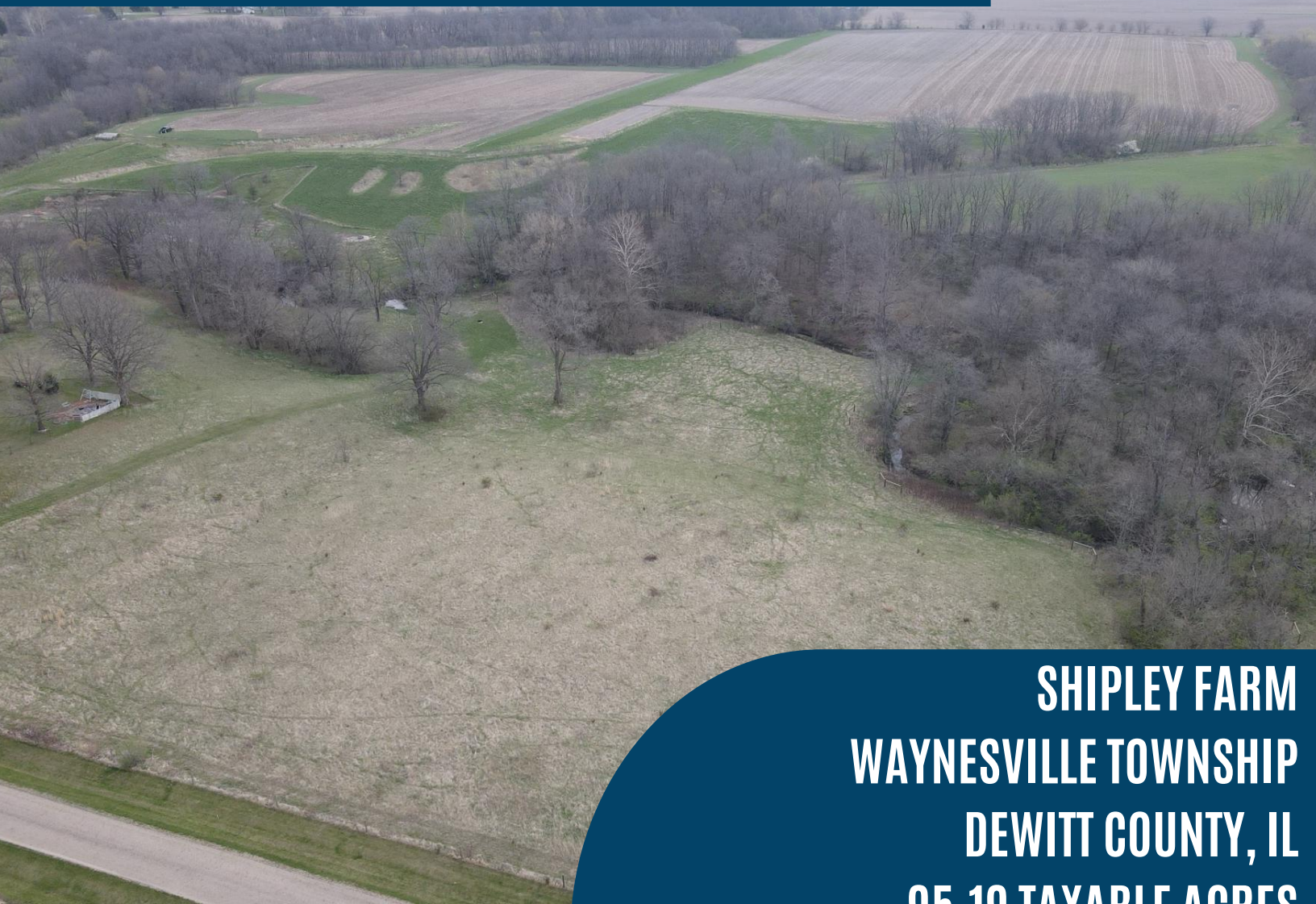


FARMLAND FOR SALE

BUSEY FARM BROKERAGE



SHIPLEY FARM
WAYNESVILLE TOWNSHIP
DEWITT COUNTY, IL
95.19 TAXABLE ACRES

CONTACT INFORMATION



JACOB QUAID, LISTING BROKER

309-962-2901

309-498-8377

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STEVE MYERS, MANAGING BROKER

309-962-2901

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steve.myers@busey.com

busey.com 301 E. Cedar St. PO Box 107, LeRoy, IL 61752

LISTING PRICE

\$8,200.00/Acre

**95.19 Taxable Acres x \$8,200/Acre =
\$780,558.00**

Busey FARM
BROKERAGE

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FARMLAND FOR SALE

SHIPLEY FARM - DEWITT COUNTY, IL

95.19 TAXABLE ACRES

LOCATION

Located 3 miles East of Waynesville Illinois and 5 miles West of Wapella Illinois and accessed via 400 East Rd. The farm lays 5 miles West of Route 51, approximately 14 miles South of Bloomington, and approximately 24 miles North of Decatur.

