

Farm for Sale

Busey Farm Brokerage



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Jackson Farm 240.0 acres in 2 tracts

Location

This farm is located 3 miles northwest of Lovington and 2 miles south of US Route 36.

Legal Description

Tract #1: West 1/2 of the SW 1/4 of Sec 9 and the N 1/2 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Sec 8, Lovington Twp, Moultrie Co., consisting of 190 +/- Acres.

Tract #2: The SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Sec 8, Lovington Twp, Moultrie Co., consisting of 50 +/- Acres.

Listing Price

Tract #1: 190.0 acres @ \$11,500/ac or \$2,185,000

Tract #2: 50.0 acres @ \$6,700/ac or \$335,000

Total: 240.0 Acres @ \$10,500/ac or \$2,520,000

Contact Information



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busey.com

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Phone: 217-425-8340—Fax 217-362-2724

Combined County FSA Data

Farm #	7045	Tract #	2730 3804
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Total Acres:	240.63	Tillable Acres:	213.7
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Corn Base Acres:	122.3	Soybean Base Acres:	91.5
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HEL/Wetlands:	No/ND	Farm Program:	Open
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Price Loss Coverage (PLC) Yields

Corn Yield:	N/A	Soybean Yield:	N/A
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Real Estate Tax Information

Parcel ID #	Acres	2014 Assessed Value	2013 Taxes Payable 2014
02-02-09-000-307	80.00	\$32,169	\$2,237.06
02-02-08-000-403	100.00	\$30,916	\$2,146.32
02-02-08-000-404	60.00	\$7,499	\$520.62

Lease/Possession

The lease is open for 2015

Soil Test Results

Soil Test—Evergreen FS (June 2014)

pH: 5.9

P1: 67.3

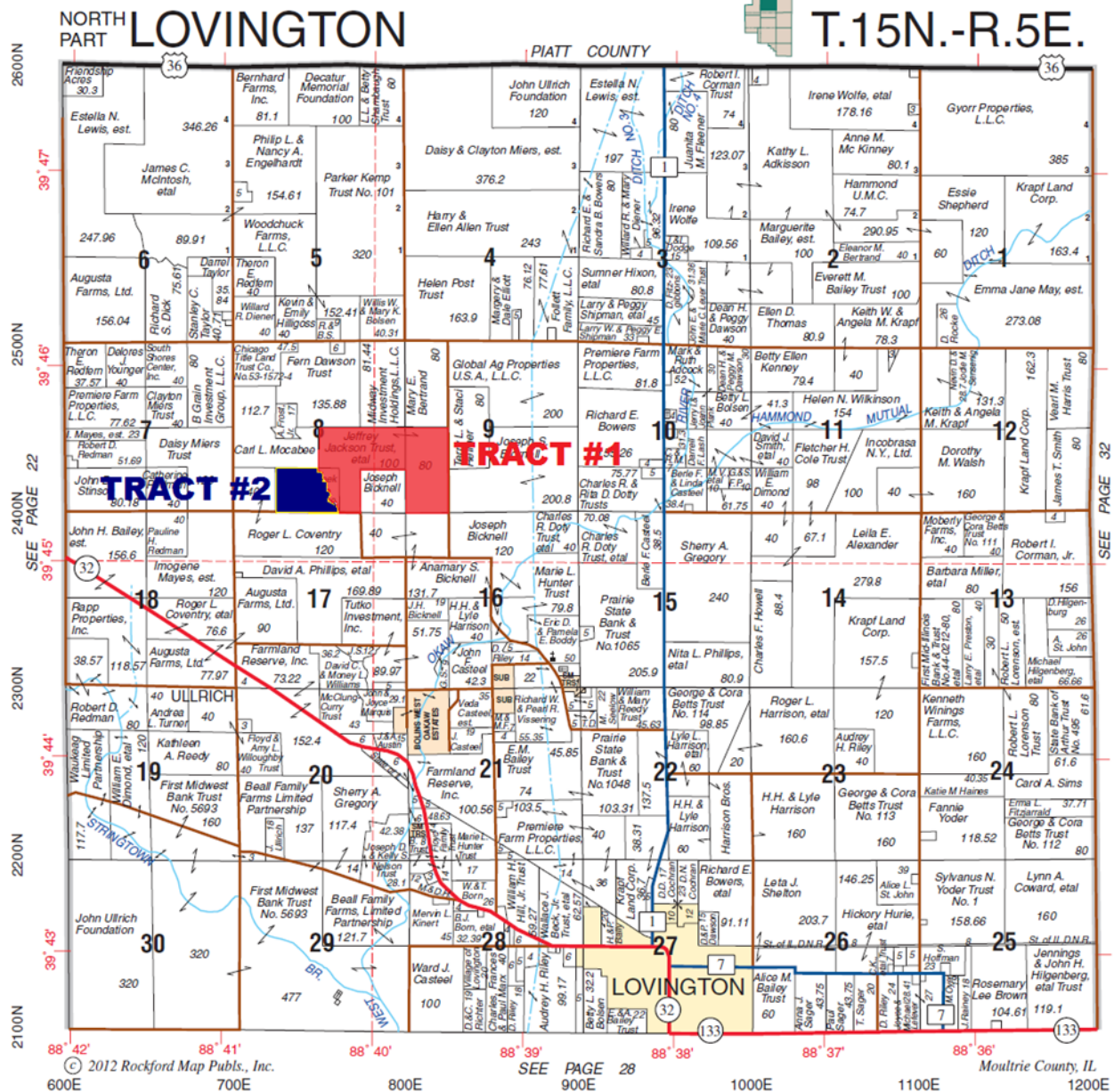
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Plat Map



