

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



IRWIN FARM
DOWNS & WILSON TOWNSHIPS
MCLEAN & DEWITT COUNTIES, IL
96.47 TAXABLE ACRES

CONTACT INFORMATION

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LISTING PRICE

\$18,000/Acre

96.47 Taxable Acres x \$18,000/Acre
= \$1,736,460.00

Busey FARM
BROKERAGE

busey.com 301 E. Cedar Street, LeRoy, IL 61752

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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LOCATION

Located on the Southeast corner of Birkbeck Road and Old Principal Road, 2.0 miles south of US 136. There are 20 acres that lie on the North side of Old Principal Road, ¼ mile east of the intersection of Birkbeck Road and Old Principal Road.

Coordinates: 40.282600, -88.857115

MCLEAN & DEWITT COUNTY FSA DATA

Farm # 12684 **Tract # 34680 & 34764**
Total Acres: 99.66 **Cropland Acres: 99.66**
Corn Base Acres: 49.60 **Soybean Base Acres: 49.60**

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 185 Soybean PLC Yield: 54

LEASE/POSSESSION

The farm is under a cash rent lease for the 2025 crop year. The Seller/Tenant will retain all income attributable to the 2025 crop year and before and will pay all expenses for the same. The farm is lease free for the 2026 crop year.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
36-10-300-003	20.00	\$12,903	\$1,030.56
03-15-100-003	76.47	\$55,925	\$4,056.90

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LEGAL DESCRIPTION

The West ½ of the Southeast ¼ of the Southwest ¼ of Section 10, Township 21 North, Range 3 East of the Third Principal Meridian, McLean County, IL

And

The West ¼ of the Northwest ¼ except that part taken for the Highway Right of Way, and except beginning at 783' East of the Northwest Corner of the Northwest ¼, South 230', the East 267', then North 230', then West 267' to the POB, in Section 15, Township 21 North, Range 3 East of the Third Principal Meridian, DeWitt County, IL

MCLEAN/DEWITT FARM PRODUCTION

	Corn	Soybean
2025	266.96 / 271.51	X
2024	X	72.11 / 76.30
2023	256.20 / 258.02	X
2022	X	73.26 / 73.28

