

# Farm for Sale - Private Treaty

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### Dalton Farm

54.20+/- Acres

Tolono Township, Champaign County, Illinois

#### Location

The Dalton farm is 2 miles west of I-57 on the corner of township road 1100 N and 600 E, 5 miles west of Savoy, Illinois and 6 miles southwest of Champaign, Illinois.

#### Legal Description

The North 1050.0 feet of even width of the South Half of the Southwest Quarter of Section 6, Township 18 North of the Base Line, Range 8 East of the Third Principal Meridian; comprising 54.20 acres, situated in Champaign County, Illinois.

#### Listing Price

54.20 Acres @ \$12,000.00 = \$650,400.00

#### Lease/Possession

Lease open for 2015 crop year. Possession immediate upon closing.

#### Contact Information



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[busey.com](http://busey.com)

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

#### Champaign County FSA Data

(Co-mingled with another parcel)

Farm #	6105	Tract #	3643
Total Acres:	146.82	Tillable Acres:	144.53
Corn Base Acres:	71.70	Soybean Base Acres:	70.30
CRP:	2.5 Acres @ \$197.00/Acre – Exp. 2020		

#### Direct Payment Yields

Corn Yield:	119	Soybean Yield:	36
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#### Counter-Cyclical Payment Yields

Corn Yield:	158	Soybean Yield:	43
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#### Real Estate Tax Information

(A part of parcel ID #29-26-06-300-002)

Parcel ID#	Acres	2013 Assessed Value	2013 Taxes Payable 2014
29-26-06-300-002	68.50	\$33,880	\$2,365.02

#### Soil Test Results

Illini FS (2014)	pH: 5.9	P1: 102	K: 259
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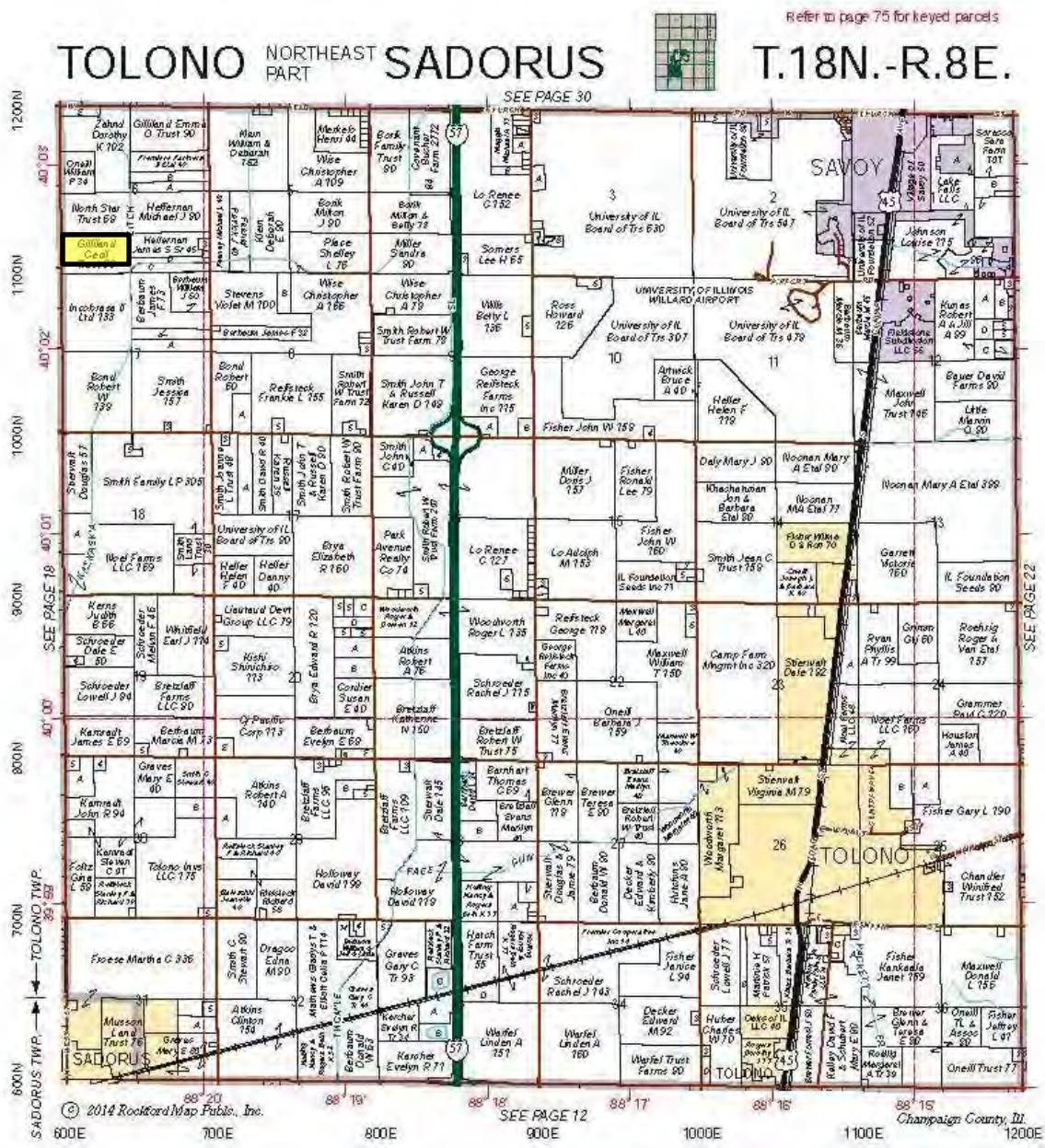
#### Yield History

