

Farm for Sale

Busey Farm Brokerage



Farm for Sale

H.M. Owen Heirs — Shelby County Farms 159.0 Total Taxable Acres in Three Tracts

Location

Tract 1 Is located 1/2 mile southeast of Moweaqua Illinois in Moweaqua Township. **Tract 2** and **Tract 3** are located 1.5 miles southeast of Moweaqua Illinois in Flat Branch Township.

Legal Description

Tract 1— The south 60 acres of the SE ¼ of Section 32, T 14 N, R 2 E, of the 3rd P.M. located in Shelby County, Illinois, containing approximately 60 acres .

Tract 2—The NW ¼ of the SE ¼ of Section 4, T 13 N, R 2 E, of the 3rd P.M., located in Shelby County, Illinois, containing approximately 40 acres

Tract 3—The NE ¼ of the SE ¼ and the N ¼ of the SE ¼ of the SE ¼ of Section 5, T 13 N, R 2 E, of the 3rd P.M., located in Shelby County, Illinois, containing approximately 57.5 acres .

Listing Price

Tract 1— 61.5 Acres @ \$11,000/ac or \$676,500 Total

Tract 2— 40.0 Acres @ \$11,000/ac or \$440,000 Total

Tract 3— 57.5 Acres @ \$ 5,500/ac or \$316,250 Total

Total— 159.0 Acres @ \$ 9,011/ac or \$1,432,750 Total

WILL SELL TRACTS TOGETHER OR SEPERATE

Lease/Possession

The lease for these farms is currently open for 2018.

Contact Information



Corey Zelhart, Listing Broker 217-425-8245

Tom Courson, Broker 217-425-8291

Dean Kyburz, Broker 217-425-8290

Nick Suess, Broker 217-425-8296

Steve Myers, Managing Broker 217-425-8340

busey.com

259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

Shelby County FSA Data

	TRACT 1	TRACT 2	TRACT 3
Farm #	1161	1161	1161
Tract #	566	733	579
Total Acres:	60.96	39.9	59.98
Cropland Acres:	60.96	39.9	23.35
Corn Base Acres:	32.6	22.6	13.4
Soy Base Acres:	28.2	17.3	9.90
Farm Program:	ARC-County	ARC -County	ARC—County

Price Loss Coverage (PLC) Yields

Corn Yield:	153	153	153
Soybean Yield:	50	50	50

Real Estate Tax Information

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable 2018
1001-32-00-400-003	61.5	\$36,867.00	\$2,808.01
0603-04-00-400-001	40.0	\$22,369.00	\$1,816.02
0603-05-00-400-002	57.5	\$ 5,247.00	\$497.19