SOIL TEST RESULTS

2025 pH: 6.3 P: 85 K: 357

OTHER INFORMATION

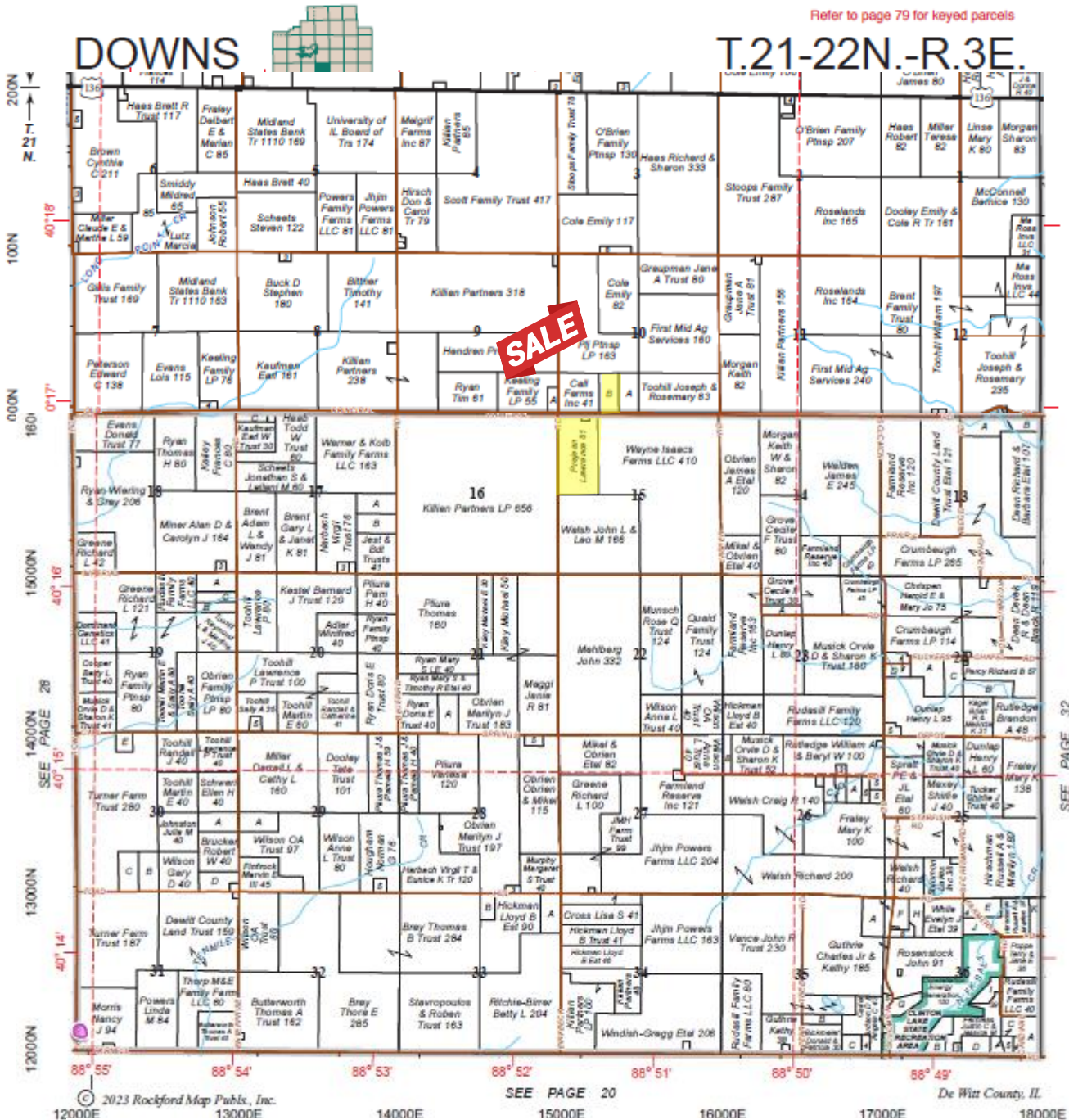
The 20 acres in McLean County is signed into the Diamond Grove Wind Project.



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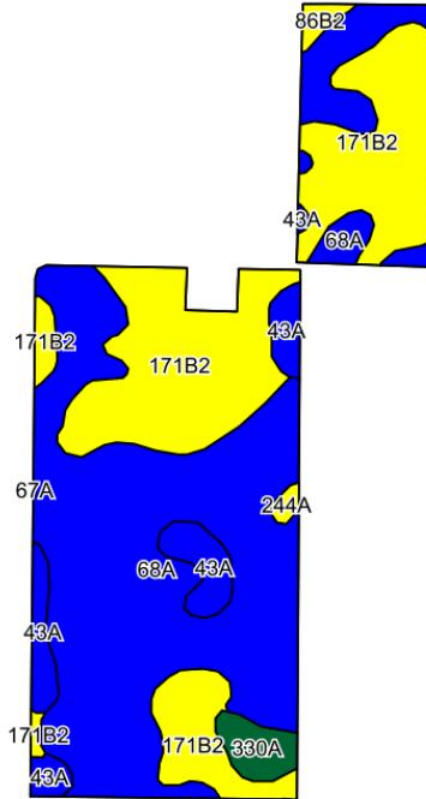


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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
68A	Sable Silty Clay Loam	53.82	54.1%	Blue	192	63	143
171B2	Catlin Silt Loam	35.73	35.8%	Yellow	178	56	131
43A	Ipava Silt Loam	6.65	6.7%	Blue	191	62	142
330A	Peotone Silty Clay Loam	2.29	2.3%	Yellow	164	55	123
86B2	Osco Silt Loam	0.73	0.7%	Yellow	180	56	133
244A	Hartsburg Silty Clay Loam	0.44	0.4%	Yellow	182	59	134
Weighted Average					186.1	60.2	138.1

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