

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### One Hope United—Edgar County Farms 120.0 Total Acres in Two Tracts

#### Location

Tract 1 is located 3 miles west of Chrisman Illinois in Ross Township and Tract 2 is located 7 miles northeast of Chrisman Illinois in Prairie Township.

#### Legal Description

**Tract 1**— The NE ¼ of the SW ¼ of Section 29, T 16 N, R 12 W of the 3<sup>rd</sup> P.M., located in Edgar County, Illinois, containing approximately 40.0 acres.

**Tract 2**—The S ½ of the SE Lot 3, Section 7, T 16 N, R 10 W, of the 2<sup>nd</sup> P.M.; W ½ of the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ of Section 18, T 16 N, R 10 W, of the 2<sup>nd</sup> P.M. located in Edgar County, Illinois, containing approximately 80.0 acres

#### Listing Price

**Tract 1**— 40.00 Acres @ \$8,750/ac or \$ 350,000 Total

**Tract 2**— 80.00 Acres @ \$9,875/ac or \$ 790,000 Total

**Total**— 120.00 Acres @ \$9,500/ac or \$ 1,140,000 Total

#### Lease/Possession

The lease for these farms is currently open for 2018.

#### Contact Information



**Corey Zelhart, Listing Broker 217-425-8245**

**Tom Courson, Broker 217-425-8291**

**Dean Kyburz, Broker 217-425-8290**

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Phone: 217-425-8340—Fax 217-362-2724

#### Edgar County FSA Data

	TRACT 1	TRACT 2
<b>Farm #</b>	7832	7832
<b>Tract #</b>	523	379
<b>Total Acres:</b>	39.97	80.50
<b>Cropland Acres:</b>	38.00	77.58
<b>Corn Base Acres:</b>	24.62	49.43
<b>Soy Base Acres:</b>	12.52	25.13
<b>Farm Program:</b>	ARC-County	ARC -County
<b>Price Loss Coverage (PLC) Yields</b>		
<b>Corn Yield:</b>	149	149
<b>Soybean Yield:</b>	48	48

#### Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
11-03-29-300-002	40.0	\$16,620.00	\$1,136.08
10-05-18-200-001	60.0	\$27,140.00	\$2,089.40
10-05-07-400-004	20.0	\$6,510.00	\$523.62