Yield History

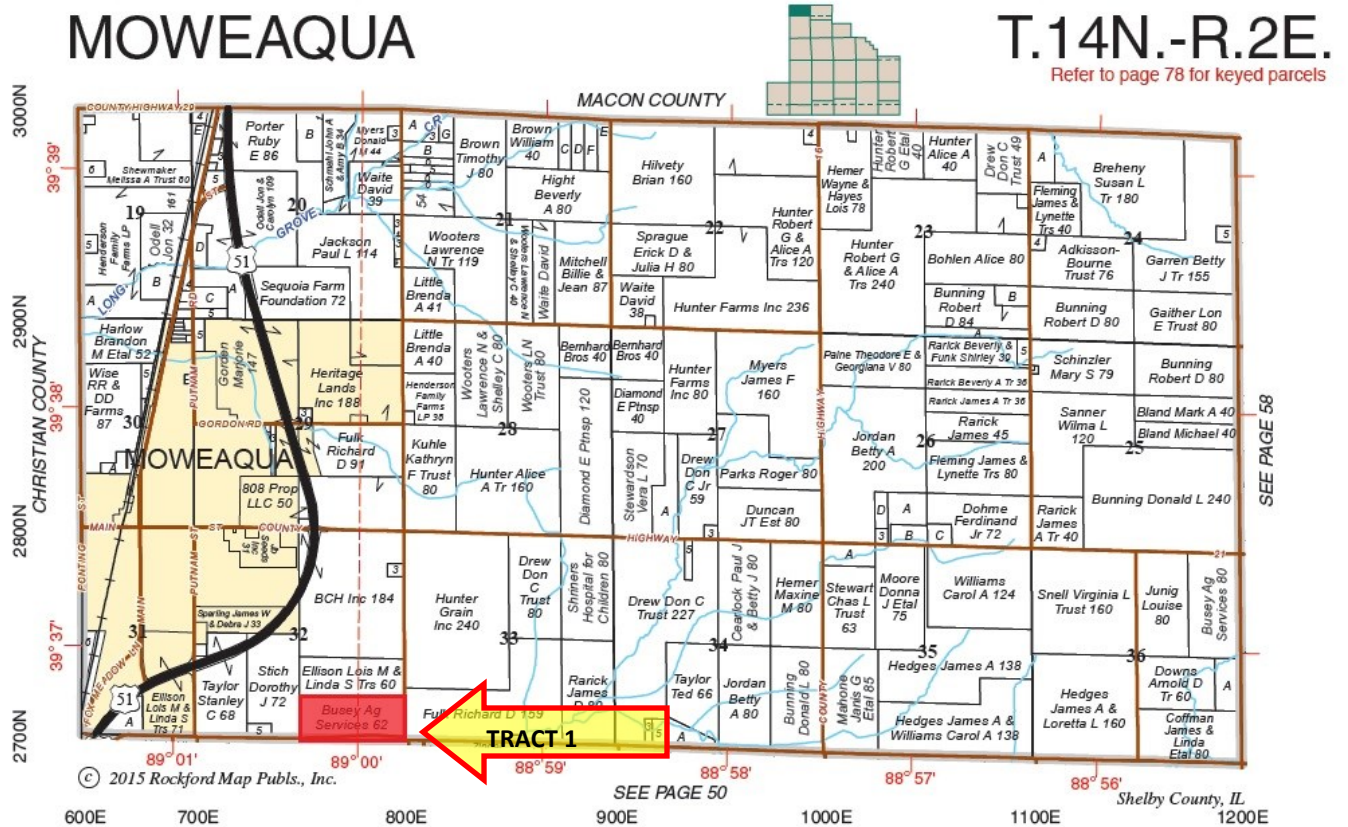
	Tract 1	Tract 2	Tract 3
2017	227 Corn	63 Soy	43 Soy
2016	72 Soy	234 Corn	150 Corn
2015	193 Corn	67 Soy	64 Soy
2014	72 Soy	211 Corn	191 Corn
2013	238 Corn	64 Soy	56 Soy

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

Farm for Sale

Plat Map—Tract 1



Reprinted with permission of Rockford Map Publishers, Inc.

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Nick Suess, Broker
Steve Myers, Managing Broker

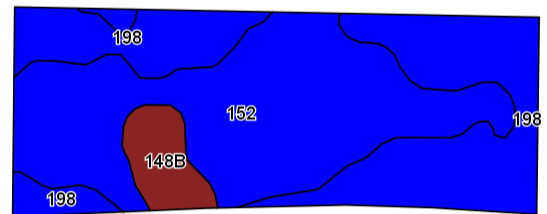
Phone 217-425-8245
Phone 217-425-8291
Phone 217-425-8245
Phone 217-425-8296
Phone 217-425-8340

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

Farm for Sale

Aerial Map and Soil Information Tract 1



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152	Drummer silty clay loam	31.9	52.3%		195	63	144
198	Elburn silt loam	25.2	41.4%		197	61	143
**148B	Proctor silt loam, 2 to 5 percent slopes	3.9	6.4%		**183	**57	**134
Weighted Average					195.3	61.9	143.1

