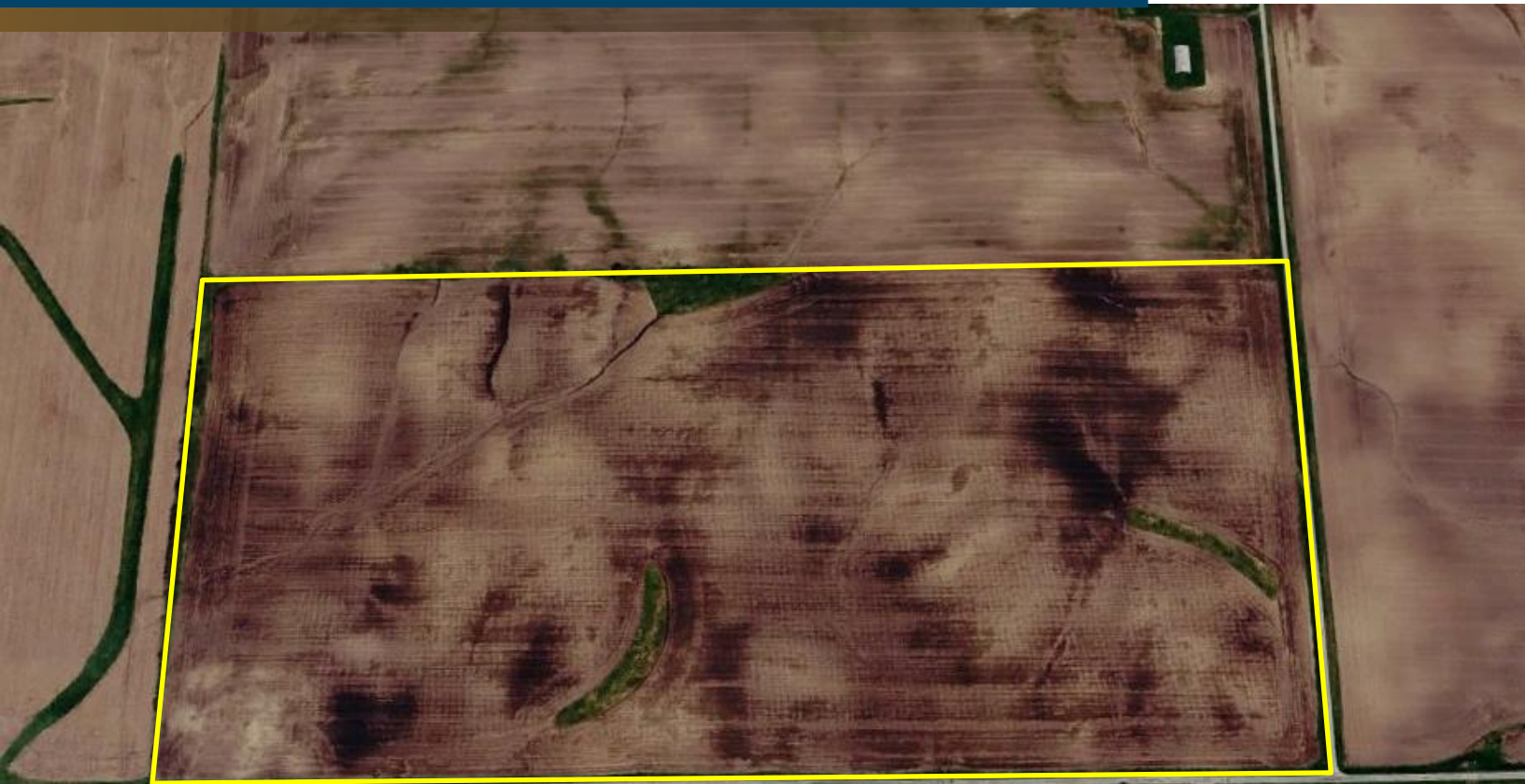


FARMLAND FOR SALE

BUSEY FARM BROKERAGE



PEPSI CUNNINGHAM FARM
PRAIRIE GREEN TOWNSHIP
IROQUOIS COUNTY, IL
80.00 TAXABLE ACRES

CONTACT INFORMATION

ERIC ROBERTS, LISTING BROKER

217-351-6555

217-772-1082

eric.roberts@busey.com

STEVE MYERS, DESIGNATED MANAGING BROKER

309-962-2901

309-275-4402

steve.myers@busey.com

LISTING PRICE

\$13,000/Acre

80.00 Taxable Acres x
\$13,000/Acre = \$1,040,000.00

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.

