FARMLAND FOR SALE
BUSEY FARM BROKERAGE



CONTACT INFORMATION



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

LISTING PRICE

$13,500.00 / Acre

109.02 +/- Taxable Acres x

$13,500.00/ Acre = $1,471,770.00

Busey FARM BROKERAGE

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

FARMLAND FOR SALE

TOTHEROH FARM GRANT TWP.VERMILION COUNTY

109.02 +/- Taxable Acres

LOCATION

FARM IS LOCATED 4.4 MILES WEST OF ROSSVILLE, IL, 8.8 MILES NORTHEAST OF POTOMAC, IL, AND 9.5 MILES SOUTHWEST OF HOOPESTON, IL

40.387701,-87.741978

LEGAL DESCRIPTION

PART OF THE NE1/4 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4; SW1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH, 12 WEST, VERMILION COUNTY, ILLINOIS

VERMILION COUNTY FSA DATA

Farm # 4393	**Tract # 656**
Total Acres: 107.96	**Cropland Acres:** 106.50
Corn Base Acres: 54.20	**Soybean Base Acres:** 49.37

Farm Program: PLC- Corn and Soybean

Price Loss Coverage (PLC) Yields	
Corn Yield: 139.0	Soybean Yield: 41.0

FARM PRODUCTION

	Corn	Soybean
2026	212.7	72.9
2025	178.0	72.0
2024	235.0	71.0
2023	223.0	48.0
2022	226.0	70.0

LEASE/POSSESSION

Farm will be lease free for 2027.
One Wind Turbine- Hoopeston Wind LLC.
Three grain bins, 13,500 bu capacity.

SOIL TEST RESULTS

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
08-06-300-005	5.00	$2,542.00	$216.00
08-06-300-004	25.00	$12,828.00	$1,166.32
08-06-400-005	79.02	$43,311.00	$3,981.84

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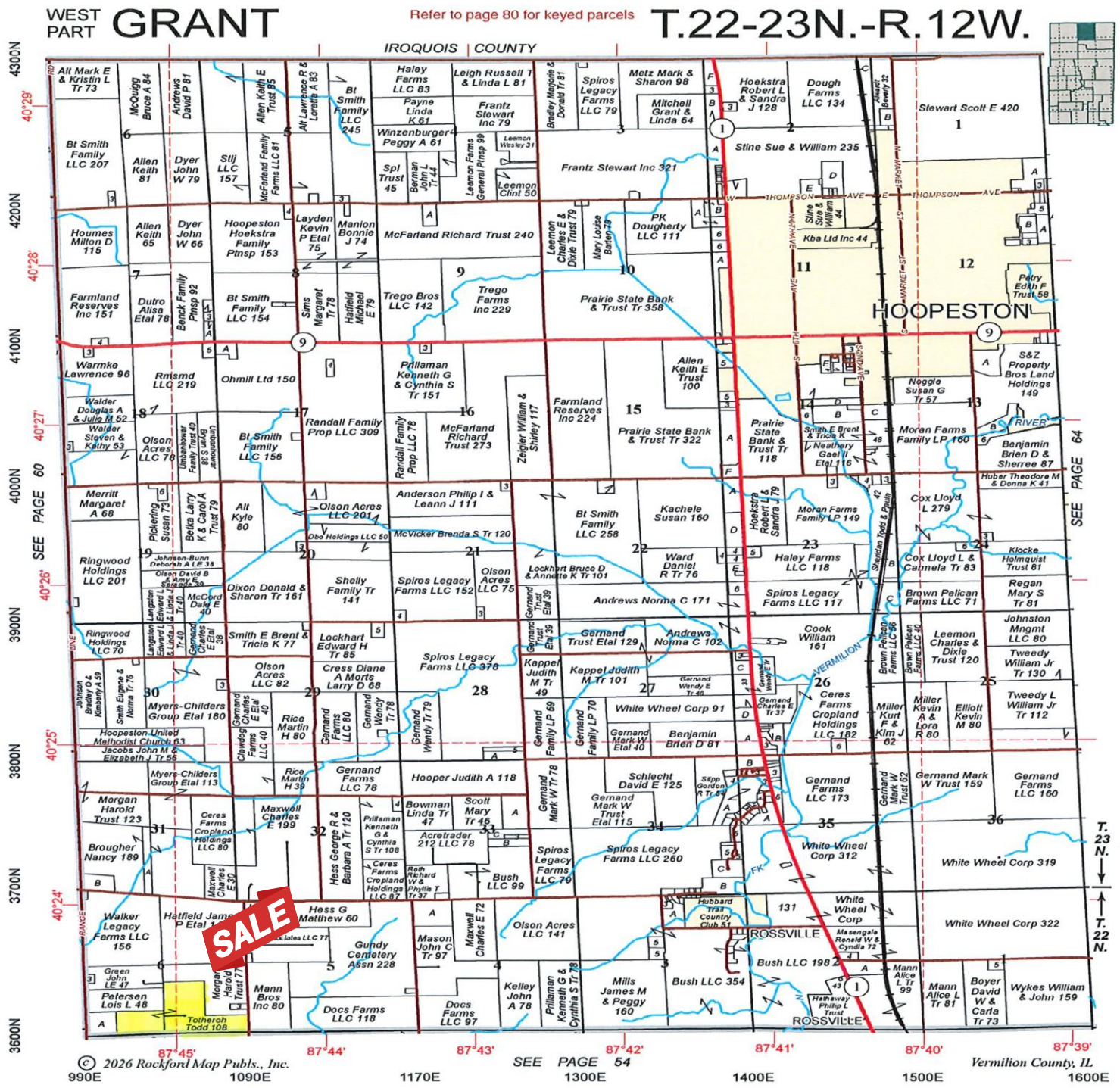
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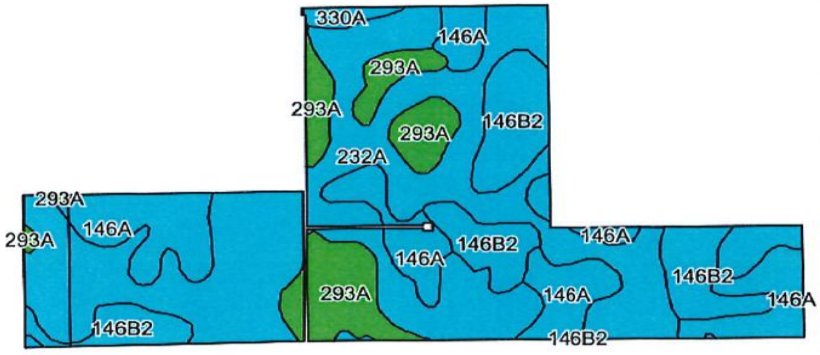
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Maps Provided By:
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Area Symbol: IL183, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	55.08	50.8%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	22.26	20.6%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	16.88	15.6%		**158	**52	**118
293A	Andres silt loam, 0 to 2 percent slopes	12.95	12.0%		184	59	135
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.04	1.0%		**164	**55	**123
				Weighted Average	169.3	55.5	126.1

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