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
Steve Myers
Managing Broker
309-962-2901
Cell: 309-275-4402
John Schuler
Listing Broker
309-962-2901
Cell: 309-706-2427

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

Farm for Sale
Busey Farm Brokerage

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.
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.

Reprinted with permission of Rockford Map Publishers, Inc.
**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.

### Soil Information

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Corn Bu/A</th>
<th>Soy Bu/A</th>
<th>Crop Productivity Index</th>
<th>Cropp Productivity Index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam</td>
<td>30.97</td>
<td>57.40%</td>
<td>195</td>
<td>63</td>
<td>144</td>
<td></td>
</tr>
<tr>
<td>149A</td>
<td>Brenton silt loam</td>
<td>18.18</td>
<td>33.70%</td>
<td>195</td>
<td>60</td>
<td>141</td>
<td></td>
</tr>
<tr>
<td>235A</td>
<td>Bryce silty clay</td>
<td>4.24</td>
<td>7.90%</td>
<td>162</td>
<td>58</td>
<td>121</td>
<td></td>
</tr>
<tr>
<td>148B</td>
<td>Proctor silt loam</td>
<td>0.61</td>
<td>1.10%</td>
<td>183</td>
<td>57</td>
<td>134</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**

|         | 192.3 | 61.2  | 141.1           |

---

**Busey Farm Brokerage**

**Licensed Real Estate Broker Corporation**

**Steve Myers, Managing Broker**

Phone: 309-962-2901  
Cell: 309-275-4402  
[steve.myers@busey.com](mailto:steve.myers@busey.com)

**John Schuler Broker**

Phone: 309-962-2901  
Cell: 309-706-2427  
[john.schuler@busey.com](mailto:john.schuler@busey.com)