acres	2016 Assessed Value	2016 Taxes Payable 2017
13-05-34-400-005	39.00	\$15,899	\$1,442.66
13-05-34-400-004	40.00	\$17,428	\$1,577.68
Total	79.00		\$3,020.34

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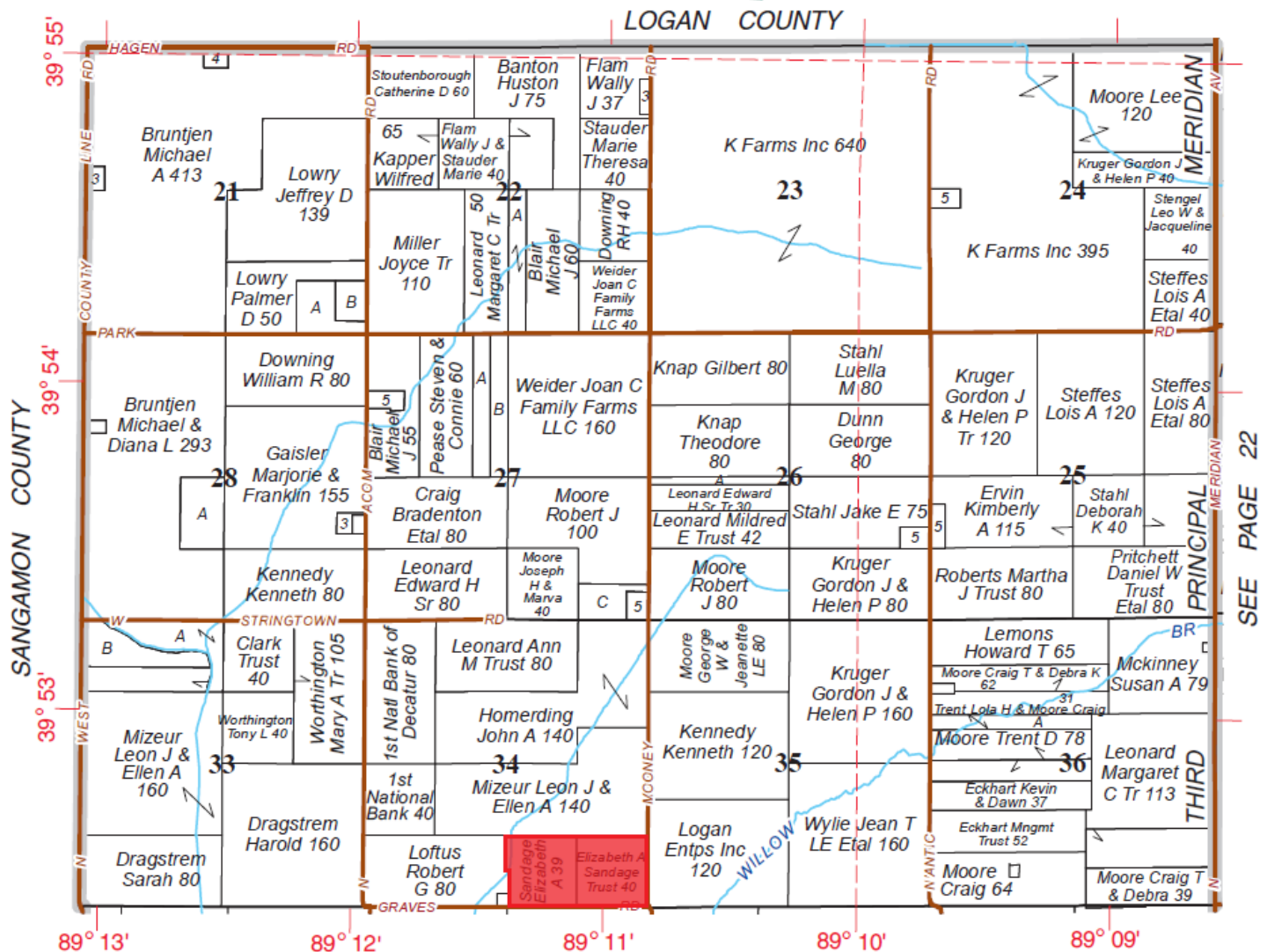
Plat Map

NORTH
PART NIANTIC



T.17N.-R.1W.

Refer to page 56 for keyed parcels



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Macon County, IL

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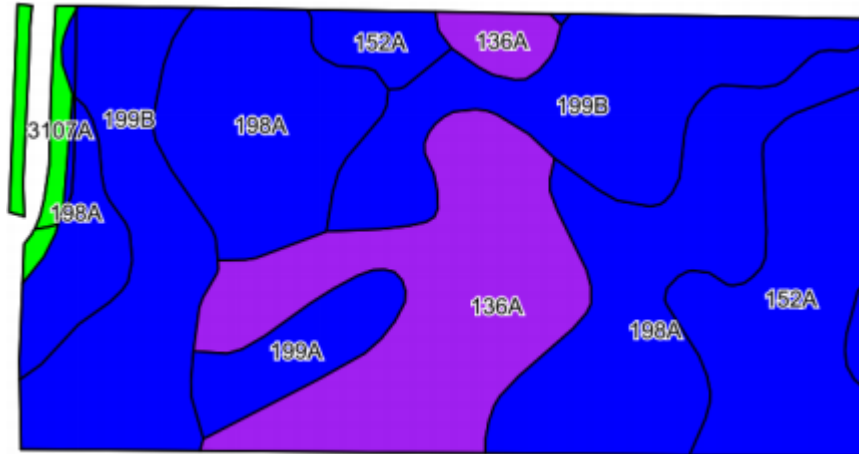
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Aerial Maps and Soil Information



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



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