

Farm for Sale

Busey Farm Brokerage



DeWITT COUNTY – FARM FOR SALE

The 150, LLC. Farm

150.50 +/- Acres

DeWitt Township, DeWitt County, Illinois

Location

The 150, LLC. Farm is located ¼ mile southwest of DeWitt, 8 miles southwest of Farmer City and 8 miles east of Clinton, IL. The farm is ½ mile south of Route 54 at the intersection of Heartland Rd. and DeWitt Rd., or 18000 E and 8250 N.

Abbreviated Legal Description

The SW ¼ of Section 19, T20N, R4E of the 3rd P.M., DeWitt County, IL, excluding the south 10.5 acres of the E ½ SW ¼ lying south of the township road.

Contact Information



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Listing Broker	Broker	Broker
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Steve Myers: Managing Broker
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Asking Price

150.50 Acres x \$9,900/Ac = \$1,489,950.00

Lease/Possession

The lease is open for the 2018 crop year and possession is subject to the tenant's right from the 2017 lease.

DeWitt County FSA Data

Farm #:	357	Tract #:	598
Total Acres:	147.30	Tillable Acres:	144.78
Corn Base Acres:	71.40	Soybean Base Acres:	71.40
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	136	Soybean Yield:	42
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Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Pd 2017
09-19-300-005	150.50	\$60,439	\$3,738.62