FARMLAND FOR SALE

PEPSI CUNNINGHAM FARM- IROQUOIS COUNTY, IL

80.00 TAXABLE ACRES

LOCATION

Located on the Northwest corner of the intersection of 200 North Road and 3000 East Road, approximately 7 miles east of State Rte 1.

From IL State Rte 9 at Hoopeston, go north 3 miles on State Rte 1, then east 1 mile on 100 North Rd, then North 1 mile on 2400 East Rd, then 6 miles east on 200 North Rd.

Coordinates: 40.521107, -87.559968

IROQUOIS COUNTY FSA DATA

Farm # 15215

Tract # 1462

Total Acres: 80.88

Cropland Acres: 80.68

Corn Base Acres: 38.90

Soybean Base Acres: 38.90

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 159

Soybean PLC Yield: 51

LEASE/POSSESSION

The farm is under a cash rent lease for the 2026 crop year. The Seller/Tenant will retain all income attributable to the 2026 crop year and before and will pay all expenses for the same.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
41-23-400-001	80.00	\$40,900	\$3,291.18

LEGAL DESCRIPTION

The South ½ of the Southeast ¼ of Section 23, Township 24 North, Range 11 West of the Second Principal Meridian, Iroquois County, IL.

FARM PRODUCTION

	Corn Silage	Soybean
2025	25.76 T/Acre	X
2024	X	82.0

SOIL TEST RESULTS

2024

pH: 6.4

P: 42

K: 210

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Busey FARM
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FARMLAND FOR SALE

