

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 3rd 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



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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
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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
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Yield History

	Corn	SB
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.

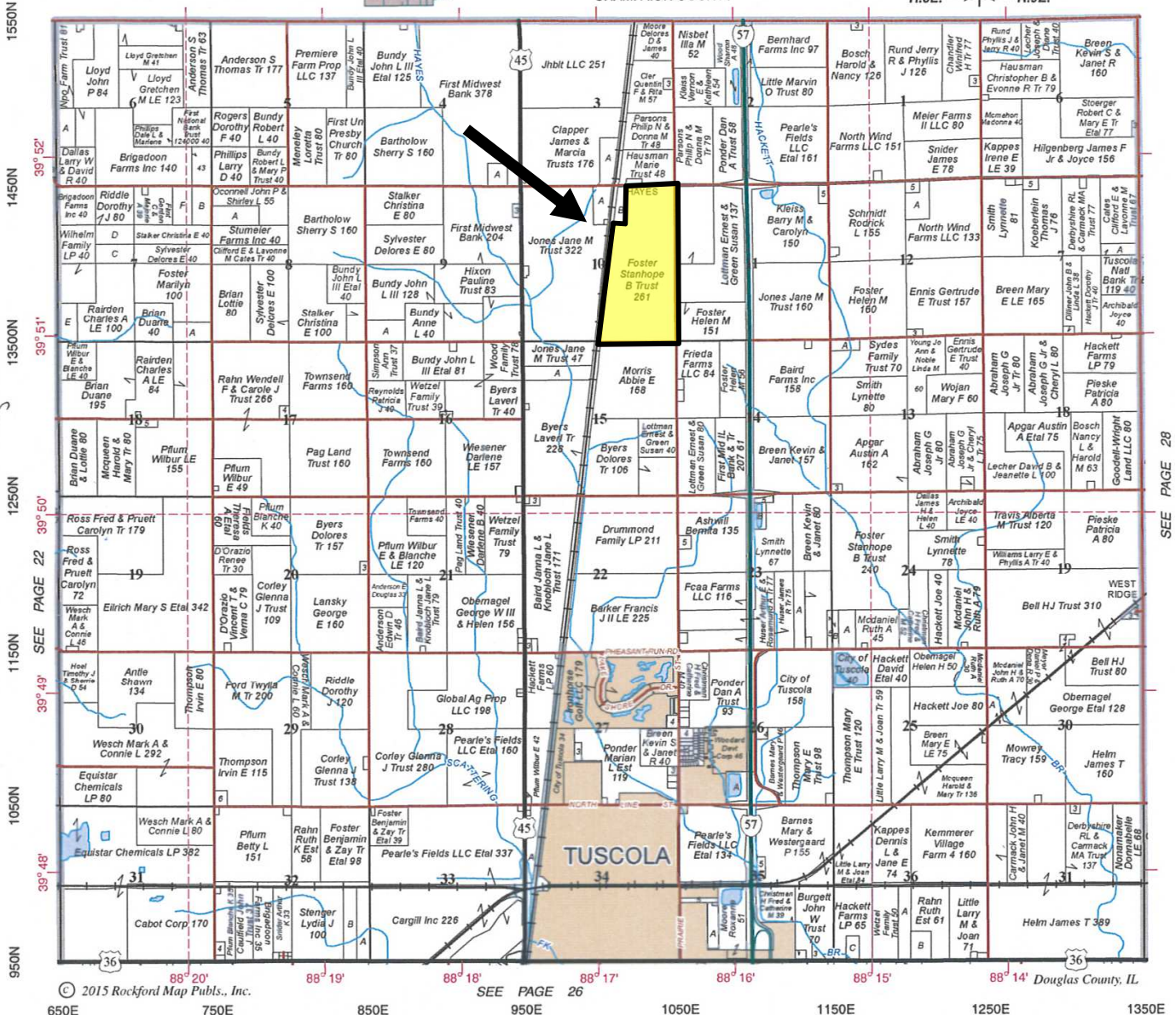
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Plat Map

NORTH PART TUSCOLA

Refer to page 43 for keyed parcels

T.16N.-R.8-9E.



SEE PAGE 28

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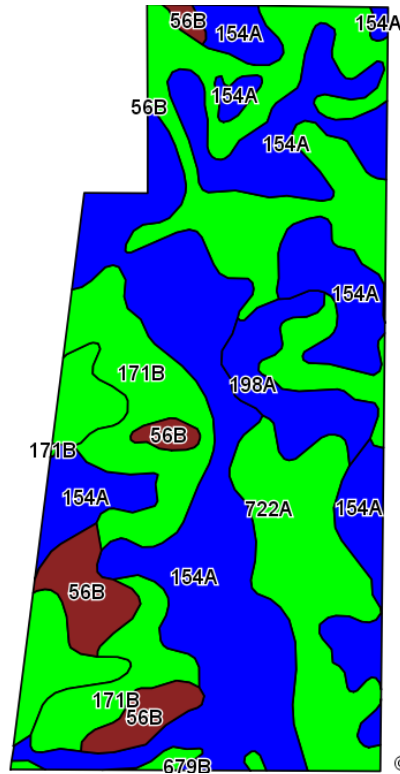


Licensed Real Estate Broker Corporation
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Aerial Map and Soil Information



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
Weighted Average				188.7	60.8	139.9



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