2016 Soil Test Results

pH: 6.2

P: 60.00

K: 400.0

OM: 3.3



Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Nick Suess, Broker
Steve Myers, Managing Broker

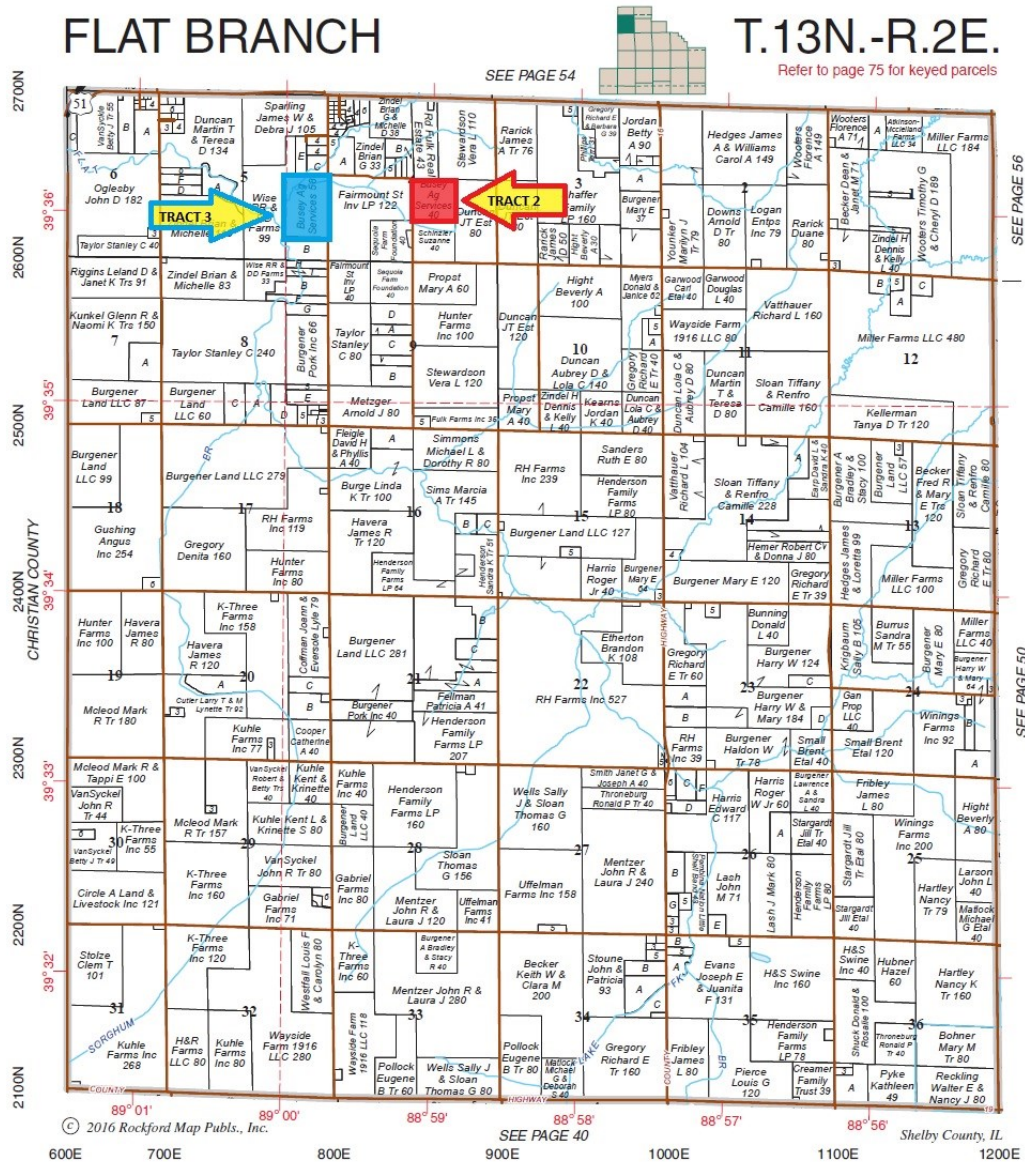
Phone 217-425-8245
Phone 217-425-8291
Phone 217-425-8245
Phone 217-425-8296
Phone 217-425-8340

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

Farm for Sale

Plat Map—Tract 2 and Tract 3



Reprinted with permission of Rockford Map Publishers, Inc.