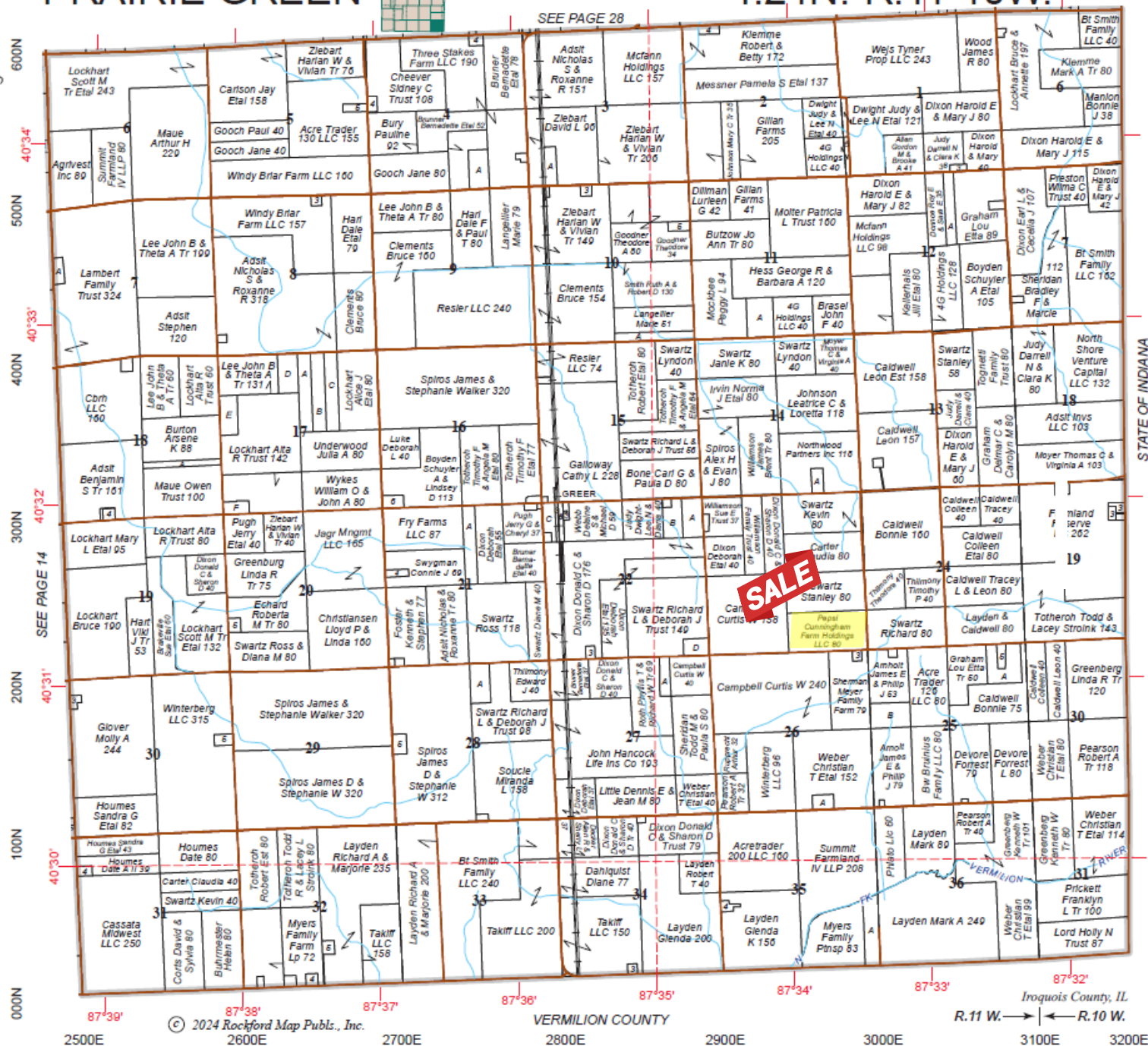
PEPSI CUNNINGHAM FARM - IROQUOIS COUNTY, IL
80.00 TAXABLE ACRES

PRAIRIE GREEN

Refer to page 74 for keyed parcels

T.24N.-R.11-10W.

SEE PAGE 28



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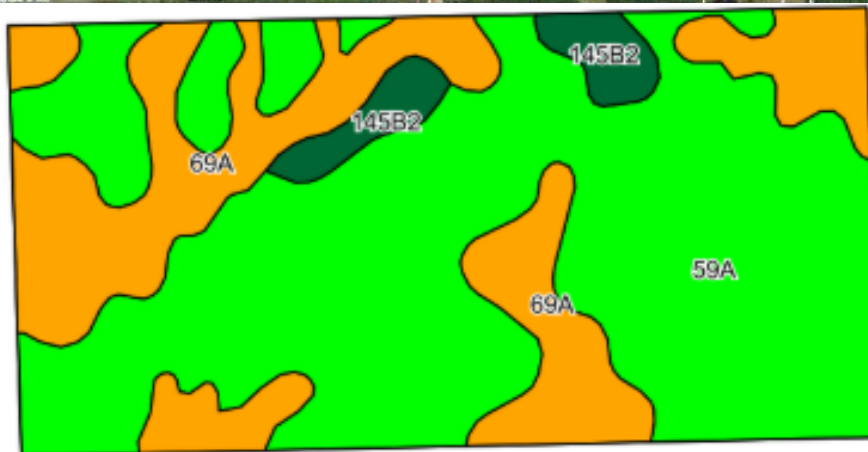
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Busey FARM
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FARMLAND FOR SALE

PEPSI CUNNINGHAM FARM - IROQUOIS COUNTY, IL
80.00 TAXABLE ACRES



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
59A	Lisbon Silt Loam	54.86	67.5%		188	59	136
69A	Milford Silty Clay Loam	23.01	28.3%		171	57	128
145B2	Saybrook Silt Loam	3.44	4.2%		168	54	124
Weighted Average					182.3	58.2	133.2

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