

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Sarah Gimbel - Sherr Farm

35.44 acres

#### Location

This farm is located approximately 3 miles southwest of Mt. Zion in Mt. Zion Township.

#### Legal Description

Part of the southeast 1/4 of Fractional Section 19 and part of the Northeast 1/4 of Fractional Section 30; all in Township 15 North, Range 3 East of the Third Principal Meridian (3PM), Macon County, Illinois.

#### Listing Price

**35.44 acres x \$11,900/acre = \$ 421,736.00**

#### Lease/Possession

The farm is currently leased for the 2016 crop year on a 50/50 basis. The seller will retain all rights to the 2016 crop.

#### Contact Information



**Dean Kyburz, Managing Broker 217-425-8290**  
**Corey Zelhart, Listing Broker 217-425-4245**  
**Tom Courson, Broker 217-425-8291**  
**Kyle Ogden, Broker 217-425-8279**  
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[busey.com](http://busey.com)

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

#### County FSA Data

Farm #	7396	Tract #	7672
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Total Acres:	35.44	Cropland Acres:	35.44
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Corn Base Acres:	17.96	Soybean Base Acres:	17.48
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Farm Program: ARC-County

#### Price Loss Coverage (PLC) Yields

Corn Yield:	161	Soybean Yield:	46
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#### Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
12-17-30-200-001	27.00	15,714	\$1,115.88
12-17-19-400-003	Part of 160.0	92,564	\$346.73
			Prorated Share

#### Soil Test Results

Spring 2013 Soil Test

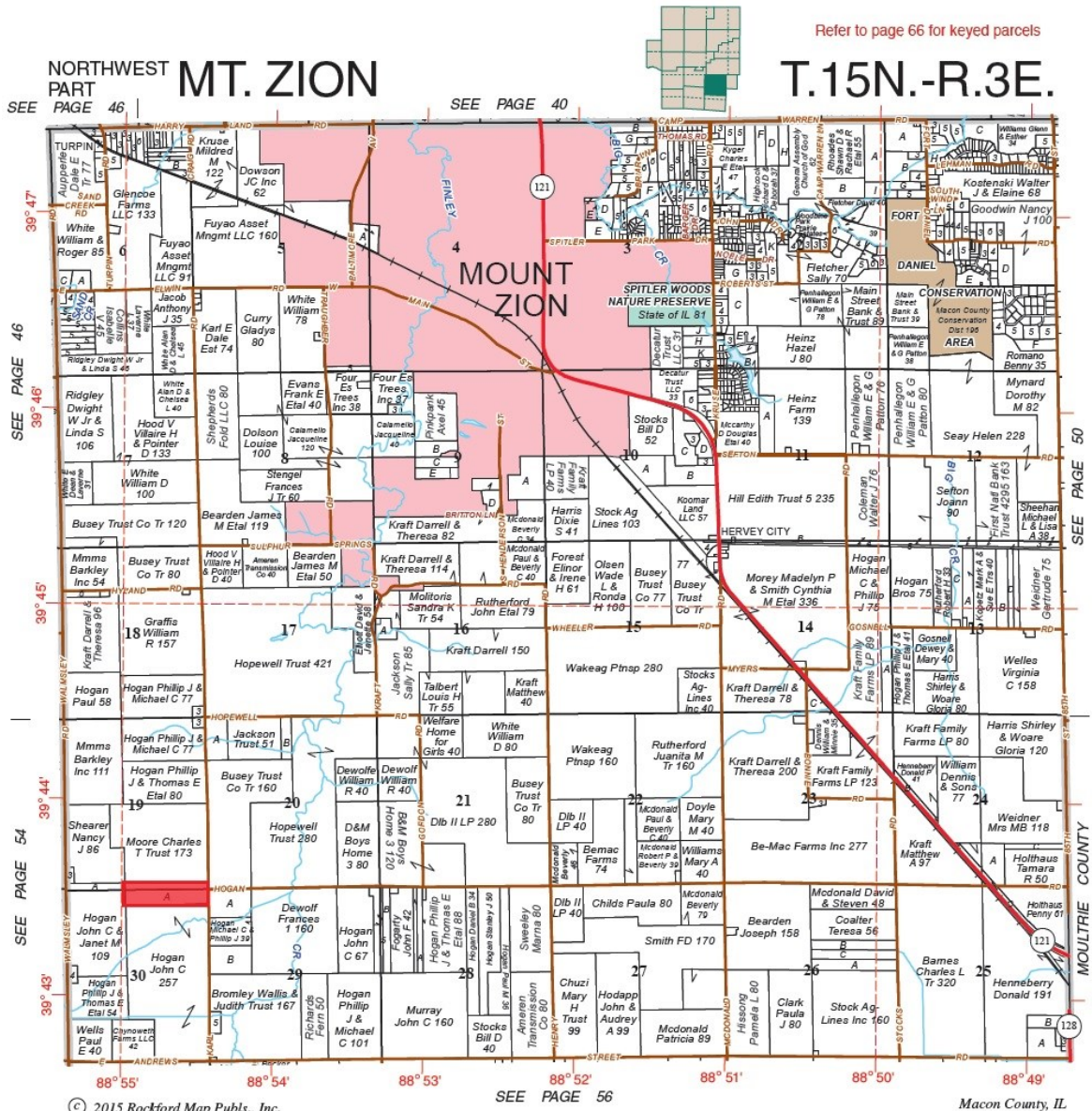
pH: 6.6	P1: 41	K: 328
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**Disclaimer:** The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information 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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## Plat Map



