

Farm for Sale

Busey Farm Brokerage



FORD COUNTY – FARM FOR SALE

Carr Farm

53.98 Surveyed Acres

Dix Township, Ford County, Illinois

Location

The Carr Farm is located 5 miles Southeast of Gibson City and lays just a half mile North of the Champaign/Ford County line.

Legal Description

(Abbreviated)

The West 54 acres of the East ½ of the Northwest ¼ of Section 32, Township 23 North, Range 8 East.

Listing Price

53.98 Acres at \$11,000.00/A = \$593,780.00

Lease/Possession

The farm is lease free for the 2018 crop growing season.

Contact Information



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Managing Broker

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John Schuler

Listing Broker

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busey.com

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Ford County FSA Data (Co-mingled with other tracts)

Farm #	416	Tract #	602
Total Acres:	161.82	Tillable Acres:	159.30
Corn Base:	71.06	Soybean Base Acres:	72.24
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	145	Soybean Yield:	42
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Real Estate Tax Information - Estimate

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
10-12-32-100-006	53.98	\$29,540	\$2,774.24

Yield History

	<u>Corn</u>	<u>SB</u>
2017	220	X
2016	X	74
2015	205	X
2014	X	75

Average

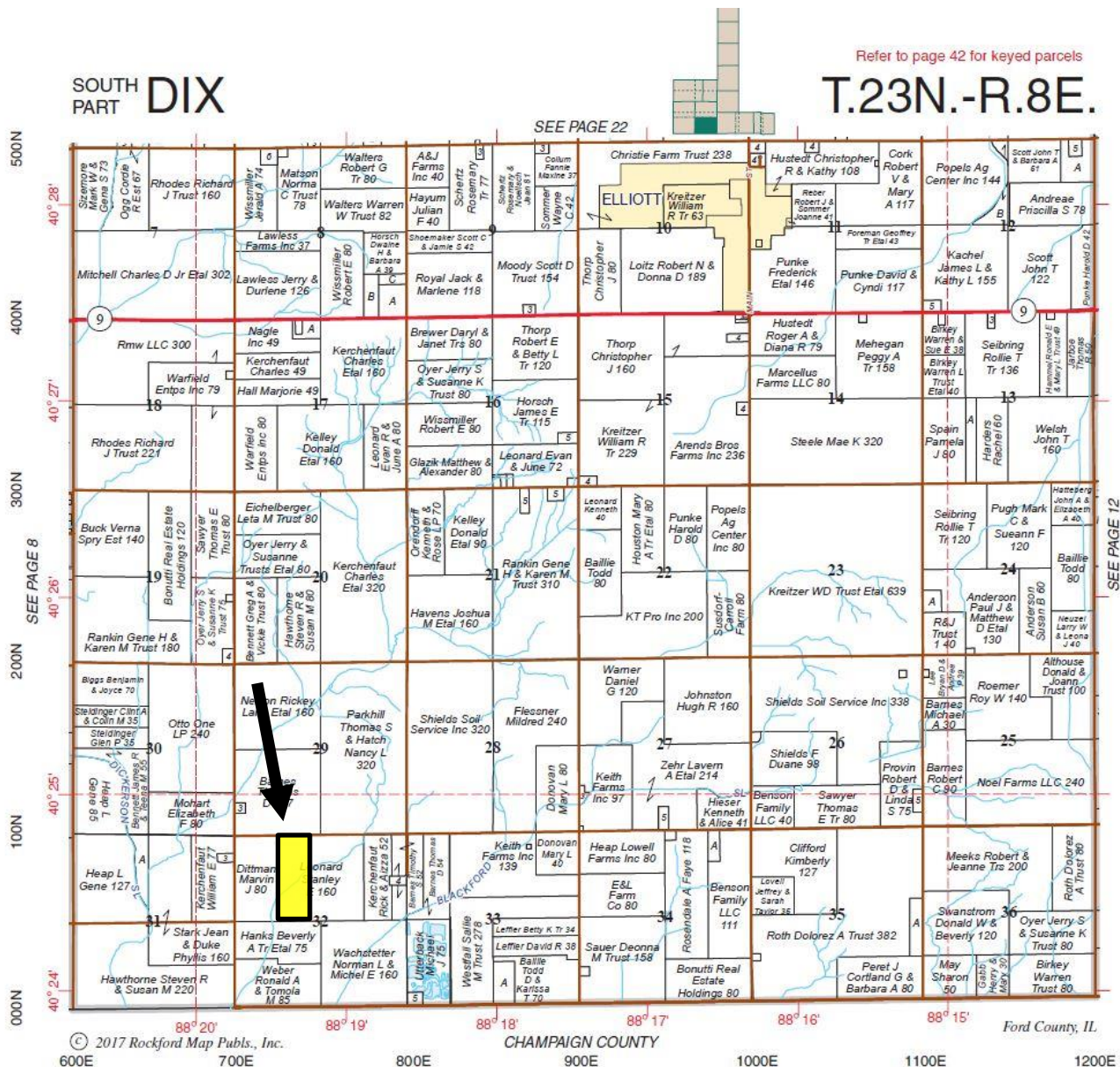
212.5

74.5

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.

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

Plat Map



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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	30.97	57.40%	195	63	144
149A	Brenton silt loam	18.18	33.70%	195	60	141
235A	Bryce silty clay	4.24	7.90%	162	58	121
148B	Proctor silt loam	0.61	1.10%	183	57	134
Weighted Average				192.3	61.2	141.1

Busey FARM BROKERAGE

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