

# Farm for Sale

Busey Farm Brokerage



## DOUGLAS COUNTY – FARM FOR SALE

### Stanhope B. Foster Trust #2 Farm

260.93 +/- Acres

Tuscola Township, Douglas County, Illinois

#### Location

The Foster Trust #2 Farm is located three miles North of Tuscola, IL. It is located at the Southwest Corner of the intersection of 1050 E and 1450 N. Route 45 is a half mile to the West.

#### Legal Description

All East of IC RR except 10.329 acres lying at the NW corner of the tract in Section 10, Township 16 North, Range 8 East of the 3<sup>rd</sup> Principal Meridian situated in Tuscola Township, Douglas County, Illinois.

#### Listing Price

**260.93 Acres x \$12,100/Ac = \$3,157,253.00**

#### Lease/Possession

The farm lease is open for the 2017 crop year.

#### Contact Information



|                 |                    |                    |
|-----------------|--------------------|--------------------|
| Dean Kyburz     | Daniel Herriott    | Steve Myers        |
| Managing Broker | Listing Broker     | Broker             |
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**busey.com**

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#### Drainage

There is tile in the farm. Two concrete mains run in the farm along with lateral lines on the east side of the farm.

#### Douglas County FSA Data

|                  |        |                     |        |
|------------------|--------|---------------------|--------|
| Farm #           | 2480   | Tract #             | 3157   |
| Total Acres:     | 257.54 | Tillable Acres:     | 257.54 |
| Corn Base Acres: | 147.30 | Soybean Base Acres: | 106.20 |
| HEL/Wetlands:    | N/A    | Program:            | ARC-CO |

#### PLC Payment Yields

|             |     |                |    |
|-------------|-----|----------------|----|
| Corn Yield: | 158 | Soybean Yield: | 50 |
|-------------|-----|----------------|----|

#### Real Estate Tax Information

| Parcel ID#       | Acres  | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|------------------|--------|---------------------|-------------------------|
| 09-02-10-200-001 | 260.93 | \$119,632           | \$9,166.26              |

#### Soil Test Results

|                 |         |        |        |         |
|-----------------|---------|--------|--------|---------|
| Fall 15 KSI W ½ | pH: 6.3 | P1: 36 | K: 262 | OM: 3.4 |
|-----------------|---------|--------|--------|---------|

#### Yield History

|      | <u>Corn</u> | <u>SB</u> |
|------|-------------|-----------|
| 2016 | 228         | 75        |
| 2015 | 215         | 70        |
| 2014 | 237         | 66        |

