

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

CLASS A
SOILS

MARGARET STAIR FARM
SADORUS TOWNSHIP
CHAMPAIGN COUNTY, IL
38.82 TAXABLE ACRES

CONTACT INFORMATION

ERIC ROBERTS, LISTING BROKER

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eric.roberts@busey.com

STEVE MYERS, MANAGING BROKER

309-962-2901

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steve.myers@busey.com

LISTING PRICE

\$17,500/Acre

38.82 Taxable Acres x \$17,500/Acre =
\$679,350.00

Busey FARM
BROKERAGE

busey.com 3002 W. Windsor Rd. Champaign, IL 61822

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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MARGARET STAIR FARM - CHAMPAIGN COUNTY, IL

38.82 TAXABLE ACRES

LOCATION

Located on the Northeast corner of the intersection of County Road 200 East and County Road 300 North, 2 miles Southeast of Ivesdale, IL.

Coordinates: 39.923476, -88.422585

LEGAL DESCRIPTION

38.82 acres in the Southwest ¼ of the Southwest ¼ of Section 31, Township 23 North, Range 6 East of the 3rd Principal Meridian, all in Champaign County, Illinois.

CHAMPAIGN COUNTY FSA DATA

Farm # 6778

Tract # 5928

Total Acres: 40.03

Cropland Acres: 38.08

Corn Base Acres: 38.00

Soybean Base Acres: 0

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 154.0

LEASE/POSSESSION

The farm is under a crop share 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
22-31-16-300-007	38.82	\$29,500	\$1,934.68

