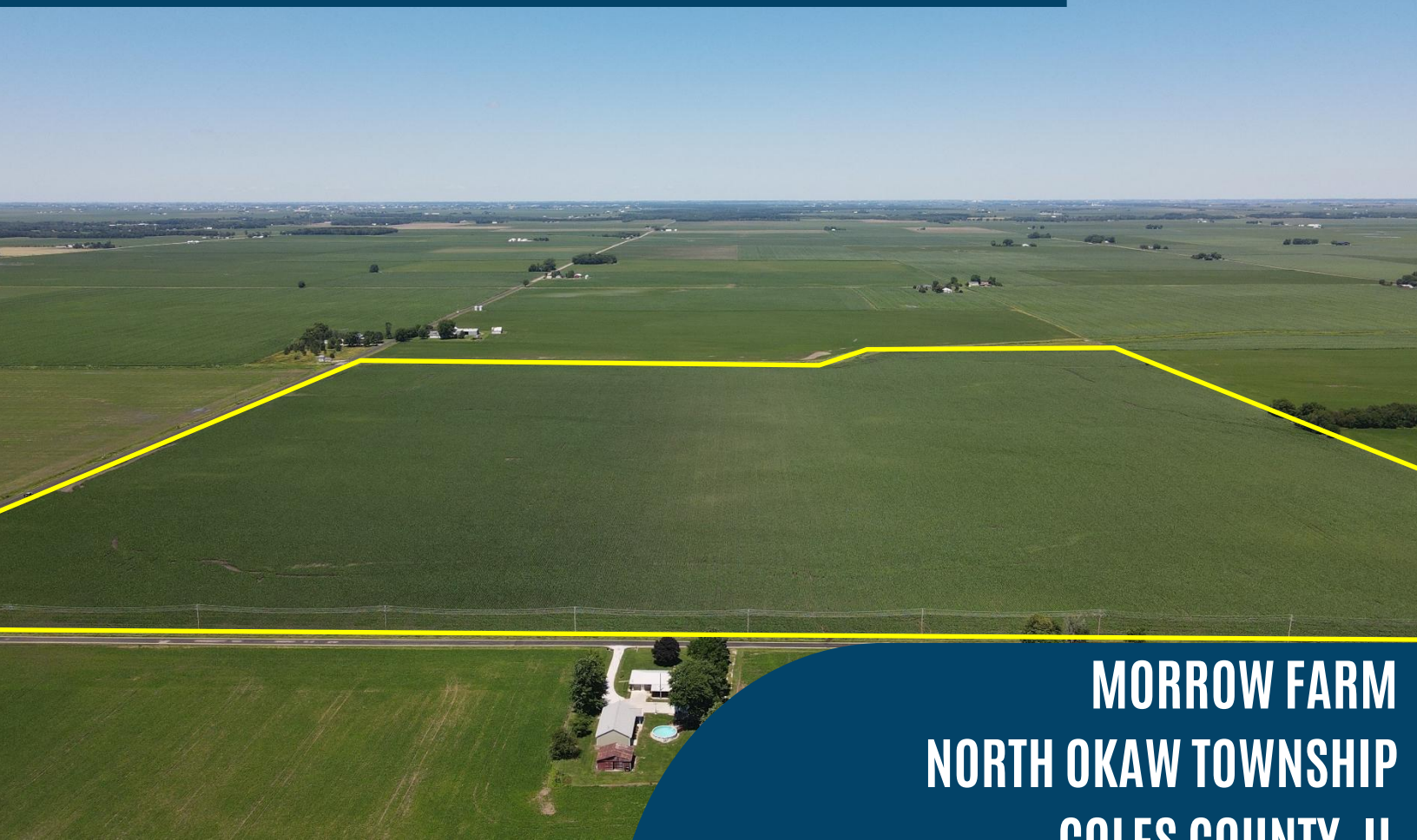


FARMLAND FOR SALE

BUSEY FARM BROKERAGE



MORROW FARM
NORTH OKAW TOWNSHIP
COLES COUNTY, IL
148.33 TAXABLE ACRES

CONTACT INFORMATION



RILEY LORENZ, LISTING BROKER

217-372-5704

217-425-8821

riley.lorenz@busey.com

COREY ZELHART, LISTING BROKER

217-425-8245

corey.zelhart@busey.com

STEVE MYERS, DESIGNATED MANAGING BROKER

309-962-2901

steve.myers@busey.com

busey.com 259 E. South Park St., Decatur, IL 62523

LISTING PRICE

\$16,950.00/Acre

148.33 Taxable Acres x

\$16,950.00/Acre =

\$2,514,193.50

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.

