

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Greg Dean Farm

76.60 +/- Taxable Acres

Blue Mound Township, McLean County, Illinois

Location/General Information

The Greg Dean farm is located two miles West of Cooksville, Illinois. The farm is located at the Southwest corner of 2700 East and State Route 165 (1800 North). Busey Farm Brokerage will share commission with Licensed Real Estate Brokers.

Legal Description

Part of the North 1/2 of the Northeast 1/4 of Section 16, Township 24 North, Range 4 East.

Listing Price

76.60 Acres at \$9,800.00/A = \$750,680.00

Lease/Possession

The farm is lease free for the 2020 crop year. Buyer will reimburse current tenant for fall tillage, fertilizer and nitrogen.

Contact Information

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Managing Broker	Broker
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busey.com

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McLean County FSA Data

Farm #	956	Tract #	2216
Total Acres:	75.05	Tillable Acres:	75.05
Corn Base:	37.50	Soybean Base Acres:	37.50
HEL:	None	Program:	N/A
PLC Yield Corn:	N/A	PLC Yield SB:	N/A

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
16-16-200-004	76.60	\$40,105.00	\$3,389.94

Yield History

	<u>Corn</u>	<u>SB</u>
2019	223	68
2018	228	76
2017	249	78
2016	225	66
2015	237	65
2014	237	66

Busey FARM
BROKERAGE

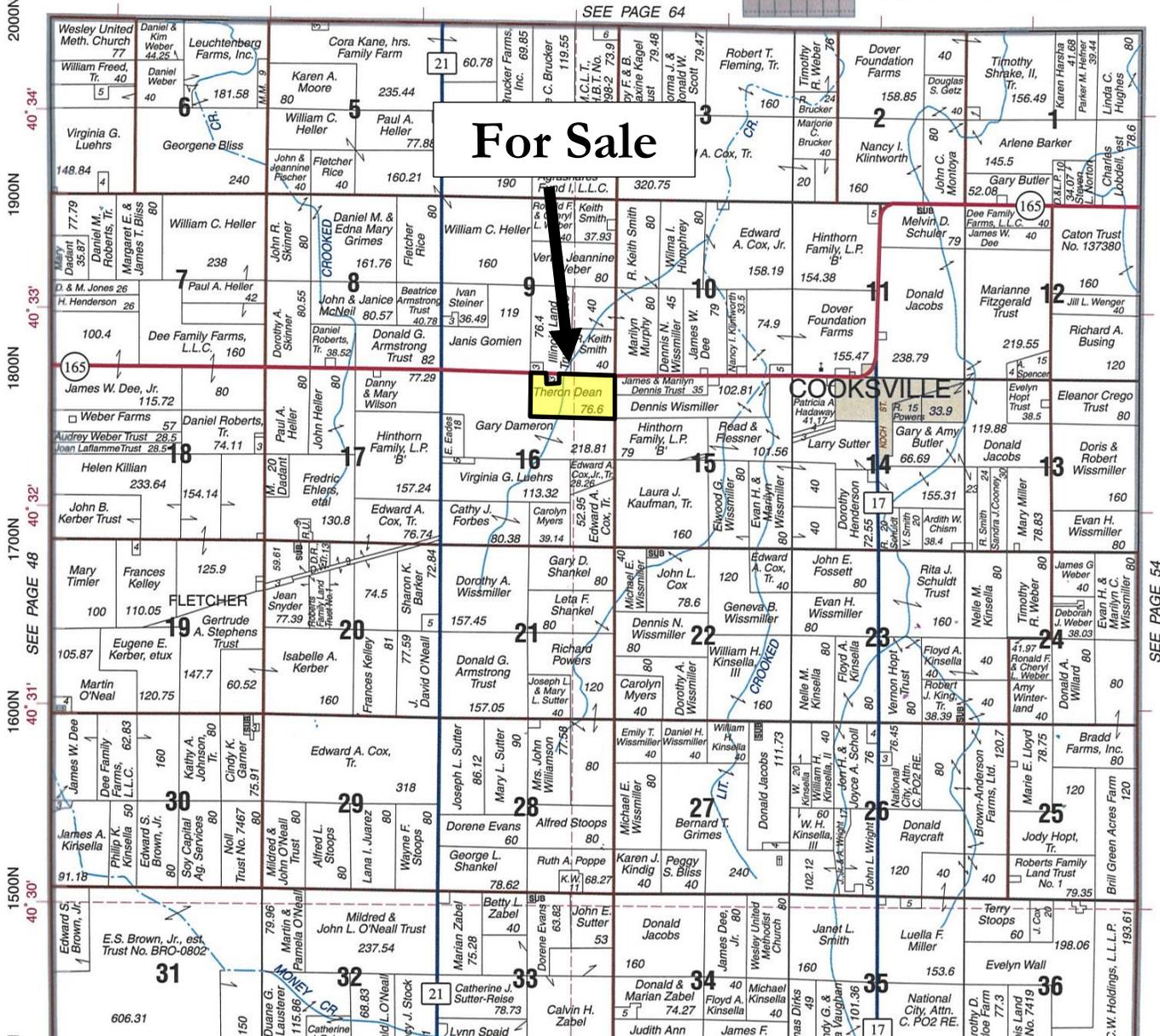
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map

BLUE MOUND

T.24N.-R.4E.



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Aerial Map and Soil Information 76.60 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer and Elpaso silty clay	51.74	67.50%	194	63	143
622B2	Wyanet silt loam	15.11	19.70%	153	50	114
59A	Lisbon silt loam	5.60	7.30%	188	59	136
145B2	Saybrook silt loam	3.76	4.90%	170	54	125
481A	Raub silt loam	0.39	0.50%	183	58	134
Weighted Average				184.2	59.7	135.8



Licensed Real Estate Broker Corporation

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