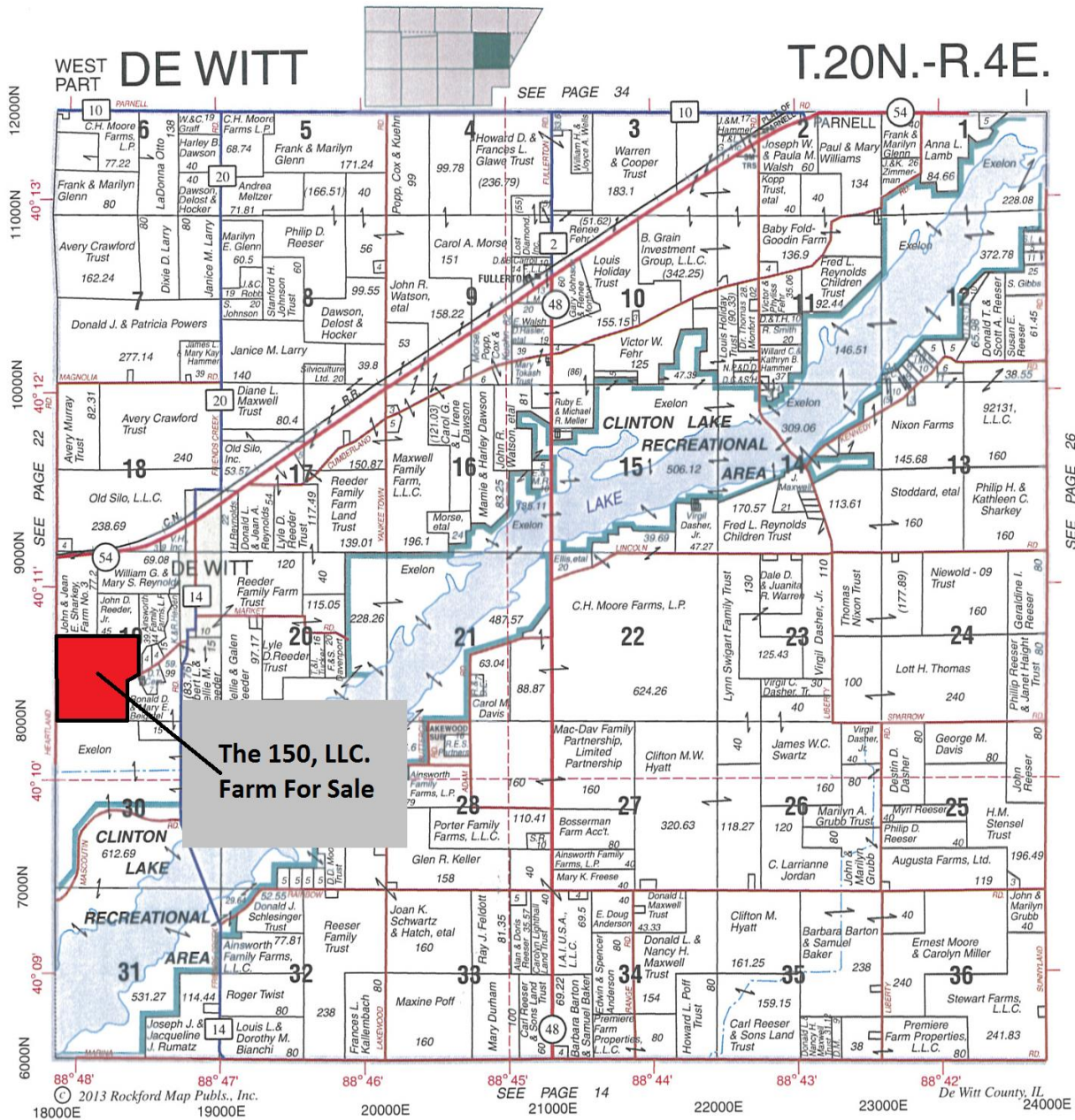
Yield History

	<u>Corn</u>	<u>SB</u>
2016	227.5	66.6
2015	189.0	60.0
2014	209.5	68.5
2013	168.0	69.1
2012	198.3	68.2

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



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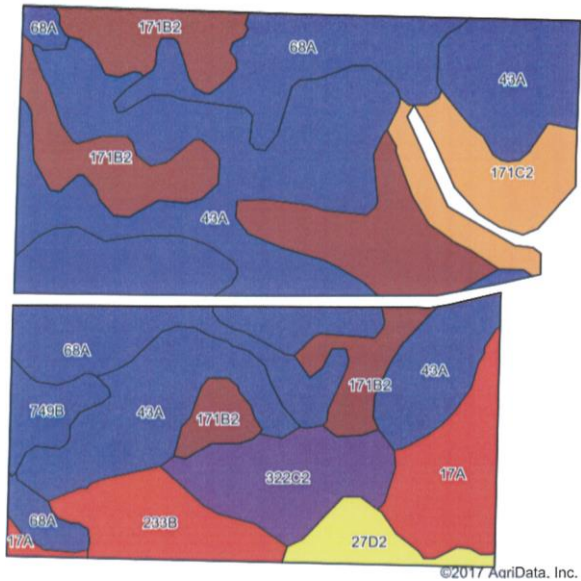
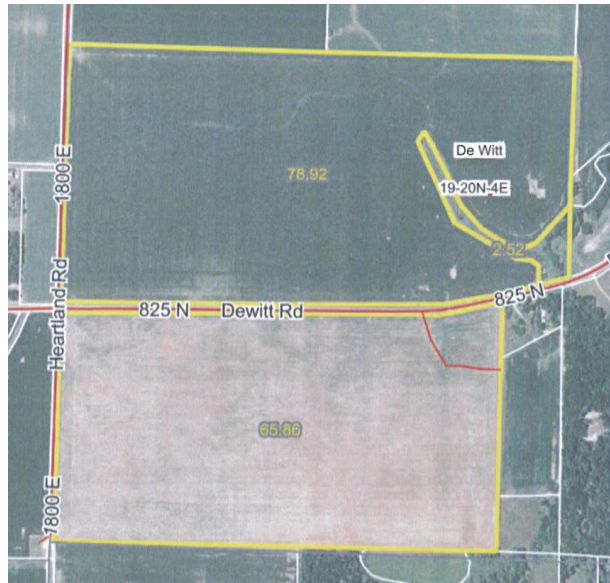
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Aerial Map and Soil Information



Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
43 A	Ipava Silt Loam	51.51	35.6%	191	62	142
68 A	Sable Silty Clay Loam	27.45	19.0%	192	63	143
171 B2	Catlin Silt Loam	26.02	18.0%	178	56	131
171 C2	Catlin Silt Loam	8.95	6.2%	174	55	128
322 C2	Russell Silt Loam	8.78	6.1%	149	47	108
17 A	Keomah Silt Loam	8.45	5.8%	161	51	119
233 B	Birkbeck Silt Loam	7.08	4.9%	165	51	121
27 D2	Miami Silt Loam	3.50	2.4%	136	44	100
749 B	Buckhart Silt Loam	3.04	2.1%	188	60	141
Weighted Average				180.8	58.1	133.9

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