

Farm for Sale

Busey Farm Brokerage



DeWitt COUNTY – FARM FOR SALE

Little Trust Farm

80.00+/- Acres

Creek Township, DeWitt County, Illinois

Location

The Jane Little farm is located 3.5 miles West of Weldon, Illinois near the intersection of township road 1800 E and 300 N, approximately 11 miles Southeast of Clinton, Illinois

Legal Description

The North ½ of the Southeast ¼ of Section 13, Township 19 North, Range 3 East of the 3rd Principal Meridian situated in Creek Township, DeWitt County, Illinois.

Listing Price

80.00 Acres @\$11,300.00/A = \$904,000.00

Lease/Possession

The farm is leased for the 2016 crop year on a cash rent basis. The disposition of those proceeds are negotiable.

Contact Information



Dean Kyburz	John Schuler	Steve Myers
Managing Broker	Listing Broker	Broker
217-425-8291	309-962-2901	309-962-2901
	Cell: 309-706-2427	Cell: 309-275-4402

busey.com

301 E Cedar St., Leroy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

DeWitt County FSA Data

Farm #	2758	Tract #	924
Total Acres:	80.95	Tillable Acres:	79.36
Corn Base Acres:	38.4	Soybean Base Acres:	23.4
HEL/Wetlands:	N/A	Program:	Open

PLC Payment Yields

Corn Yield:	158	Soybean Yield:	56
-------------	-----	----------------	----

Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
13-13-400-001	80.00	\$32,974	\$2,617.24

2015 Drainage Tax Paid in 2016 was \$226.20 (\$2.83/A)

Soil Test Results

KSI 2012	pH: 6.0	P1: 89	K: 419	OM: 3.5
----------	---------	--------	--------	---------

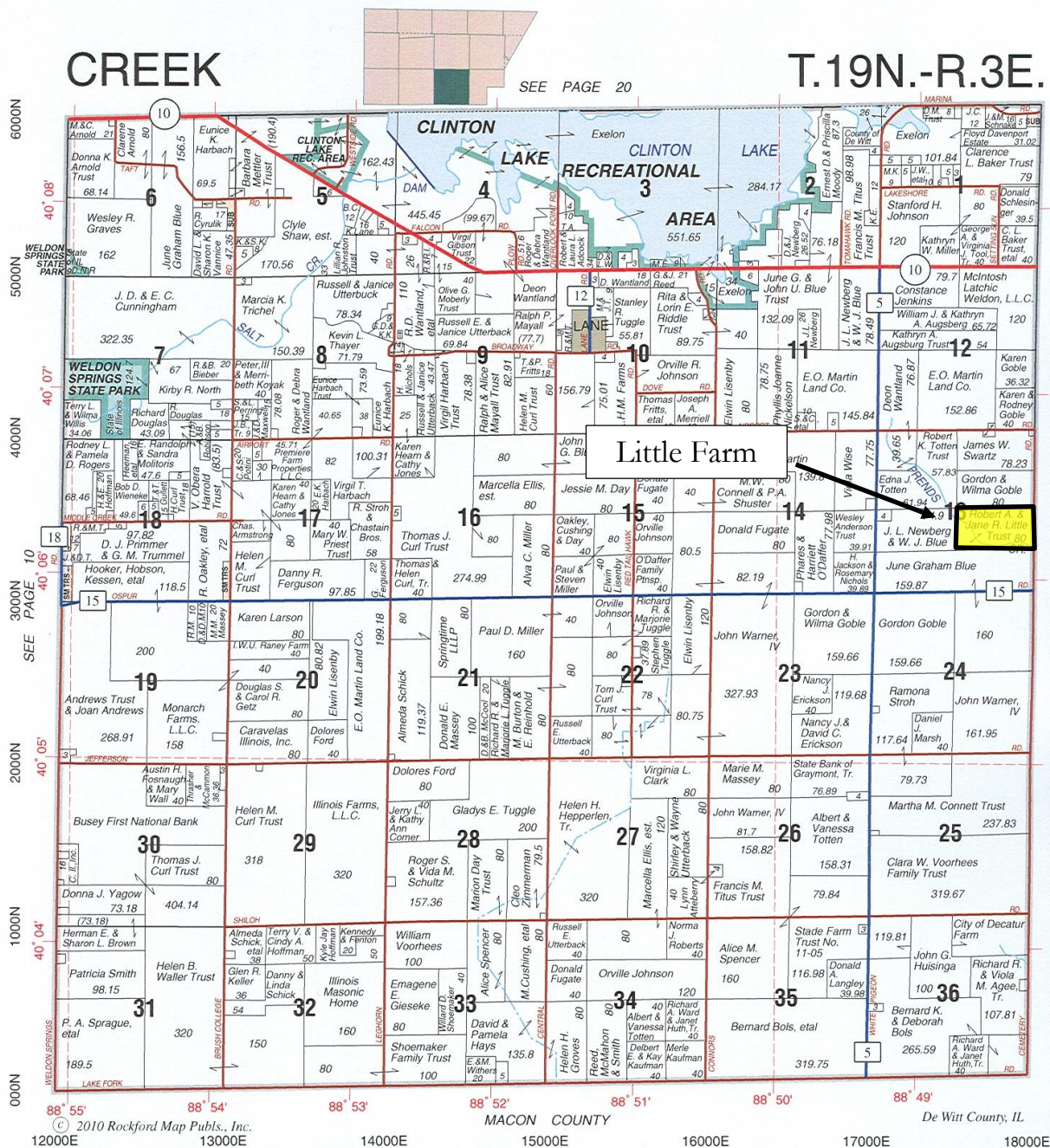
Yield History

	Corn	SB
2015	226	X
2014	X	68
2013	189	X
2012	X	65
2011	170	X
2010	130	X
2009	194	55
Average	182	63

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



Reprinted with permission of Rockford Map Publishers, Inc.



Licensed Real Estate Broker Corporation
Busey Farm Brokerage

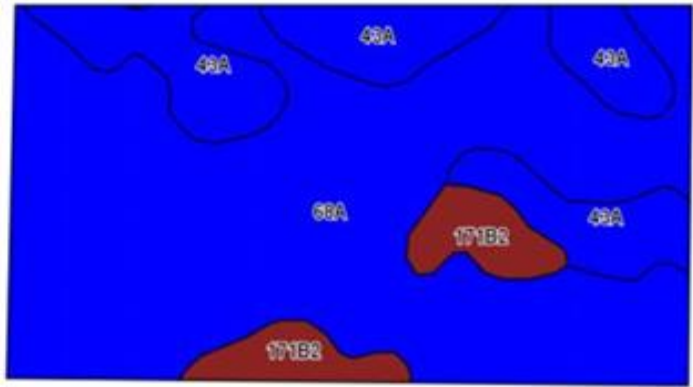
Phone: 309-962-2901

Fax: 309-962-6026

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

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
68A	Sable silty clay loam	57.43	71.8%	192	63	143
43A	Ipava silt loam	16.83	21.0%	191	62	142
171B2	Catlin silt loam	5.74	7.2%	178	56	131
Weighted Average				190.8	62.3	141.9



Licensed Real Estate Broker Corporation

Dean Kyburz, Managing Broker

Phone: 217-425-8290

dean.kyburz@busey.com

John Schuler, Listing Broker

Phone: 309-962-2901

Cell: 309-706-2427

john.schuler@busey.com

Steve Myers, Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

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