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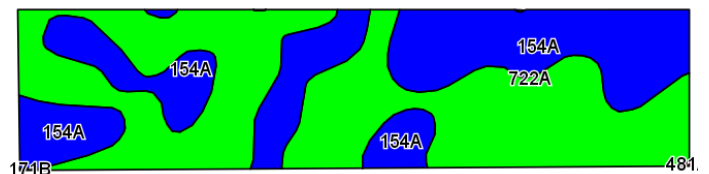
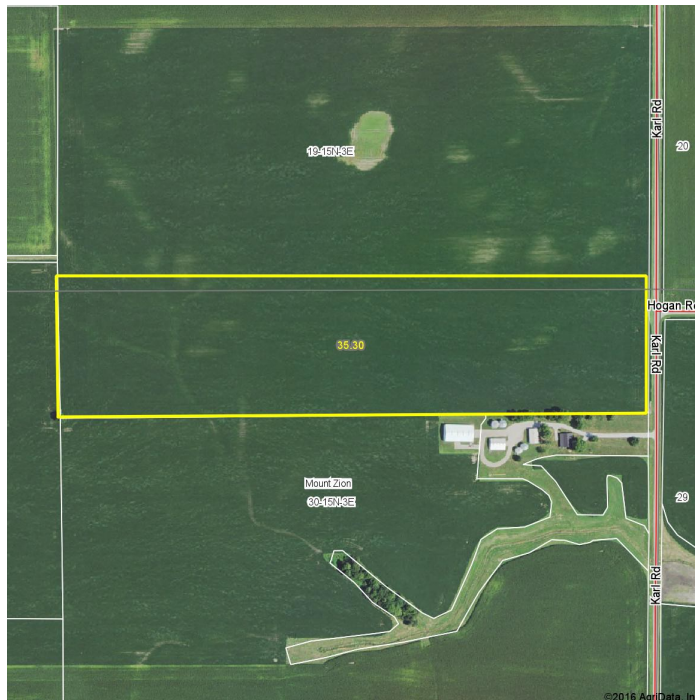
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## Aerial Map and Soil Information



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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	20.46	58.0%	184	60	137
154A	Flanagan Silt Loam	14.84	42.0 %	194	63	144
<b>Weighted Average</b>		<b>35.3</b>		<b>188.2</b>	<b>61.3</b>	<b>139.9</b>



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