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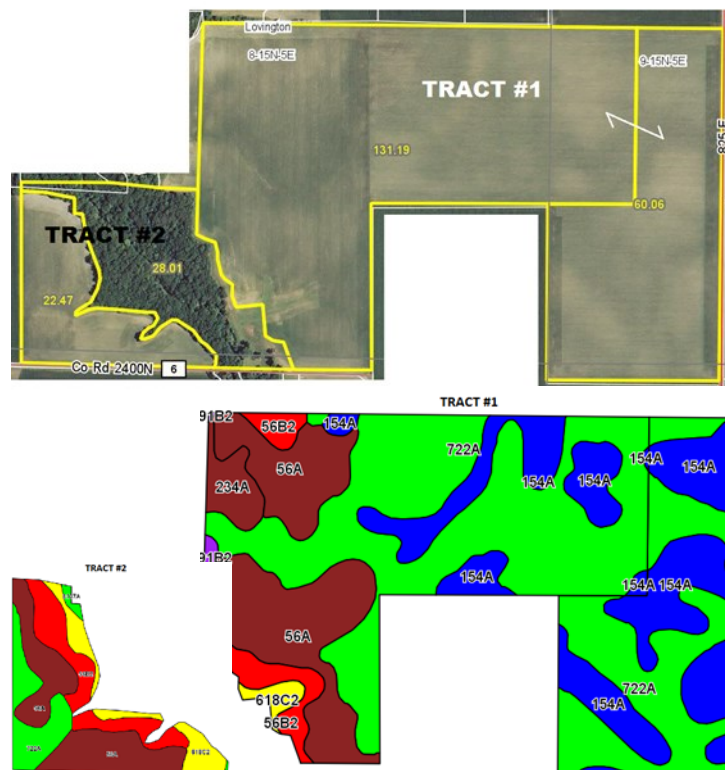
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Aerial Map and Soil Information



Tract #1

Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
722A	Drummer Milford Silty Clay Loam	97.41	50.9%	184	60	137
154A	Flanagan Silt Loam	46.38	24.3%	194	63	144
56A	Dana Silt Loam	33.44	17.5%	180	56	131
56B2	Dana Silt Loam	6.37	3.3%	171	53	124
234A	Sunbury Silt Loam	4.56	2.4%	179	57	131
618C2	Senachwine Silt Loam	2.26	1.2%	136	44	100
291B2	Xenia Silt Loam	0.83	0.4%	154	48	112
Weighted Average		191.2		184.5	59.5	136.5

Tract #2

Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
56A	Dana Silt Loam	9.18	40.9%	180	56	131
56B2	Dana Silt Loam	5.26	23.4%	171	53	124
722A	Drummer Milford Silty Clay Loam	4.26	19.0%	184	60	137
618C2	Senachwine Silt Loam	3.43	15.3%	136	44	100
3107A	Sawmill Silty Clay Loam	0.34	1.5%	189	60	139
	Timber & Grass	28.01				
Weighted Average		50.48		172.1	54.3	125.9

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Southwest side of Tract 1 looking north



East side of Tract 1 looking west



Tract 2, east of the waterway



Tract 2, west of the waterway

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