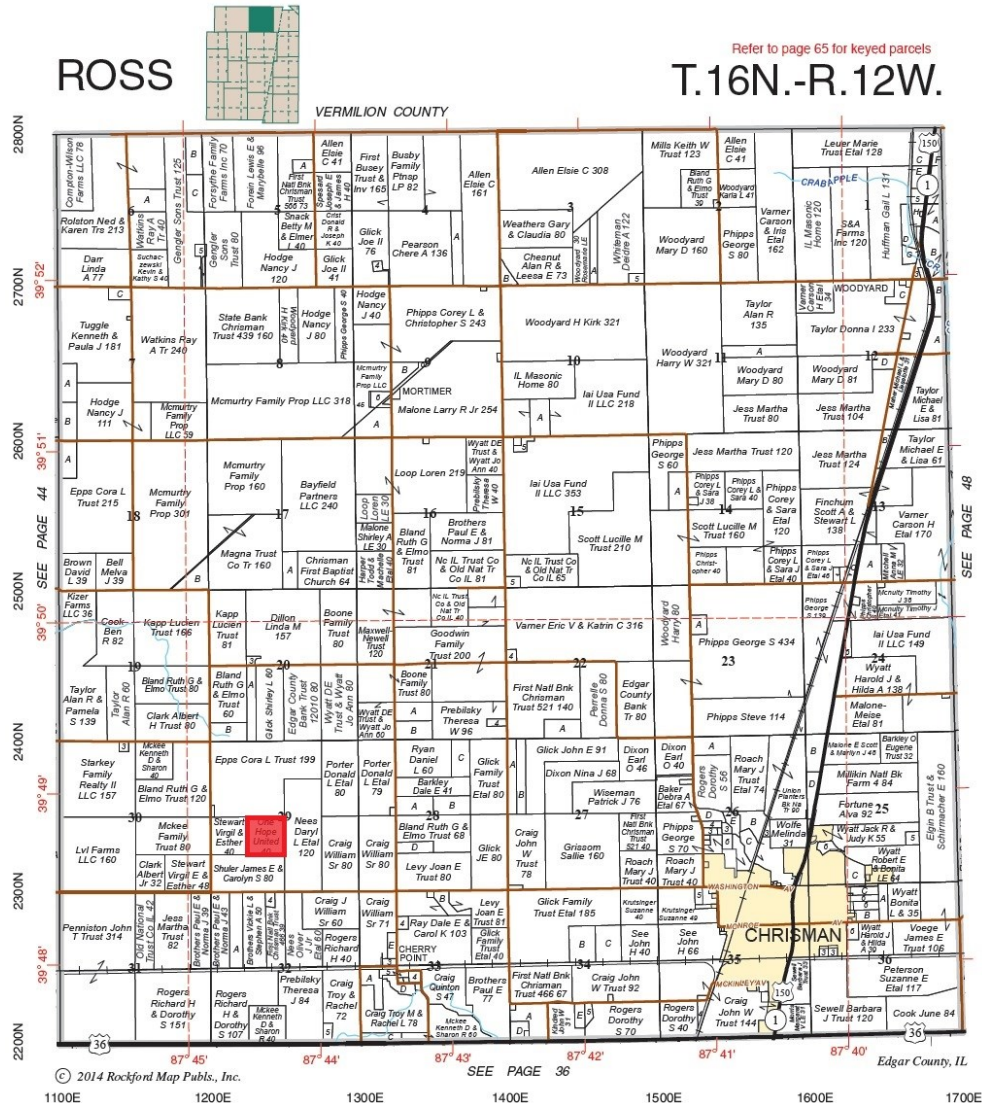
#### Yield History

	Tract 1	Tract 2
<b>2017</b>	61.0 Soy	233.0 Corn
<b>2016</b>	163.0 Corn	74.0 Soy
<b>2015</b>	72.0 Soy	228.0 Corn
<b>2014</b>	140.0 Corn	68.0 Soy
<b>2013</b>	62.0 Soy	207.0 Corn

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## Plat Map—Tract 1



**Busey** FARM  
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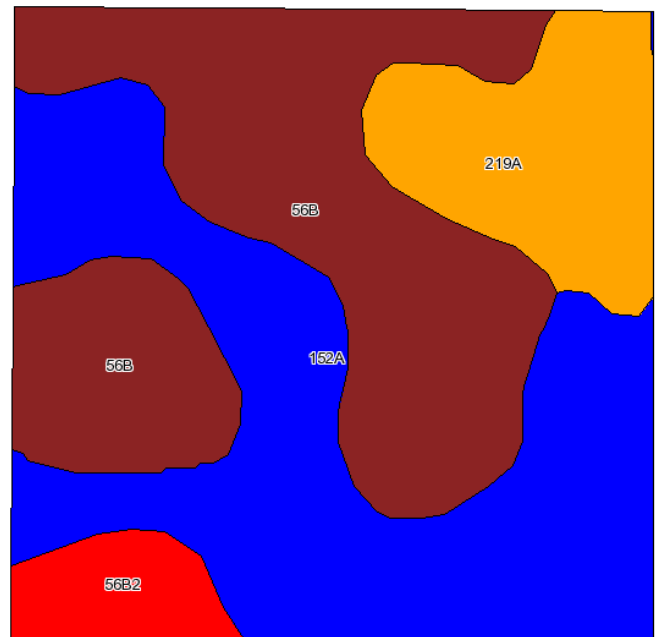
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## Aerial Map and Soil Information Tract 1



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B	Dana silt loam, 2 to 5 percent slopes	15.8	40.5%		**178	**55	**130
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.7	40.1%		195	63	144
219A	Millbrook silt loam, 0 to 2 percent slopes	5.6	14.4%		177	55	129
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2	5.0%		**171	**53	**124
Weighted Average					184.3	58.1	135.2