FARM PRODUCTION

	Corn	Soybean
2024	X	74.0
2023	X	X
2022	X	X
2021	X	X
2020	204.0	X

SOIL TEST RESULTS

No Recent Soil Tests

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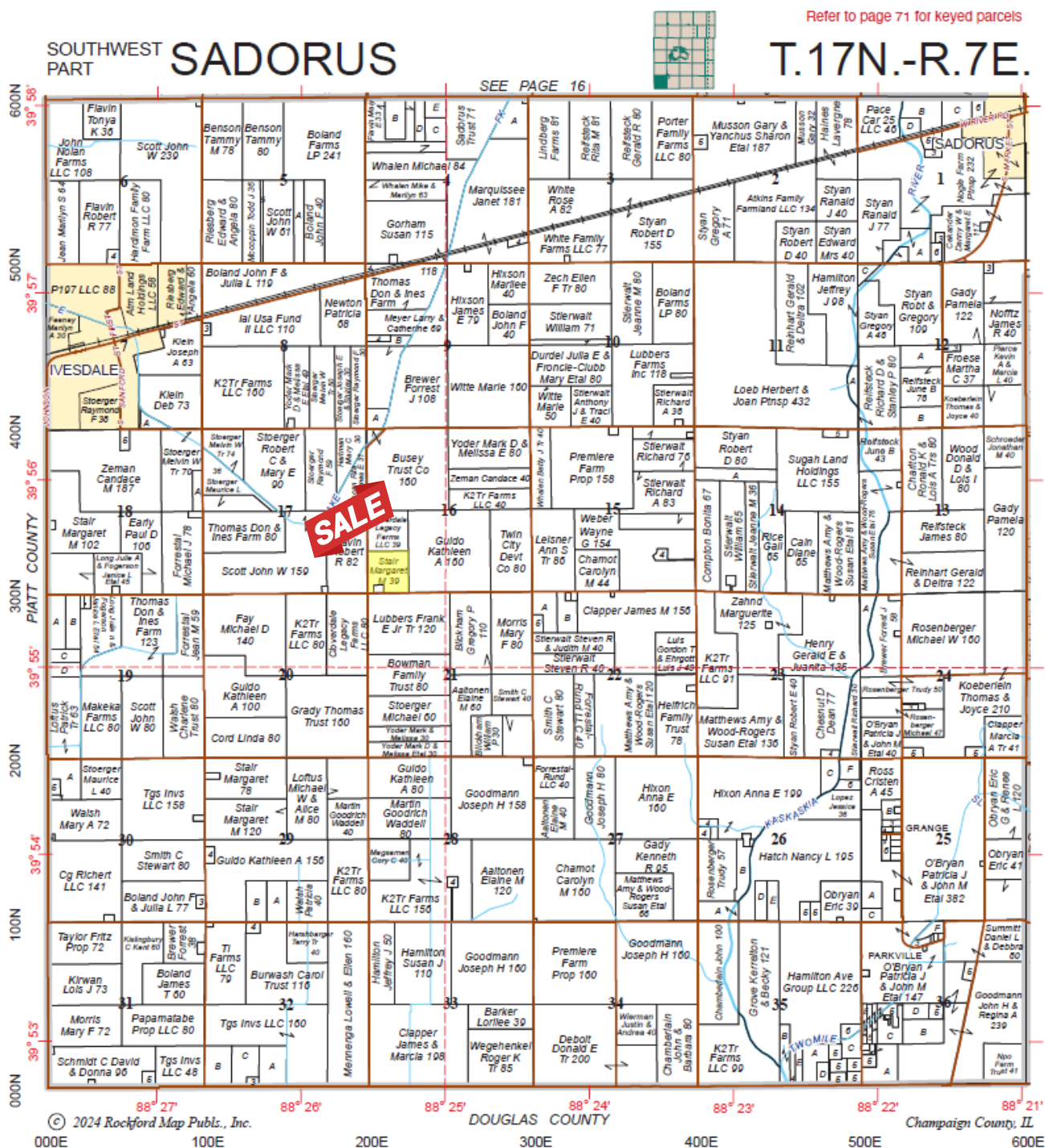
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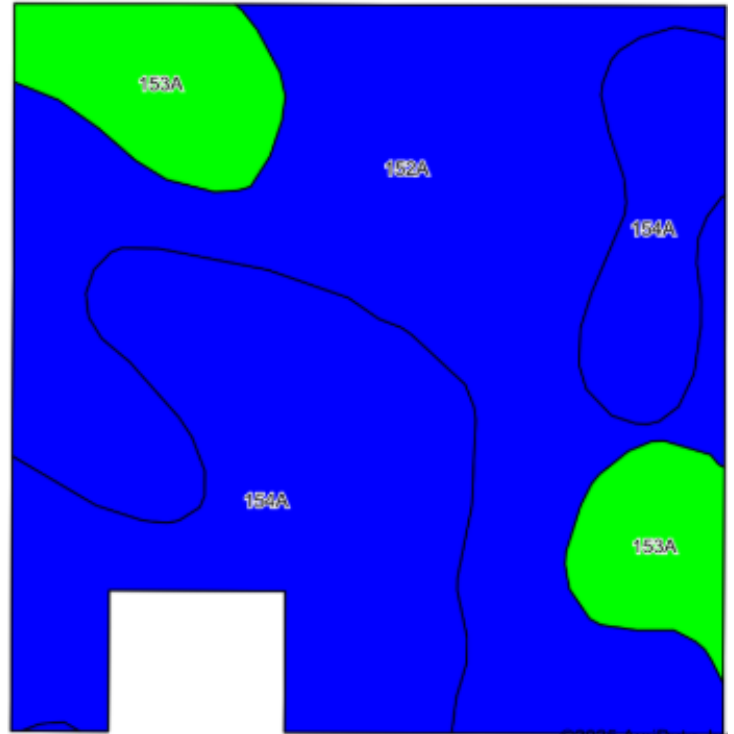
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer & El Paso Silty Clay Loams	18.90	48.60%		195	63	144
154A	Flanagan Silt Loam	14.85	38.30%		194	63	144
153A	Pella Silty Clay Loam	5.07	13.10%		183	60	136
Weighted Average					193.1	62.6	143.0

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