Coordinates: 40.236355, -89.071303

DEWITT COUNTY FSA DATA

Farm # 5387 **Tract # 12491**
Total Acres: 95.96 **Cropland Acres:** 58.35
Corn Base Acres: 20.99 **Soybean Base Acres:** 20.84

Farm Program: ARC-County-Corn/ARC County-Beans

Price Loss Coverage (PLC) Yields

Corn Yield: 151 Soybean Yield: 46

LEASE/POSSESSION

There is signed cash rent lease for the 2026 crop year. Please contact the Listing Broker for more details.

FARM PRODUCTION

Please contact Listing Broker for details

MINERAL RIGHTS

All mineral rights owned by seller, if any, will be transferred to the buyer.

ADDITIONAL INFORMATION

Mixed used property with tillable acres, pasture, and timber.

LEGAL DESCRIPTION

The N ½ of the NW ¼ except beg. at the NE corner of the NW ¼, S 396', W 880', N 396', E 880' to the POB & except beg. 293.28' S of the NW corner of the NW ¼, S 330', E 264', N 330', W 264' to the POB & except beg. 235.01' E of the NW corner, SE 104.07', NE 95.05' to POB of Section 35, Township 21 North, Range 1 East of the 3rd Principal Meridian, DeWitt County, IL.

Lot 1 in the NE ¼ of the NW ¼ of Section 35, Township 21 North, Range 1 East of the 3rd Principal Meridian, DeWitt County, IL.

The S ½ of the SW ¼ except cemetery and church site and except the E 21.31 acres and except beg. In the SW corner, E 235.01', SW 104.67', NE 95.05', NE 145.54', NE 624.51', NE 211.95', NE 237.17', NE 211.08', NE 380.53', N 179', W 22828', N 239.04', W 1,642.27', the S to the POB of Section 35, Township 21 North, Range 1 East of the 3rd Principal Meridian, DeWitt County, IL.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
01-35-100-007	70.89	\$28,142.00	\$2,332.86
01-35-100-003	8.00	\$2,122.00	\$136.58
01-26-300-013	16.30	\$4,435.00	\$367.64

This farm is situated in both the Olympia and Clinton School Districts.

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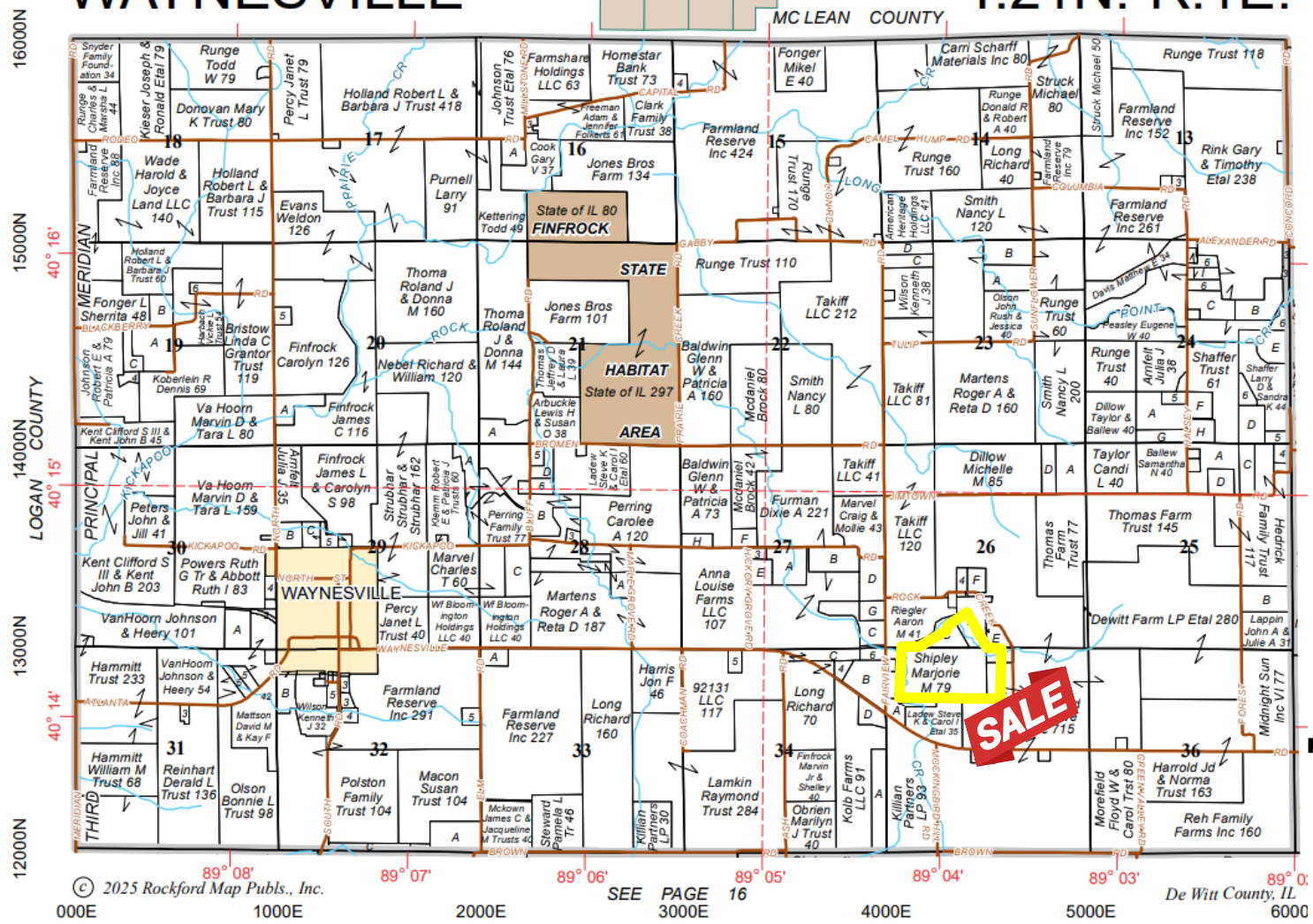
SHIPLEY FARM - DEWITT COUNTY, IL