### 2017 Soil Test Results

pH: 6.12

P: 65.00

K: 366.78

OM: 3.90

CEC: 20.70



### Licensed Real Estate Broker Corporation

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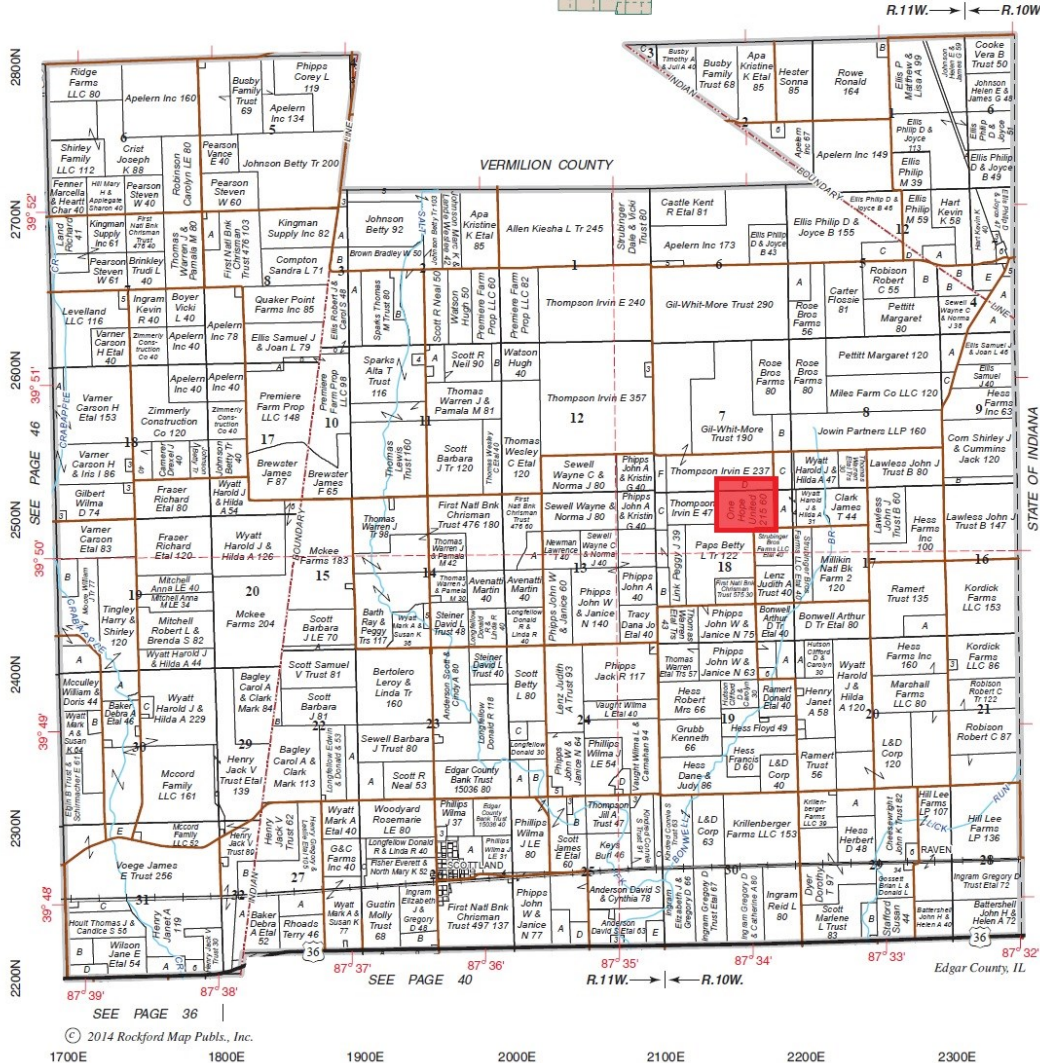
# Farm for Sale

Plat Map—Tract 2

PRAIRIE

T.16N.-R.11-10W.

