

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

Qualified
Opportunity
Zone

JEAN NOVELLI TRUST
BOWDRE TOWNSHIP
DOUGLAS COUNTY, IL
203.55 +/- TAXABLE ACRES

CONTACT INFORMATION



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LISTING PRICE

\$13,500.00/ ACRE

203.55 +/- Acres @ \$13,500.00/Acre

\$2,747,925.00

Busey.com/farmsforsale

Busey FARM
BROKERAGE

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LOCATION

From Illinois Route 130 go East on County Road 600N approximately 2 miles. Turn East onto County Road 575N and continue approximately 1 mile.

Or

From Illinois Route 133 go North on County Road 1775E for approximately 2.5 miles then East on County Road 450N ½ mile.

GPS Coordinates: 39.72750, 88.12959

DOUGLAS COUNTY FSA DATA

Farm # 496 Tract # 2095

Total Acres: 206.07 Cropland Acres: 186.12

Corn Base Acres: 80.98 Soybean Base Acres: 86.92

Farm Program: ARC County - Corn and Soybean

Price Loss Coverage (PLC) Yields

Corn Yield: 144

Soybean Yield: 40

LEASE/POSSESSION

Farm is under a 50/50 crop share lease for the 2026 crop year. Please contact the broker for further information regarding the lease.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
03-10-30-200-001	80.00	\$40,237.00	\$3,087.64
03-10-19-400-004	78.734	\$33,423.00	\$2,532.98
03-10-19-400-003	40.00	\$16,863.00	\$1,277.96
03-10-19-200-004	4.82	\$1,607.00	\$121.80

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LEGAL DESCRIPTION

The West ½ of the Southwest ¼ and the Southeast ¼ of the Southeast ¼ and a strip of land in the Southwest ¼ of the Southwest ¼ all in Section 19 and the West ½ of the Northeast ¼ in Section 30 all in Township 15 North, Range 10E, Bowdre Township, Douglas County, Illinois, consisting of 203.554 acres more or less. The building site, consisting of 1.266 acres, is not a part of this offering.

FARM PRODUCTION

	Corn	Soybean
7-year Average	158.0	45.1*

**Includes specialty crops*

SOIL TEST RESULTS

2018 pH: 5.8 P: 48.2 lbs/ac K: 305.3 lbs/ac

MINERAL RIGHTS

All mineral rights owned by seller, if any, will be transferred to the buyer.

ADDITIONAL INFORMATION

Farm has 15.74 acres of CRP waterway that generates \$3,006.50 annually with an expiration date of 09/30/2031.

44.34+/- acres are currently in pasture but have previously been in row crop production. Fencing is owned by current tenant and will be removed prior to closing.

18.39 +/- acres are timber.

11,000-bushel grain bin in good condition

IRS Opportunity Zone-Contact broker for details.