95.19 TAXABLE ACRES

↑
Bloomington
14 Miles

WAYNESVILLE

T.21N.-R.1E.



Wapella
5 Miles
→

Decatur
24 Miles
↓

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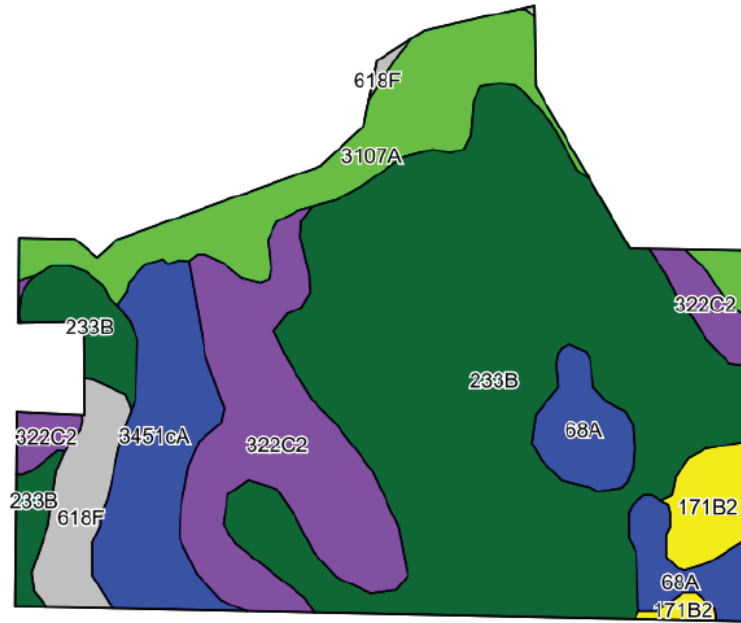


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SHIPLEY FARM - DEWITT COUNTY, IL

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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
233B	Birkbeck silt loam	49.35	52.0%		165	51	121
322C2	Russell silt loam, Bloomington Ridged Plain	15.17	15.9%		149	47	108
3107A	Sawmill silty clay loam	10.59	11.1%		189	60	139
3451cA	Lawson silt loam	8.41	8.8%		190	61	140
68A	Sable silty clay loam	5.04	5.3%		192	63	143
618F	Senachwine silt loam	3.75	3.9%		102	33	75
171B2	Catlin silt loam	2.82	3.0%		178	56	131
Weighted Average					166.7	52.3	122.3

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FARMLAND FOR SALE

SHIPLEY FARM - DEWITT COUNTY, IL

95.19 TAXABLE ACRES



East looking Southwest



North looking Southeast

Busey FARM
BROKERAGE

FARMLAND FOR SALE

SHIPLEY FARM - DEWITT COUNTY, IL

95.19 TAXABLE ACRES



Northwest looking Southeast



Alfalfa Border from Southeast Field Looking North

Busey FARM BROKERAGE

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