

Farm for Sale

Busey Farm Brokerage



DOUGLAS COUNTY – FARM FOR SALE

Stanhope B. Foster Trust Farm

240.0 +/- Acres

Tuscola Township, Douglas County, Illinois

Location

The Foster Trust Farm is located 1.5 miles Northeast of Tuscola, IL. The farm is accessed by CR 1250 N along the north border of the farm, 1/2 mile west of 1250 E. Route 45 is 1.5 miles to the West.

Legal Description

The NW 1/4 & N 1/2, SW 1/4 of Section 24, Township 16 North, Range 8 East of the 3rd Principal Meridian situated in Tuscola Township, Douglas County, Illinois.

Listing Price

240.0 Acres x \$12,100/Ac = \$2,904,000.00

Lease/Possession

The farm lease is open for the 2017 crop year. House is currently on a month to month rental.

Contact Information



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Managing Broker	Listing Broker	Broker
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busey.com

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Phone: 217-353-7101 Fax: 217-351-2848

Douglas County FSA Data

Farm #	1420	CRP Acres:	11.10
Total Acres:	239.88	Tillable Acres:	234.55
Corn Base Acres:	110.22	Soybean Base Acres:	109.48
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	158	Soybean Yield:	50
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CRP Information

5.00 Ac. @ \$214.00/Acre =	\$1,070.00 – Exp. 2017
3.80 Ac. @ \$214.00/Acre =	\$813.00 – Exp. 2017
1.50 Ac. @ \$214.00/Acre =	\$321.00 – Exp. 2017
0.80 Ac. @ \$318.00/Acre =	\$254.00 – Exp. 2023

Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
09-02-24-100-001	240.0	\$130,399	\$9,137.98

Soil Test Results

Ag Spectrum Soil Testing

Fall '13 W 1/2	pH: 5.8	P1: 48	K: 379	'14 Lime/ac: 2.2 T
Fall '14 E 1/2	pH: 5.7	P1: 55	K: 375	'15 Lime/ac: 2.5 T