**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

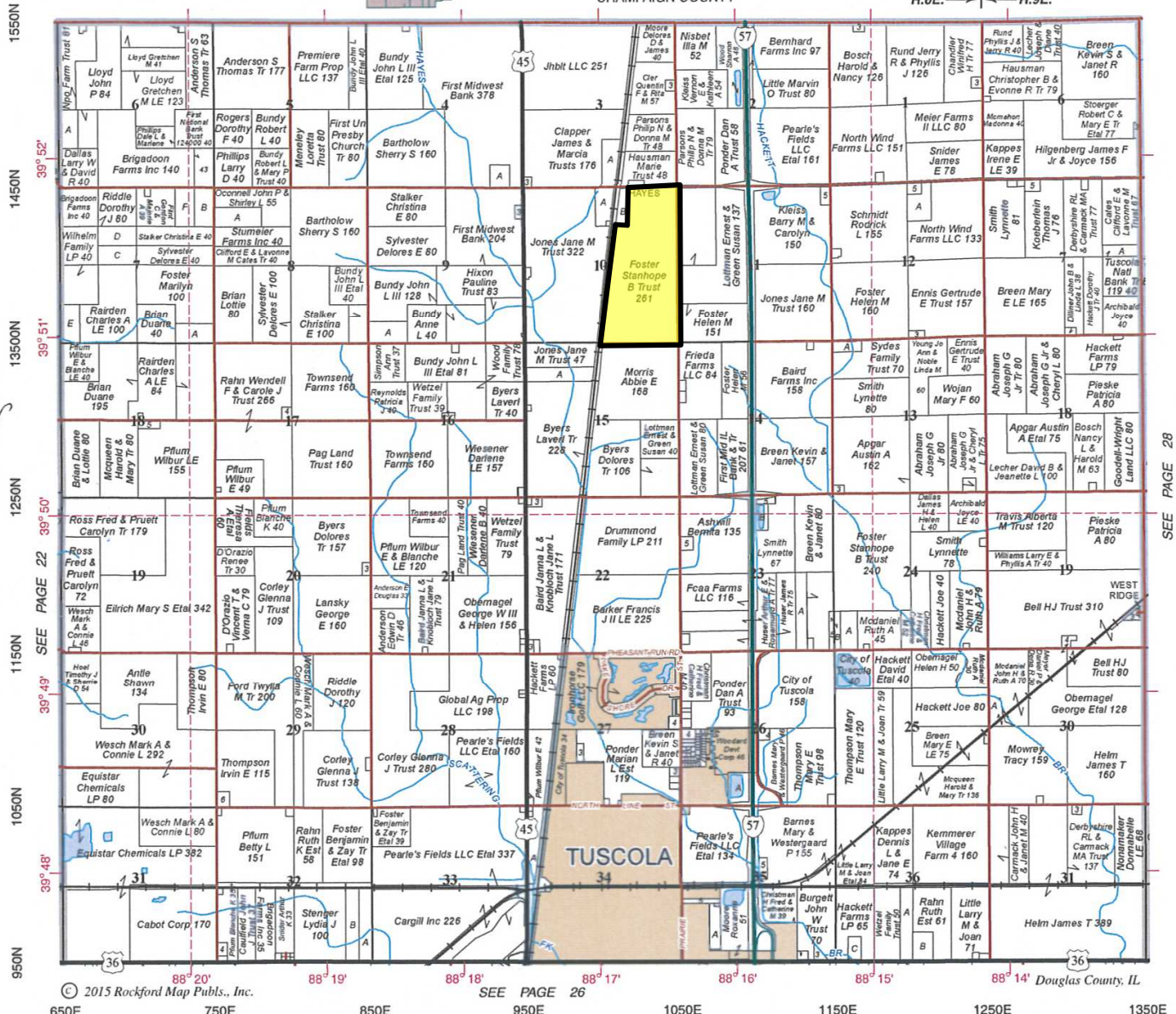
# Plat Map

NORTH PART TUSCOLA

Refer to page 43 for keyed parcels

T.16N.-R.8-9E.  
R.8E. → ← R.9E.

CHAMPAIGN COUNTY



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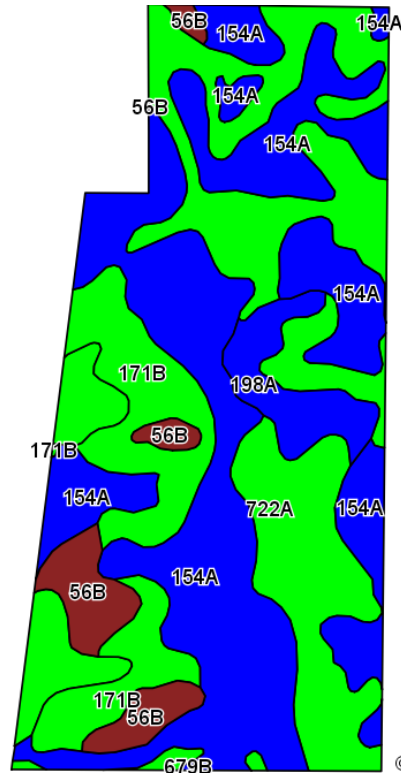
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## Aerial Map and Soil Information



| Soil Code               | Soil Description               | Estimated Acres | Percent of Field | Corn Bu/A    | Soy Bu/A    | Crop Productivity Index for optimum management |
|-------------------------|--------------------------------|-----------------|------------------|--------------|-------------|--|
| 154A                    | Flanagan silt loam             | 111.40          | 43.3%            | 194          | 63          | 144  |
| 722A                    | Drummer-Milfor silty clay loam | 87.22           | 33.9%            | 184          | 60          | 137  |
| 171B                    | Catlin silt loam               | 32.40           | 12.6%            | 185          | 58          | 137  |
| 56B                     | Dana silt loam                 | 14.76           | 5.7%             | 178          | 55          | 130  |
| 198A                    | Elburn silt loam               | 11.67           | 4.5%             | 197          | 61          | 143  |
| 679B                    | Blackberry silt loam           | 0.09            | 0.0%             | 192          | 59          | 141  |
| <b>Weighted Average</b> |                                |                 |                  | <b>188.7</b> | <b>60.8</b> | <b>139.9</b>                                   |



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