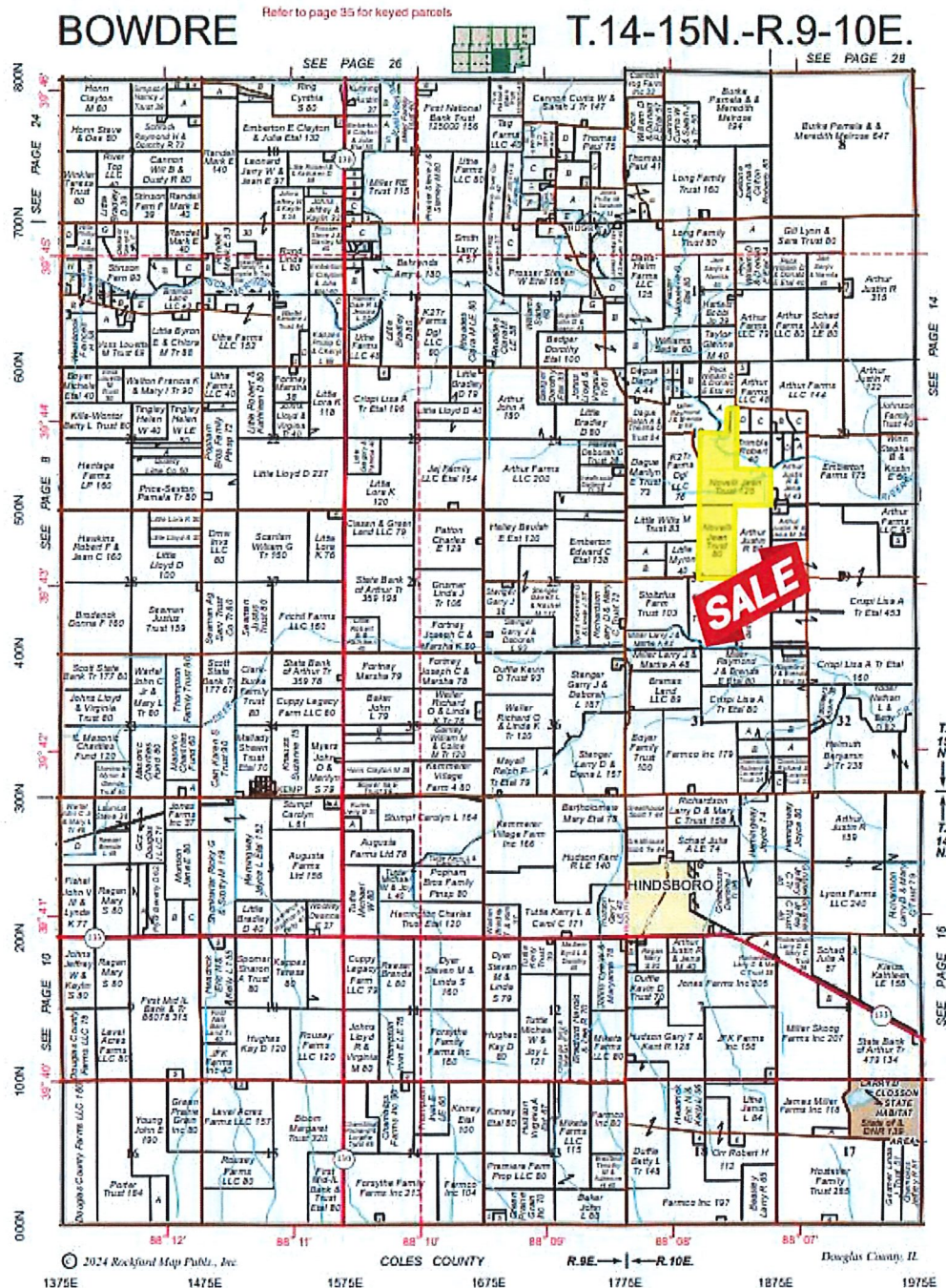
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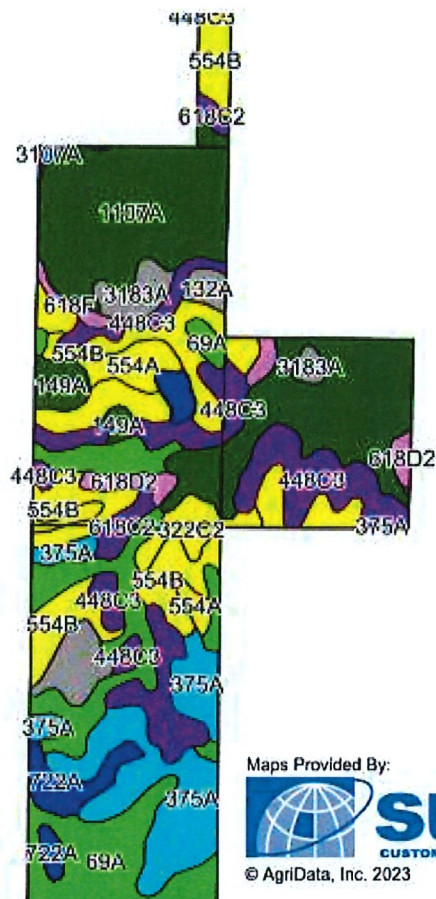
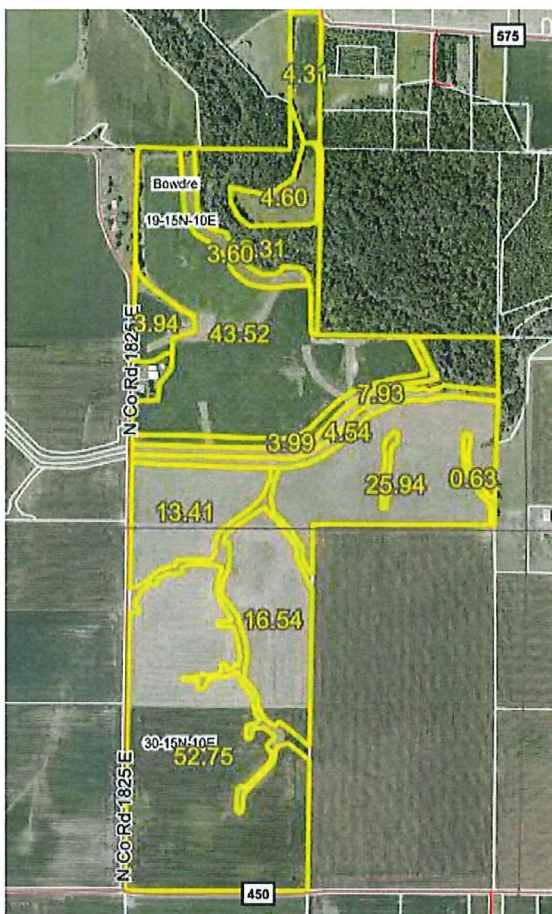
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
1107A	Sawmill silty clay loam	52.28	25.3%		190	60	140
554B	Kernan Silt Loam	31.78	15.4%		151	50	112
69A	Milford Silty Clay Loam	31.19	15.1%		171	57	128
448C3	Mona Loam	27.66	13.4%		138	44	101
375A	Rutland Silt Loam	22.24	10.8%		180	58	133
554A	Kernan Silt Loam	7.30	3.5%		153	50	113
722A	Drummer-Milford Silty Clay Loam	7.14	3.5%		186	61	138
132A	Starks Silt Loam	5.83	2.8%		163	51	119
3183A	Shaffton Silt Loam	4.37	2.1%		158	52	118
322C2	Russell Silt Loam	4.18	2.0%		149	47	108
618D2	Senachwine Silt Loam	4.06	2.0%		127	41	93
149A	Brenton Silt Loam	3.78	1.8%		195	60	141
618C2	Senachwine Silt Loam	3.14	1.5%		136	44	100
618F	Senachwine Silt Loam	1.23	0.6%		102	33	75
3107A	Sawmill Silty Clay Loam	0.45	0.2%		189	60	139
Weighted Average					166.9	53.9	123.3

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11,000-bushel grain bin with dryer.



Middle section of farm, currently in pasture/hay ground.



Aerial view looking North to timber with access from the North.

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