Yield History

	Corn	SB
2016	199.6	61.9
2015	206.0	71.7
2014	231.0	53.0

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

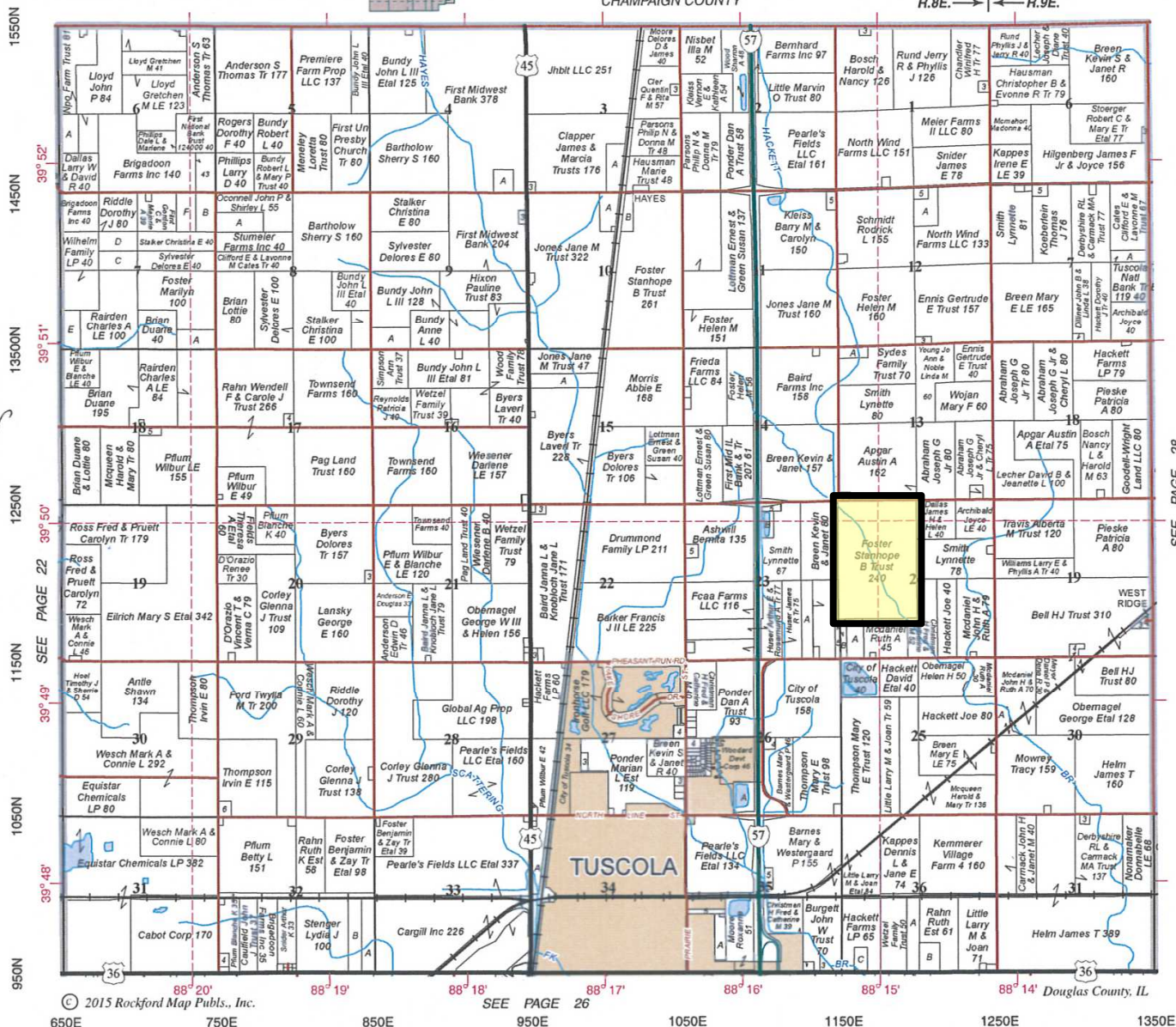
Plat Map

NORTH PART TUSCOLA

Refer to page 43 for keyed parcels

T.16N.-R.8-9E.
R.8E. → ← R.9E.

CHAMPAIGN COUNTY



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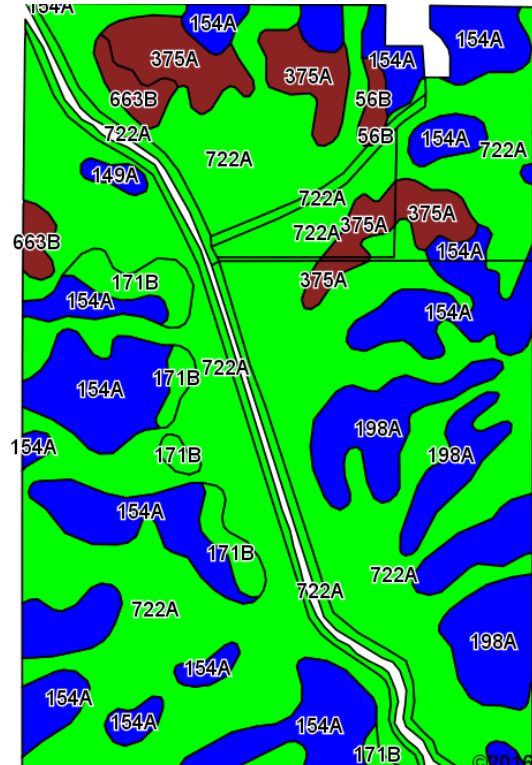
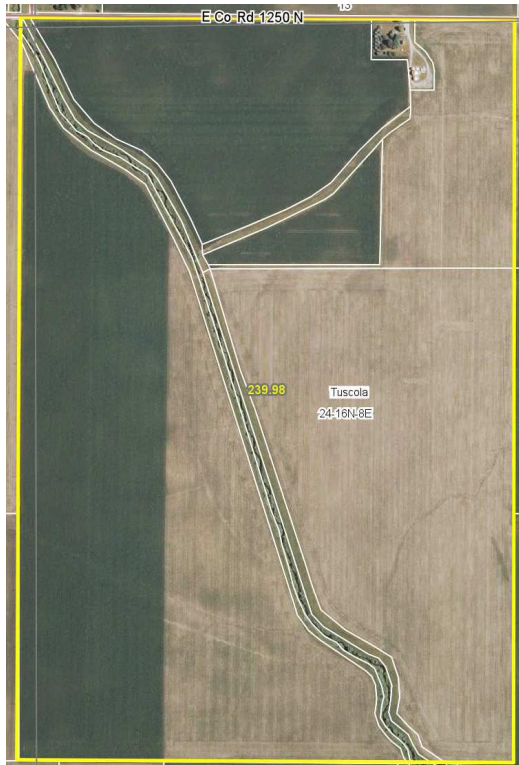
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford silty clay loam	141.88	60.6%	184	60	137
154A	Flanagan silt loam	47.35	20.2%	194	63	144
198A	Elburn silt loam	20.03	8.6%	197	61	143
375A	Rutland silt loam	13.16	5.6%	180	58	133
171B	Catlin silt loam	6.73	2.9%	185	58	137
663B	Clare silt loam	3.09	1.3%	180	56	133
56B	Dana silt loam	1.03	0.4%	178	55	130
149A	Brenton silt loam	0.88	0.4%	195	60	141
Weighted Average				186.9	60.4	138.6

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