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MORROW FARM - COLES COUNTY, IL

148.33 TAXABLE ACRES

LOCATION

Located on the Northeast corner of intersection N County Road 500 E and 1100 North Road, 3 miles North of Mattoon, IL and 2 miles Southwest of Dorans, IL

Coordinates: [39.537435](#), [-88.373398](#)

COLES COUNTY FSA DATA

Farm # 1560

Tract # 668

Total Acres: 144.34

Cropland Acres: 144.34

Corn Base Acres: 70.65

Soybean Base Acres: 70.65

Farm Program: ARC-County-Corn/ARC County-Beans

Price Loss Coverage (PLC) Yields

Corn Yield: 162

Soybean Yield: 48

LEASE/POSSESSION

There is signed cash rent lease for the 2026 crop year. Please contact the Listing Broker for more details.

ADDITIONAL INFORMATION

Buyer will receive 2026 second installment cash rent, buyer will be responsible for the second installment 2026 payable 2027 taxes.

MINERAL RIGHTS

All mineral rights owned by seller, if any, will be transferred to the buyer.

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LEGAL DESCRIPTION

The Southwest Quarter (SW ¼) of Section 25, Township 13 North, Range 7 East, of the Third Principal Meridian, except a tract described as: Beginning at a point on the West line of Section 25, Township 13 North, Range 7 East of the Third Principal Meridian, 2290 feet North of the stone at the Southwest corner of said Section 25, thence North 66 degrees East 100 feet, thence East 1503 feet, thence North 31 degrees 30 minutes East 365 feet to the North line of the Southwest Quarter of said Section 25, thence West on the North line of said Southwest Quarter 1785 feet to the west line of said Section 25, thence South 328 feet to the place of beginning, situated in the County of Coles, and State of Illinois, containing approximately 148.33 acres, more or less.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
09-0-00923-000	148.33	\$98,114.00	\$7,027.96