Refer to page 65 for keyed parcels



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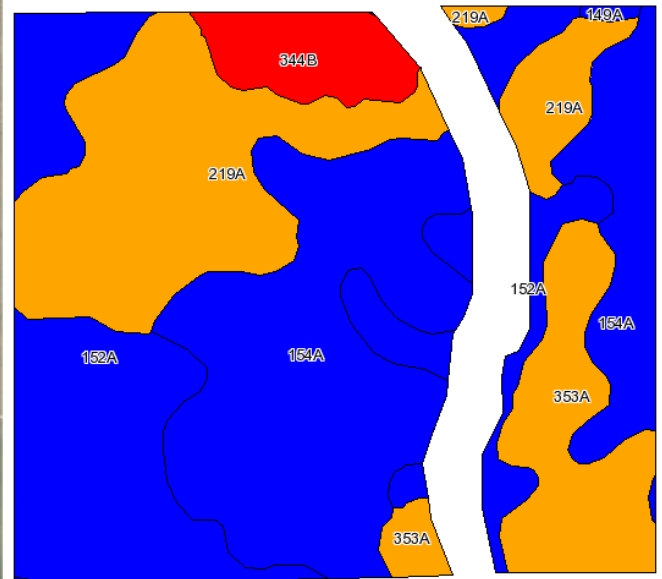
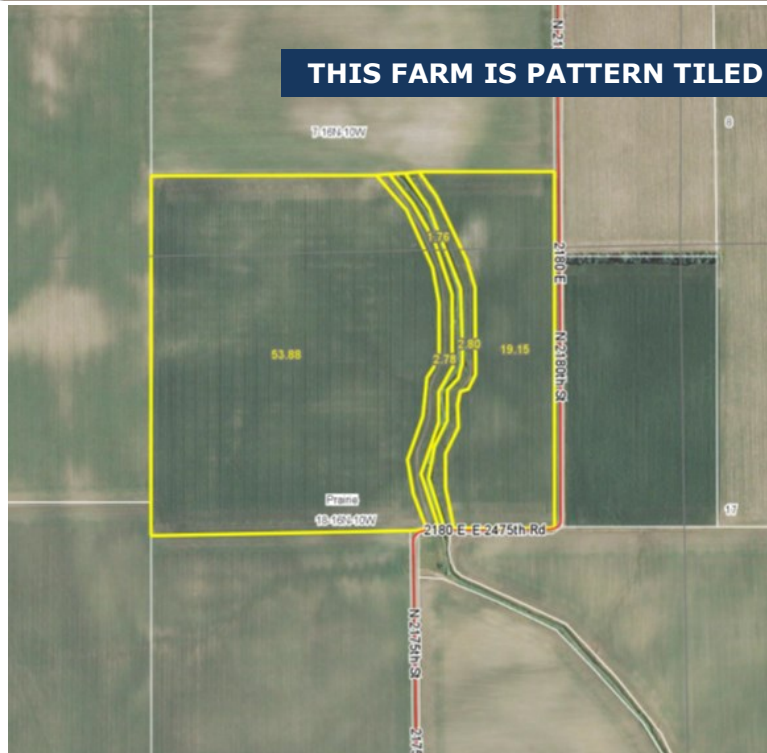
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# Farm for Sale

## Aerial Map and Soil Information Tract 2

**THIS FARM IS PATTERN TILED ON 60 FT. SPACINGS**



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	25.4	34.7%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	18.8	25.5%		195	63	144
219A	Millbrook silt loam, 0 to 2 percent slopes	17.2	23.6%		177	55	129
353A	Toronto silt loam, 0 to 2 percent slopes	8	11.0%		174	56	128
**344B	Harvard silt loam, 2 to 5 percent slopes	3.8	5.0%		**169	**53	**124
149A	Brenton silt loam, 0 to 2 percent slopes	0.2	0.2%		195	60	141
Weighted Average					186.8	59.8	137.7

### 2016 Soil Test Results

pH: 6.29

P: 65.00

K: 367.26

OM: 3.97

CEC: 15.84

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