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

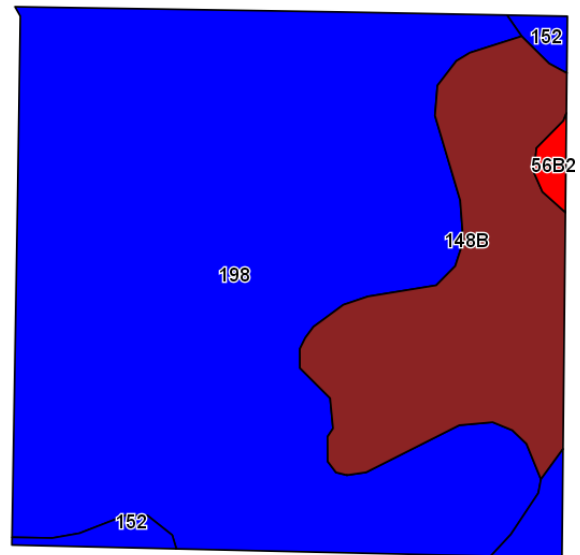
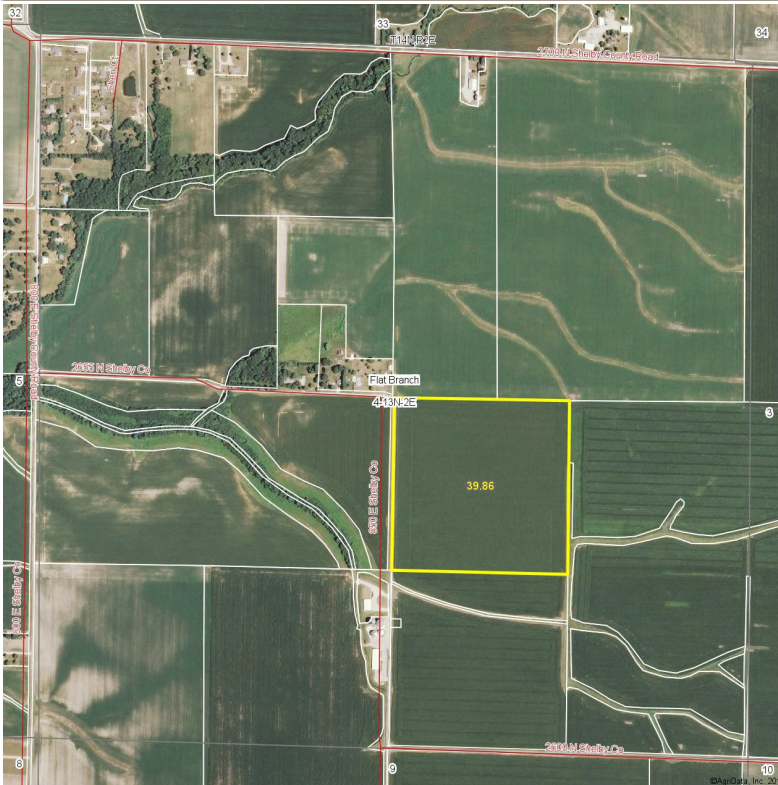
Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Nick Suess, Broker
Steve Myers, Managing Broker

Phone 217-425-8245
Phone 217-425-8291
Phone 217-425-8245
Phone 217-425-8296
Phone 217-425-8340