FARM PRODUCTION

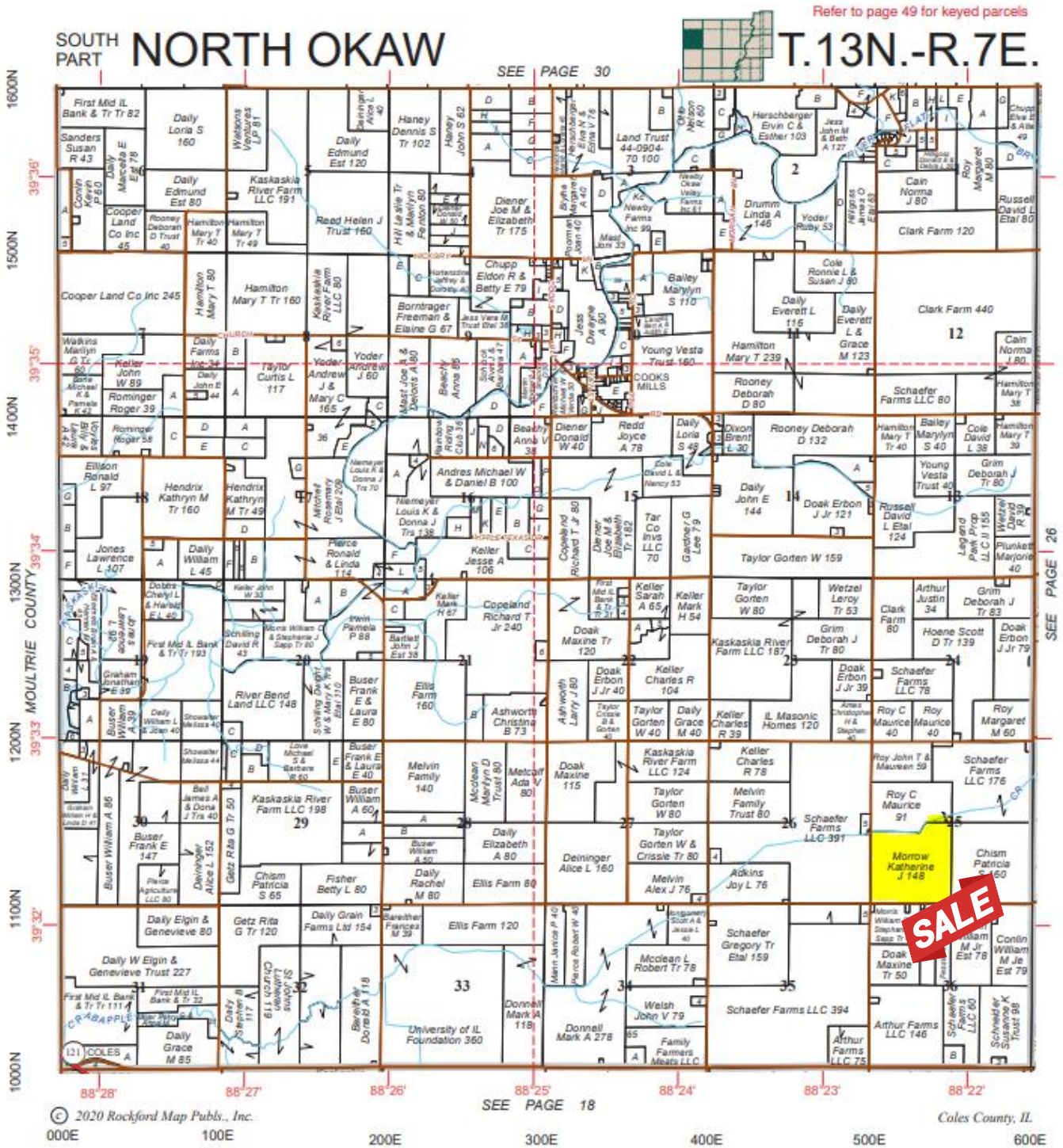
	Corn	Soybean
2025		67.15
2024	237.38	
2023		70.93

Busey FARM
BROKERAGE

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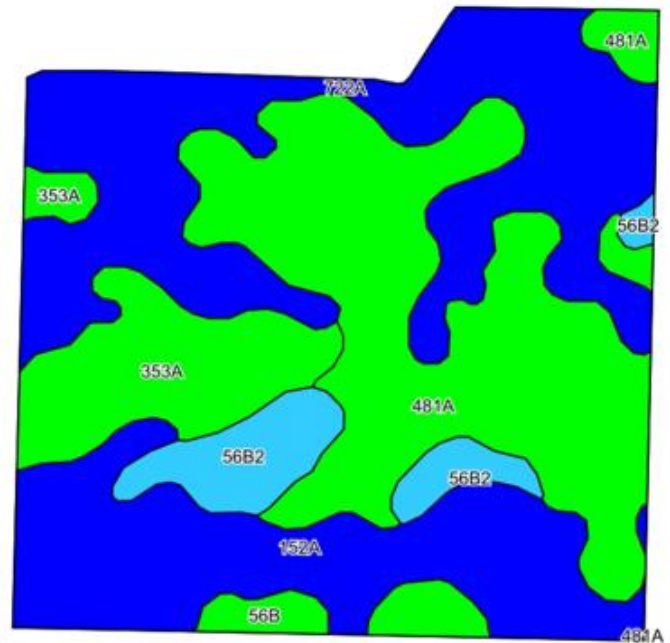


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MORROW FARM - COLES COUNTY, IL

148.33 TAXABLE ACRES



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
481A	Raub silt loam	47.36	32.2%	Green	183	58	134
722A	Drummer-milford silty clay loams	42.11	28.5%	Blue	186	61	138
152A	Drummer silty clay loam	28.97	19.6%	Light Blue	195	63	144
353A	Toronto silt loam	15.74	10.7%	Green	174	56	128
56B2	Dana silt loam	9.30	6.3%	Light Blue	169	53	123
56B	Dana silt loam	4.03	2.7%	Green	178	55	130
Weighted Average					184.2	59.2	135.7

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MORROW FARM - COLES COUNTY, IL

148.33 TAXABLE ACRES



Photo from the Northwest corner looking Southeast

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Busey FARM
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