	Corn	SB
2014	229.7	X
2013	X	57.3
2012	141.2	X
2011	183.0	54.0
2010	170.8	58.0
5 Year Average	181.2	56.4

**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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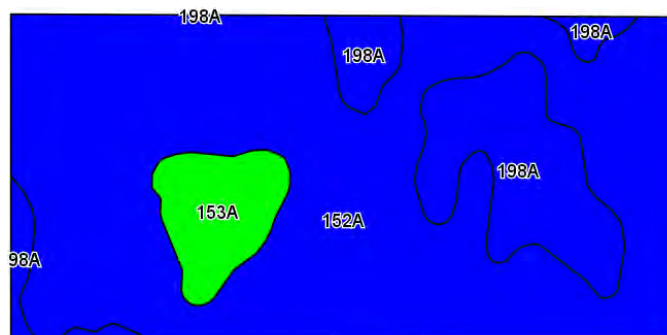
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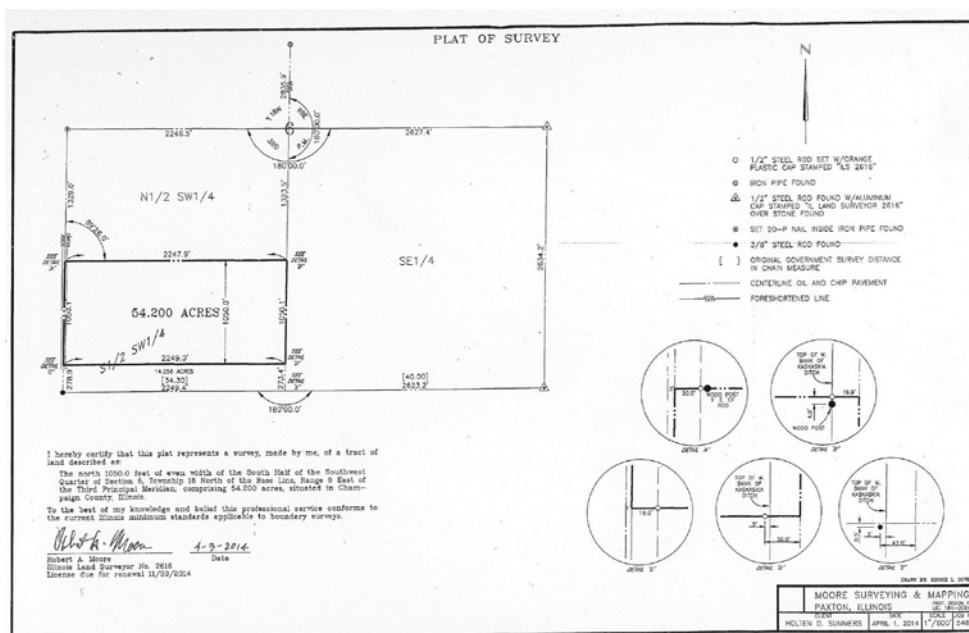
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# Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	40.82	75.6%	195	63	144
198A	Elburn silt loam	9.62	17.8%	197	61	143
153A	Pella silty clay loam	3.56	6.6%	183	60	136
<b>Weighted Average</b>				<b>194.6</b>	<b>62.4</b>	<b>143.3</b>



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