

Schnepp Pollinator Property



52.11+/- Acres with Substantial CRP Income

Location / Brief Legal Description

Minutes off of I-72 in Macon County, Illinois.

Part of the West Half of the Northwest Quarter of Section 9, Township 17 North, Range 4 East of the 3rd P.M.

Listing Price

\$7,000 / Acre
\$364,770 Total

Property Description

An attractive rural property with substantial CRP income. 43.63 acres has been placed in a CRP sponsored pollinator program. The blooming native flowers provide perfect habitat for bees, butterflies, and other pollinators, all while providing the new property owner with \$13,866 in annual income under contract through 2026. An additional CRP Contract provides another \$355 per year through 2025. For a total of **\$14,221 Annual CRP Income!**



Contact Information



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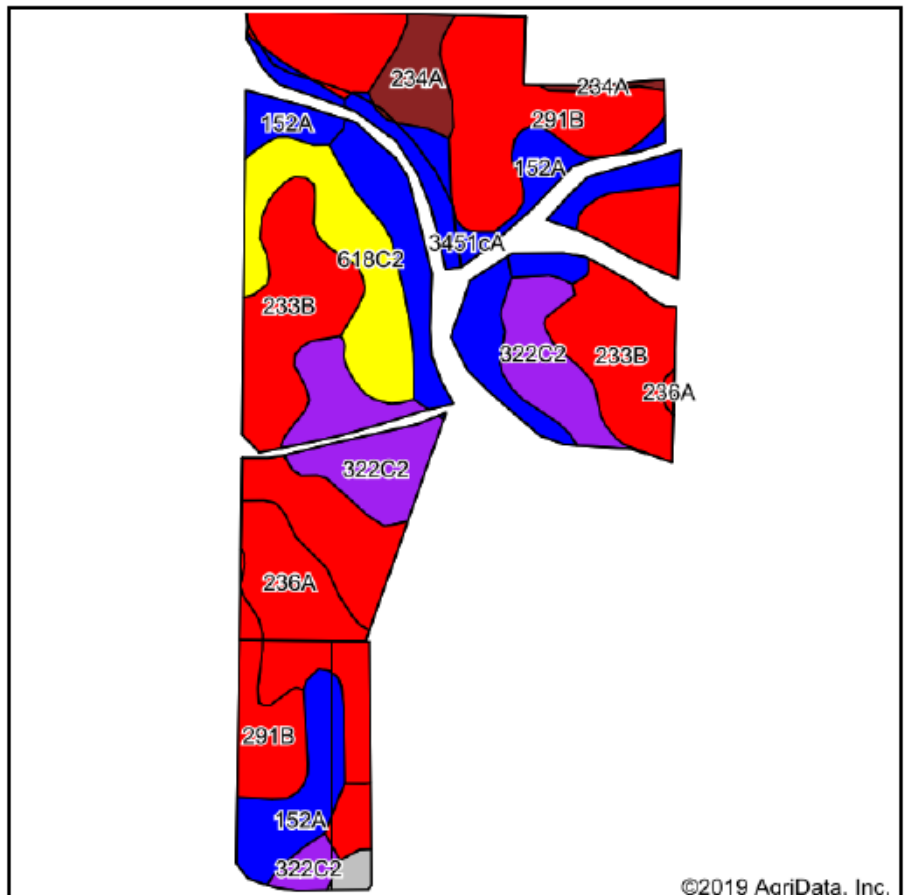
CRP Information

Practice	Acres Enrolled	Expiration	\$/Acre
CP-42 Pollinator	43.63	Sept. 30, 2026	\$317.80
CP-21 Filter Strip	1.1	Sept. 30, 2025	\$322.80

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

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Aerial Map



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Soils data provided by USDA and NRCS.

Area Symbol: IL115, Soil Area Version: 15

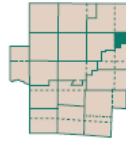
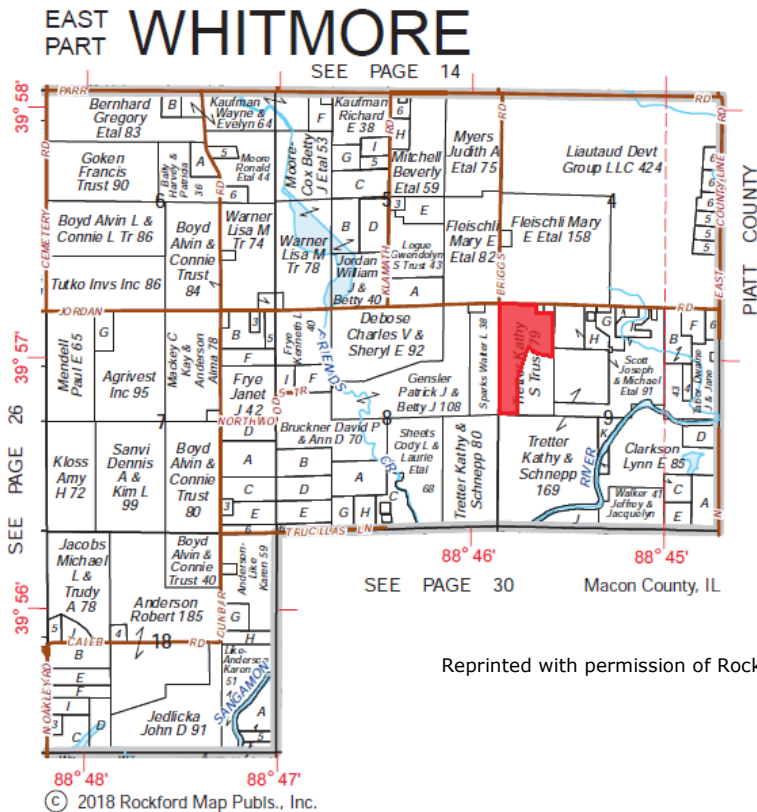
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**233B	Birkbeck silt loam, 2 to 5 percent slopes	11.73	24.9%		**165	**51	**121
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	8.89	18.9%		**160	**50	**117
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	6.11	13.0%		**149	**47	**108
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.57	11.8%		195	63	144
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	4.84	10.3%		190	61	140
236A	Sabina silt loam, 0 to 2 percent slopes	4.02	8.5%		168	52	122
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	3.95	8.4%		**136	**44	**100
234A	Sunbury silt loam, 0 to 2 percent slopes	1.63	3.5%		179	57	131
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	0.29	0.6%		**118	**38	**87
Weighted Average					166.1	52.4	121.7

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Plat Map / Real Estate Tax Information



T.17N.-R.4E.

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Parcel ID #	Acres	Estimated 2018 Assessed Value	Estimated 2018 Taxes Payable 2019
Part of 18-09-09-100-014	52.11	\$168	\$430.82

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

Dean Kyburz, Listing Broker

217-425-8290

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