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

Farm for Sale

Aerial Map and Soil Information Tract 2



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198	Elburn silt loam	29.8	74.8%		197	61	143
**148B	Proctor silt loam, 2 to 5 percent slopes	8.6	21.6%		**183	**57	**134
152	Drummer silty clay loam	1.2	2.9%		195	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	0.3	0.7%		**171	**53	**124
Weighted Average					193.7	60.1	141

2017 Soil Test Results

pH: 6.2

P: 40.0

K: 323.0

OM: 3.3



Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Nick Suess, Broker
Steve Myers, Managing Broker

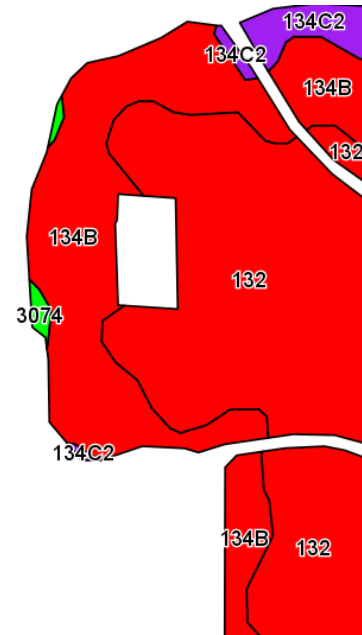
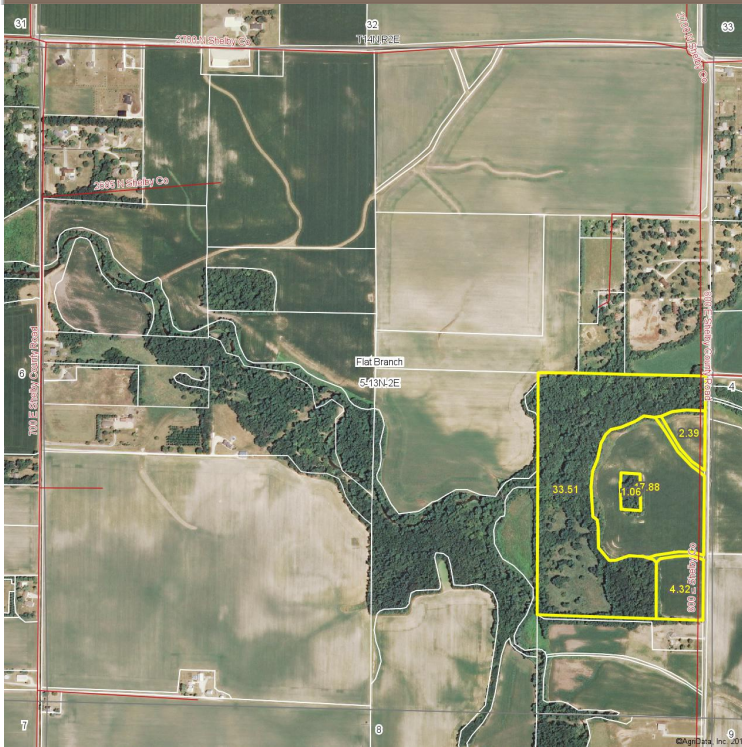
Phone 217-425-8245
Phone 217-425-8291
Phone 217-425-8245
Phone 217-425-8296
Phone 217-425-8340

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

Farm for Sale

Aerial Map and Soil Information Tract 3



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
132	Starks silt loam	14.2	57.9%		163	51	119
**134B	Camden silt loam, 2 to 5 percent slopes	9.2	37.4%		**164	**50	**118
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1	4.0%		**154	**47	**111
3074	Radford silt loam, frequently flooded	0.2	0.7%		186	58	136
Weighted Average					163.2	50.5	118.4

2017 Soil Test Results

pH: 6.0

P: 59.0

K: 267.0

OM: 2.2



Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Nick Suess, Broker
Steve Myers, Managing Broker

Phone 217-425-8245
Phone 217-425-8291
Phone 217-425-8245
Phone 217-425-8296
Phone 217-425-8340

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