

LAND FOR SALE

BUSEY FARM BROKERAGE



PFORR FARM
BROWN TOWNSHIP
CHAMPAIGN COUNTY, IL
19.30 +/- TAXABLE ACRES

CONTACT INFORMATION



KEITH CUNNINGHAM, LISTING BROKER

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STEVE MYERS, MANAGING BROKER:

309-962-2901

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

LISTING PRICE

\$10,700.00 / Acre

19.30 Taxable Acres @ \$10,700.00/A =
\$206,510.00

busey.com/farmsforsale

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BROKERAGE

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

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LOCATION

3.5 miles North of IL RT 136 on IL RT 47 or 5 miles South of Gibson City on IL RT 47
6 miles from Fisher, 7 miles from Gibson City, and 25 miles from Champaign, IL

Address: 3350 County Road 400E, Fisher, IL 61843

GPS Coordinates: 40.36272N, 88.38509W

LEGAL DESCRIPTION

Part of the Southwest Quarter (SW 1/4); Part of the Southeast Quarter (SE 1/4) Northeast Quarter (NE 1/4) of Section 15, Township 22 North, Range 7 East of the 3rd Principal Meridian, Champaign County, IL.

ADDITIONAL INFORMATION

Hard-to-find small acreage offering excellent versatility. This mixed-use tract includes approximately 4 tillable acres, road frontage, and scenic Lone Tree Creek access. The property features a pond and abundant wildlife, with frequent deer and pheasant sightings—ideal for recreation or a country homesite. A great opportunity for those seeking a manageable acreage with farming, recreational, and building potential.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
02-01-15-200-006	19.30	\$3,360.00	\$222.88

Fisher School District and Sangamon Valley Fire Protection District

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Refer to page 77 for keyed parcels



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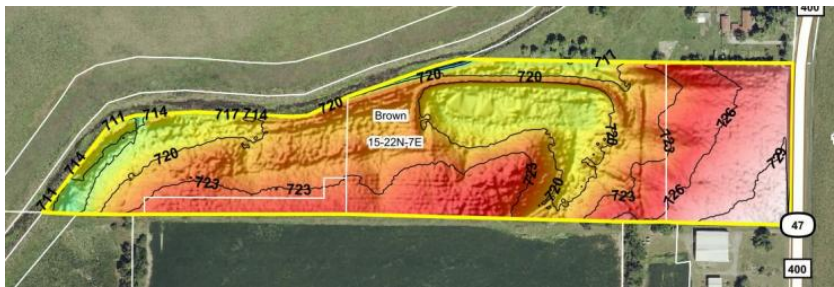
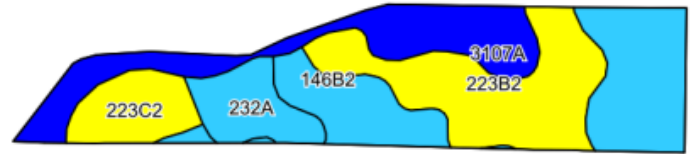
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Maps Provided By:



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
146B2	Elliott silty clay loam	5.93	30.7%		158	52	118
223B2	Varna silt loam	5.30	27.5%		150	48	110
3107A	Sawmill silty clay loam	4.29	22.2%		189	60	139
223C2	Varna silt loam	1.91	9.9%		149	47	109
232A	Ashkum silty clay loam	1.87	9.7%		170	56	127
Weighted Average					163	52.9	120.5

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Looking East towards IL RT. 47



Pond looking to the West

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SW looking NE



West end of property looking East

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