

# FARMLAND FOR SALE

## BUSEY FARM BROKERAGE



**LAROI FARM**  
**CONDIT TOWNSHIP**  
**CHAMPAIGN COUNTY, IL**  
**100.00 +/- TAXABLE ACRES**

### CONTACT INFORMATION



**KEITH CUNNINGHAM**, LISTING BROKER  
217-351-2250 (Office)  
217-202-3962 (Cell)  
[keith.cunningham@busey.com](mailto:keith.cunningham@busey.com)

**STEVE MYERS**, MANAGING BROKER: 309-962-2901

[busey.com](http://busey.com) 3002 W. S Windsor Rd., Champaign, IL 61822

### LISTING PRICE

**\$14,500.00 / A**  
100.00 Acres @ \$14,500.00/A =  
\$1,450,000.00  
[busey.com/farmsforsale](http://busey.com/farmsforsale)

**Busey** FARM  
BROKERAGE

**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.

# FARMLAND FOR SALE

## LAROI FARM - CHAMPAIGN COUNTY, IL

### 100.00 +/- TAXABLE ACRES

#### LOCATION

5 miles North of Champaign on County Road 900E or 5 miles South of Illinois Route 136 on County Road 900E.

GPS Coordinates: 40.238240, -88.290305

#### LEGAL DESCRIPTION

Part of the SE 1/4 of Section 28, Township 21 North, 8 East, Champaign County, Illinois, and part of the NE 1/4 of Section 33, Township 21 North, 8 East, Champaign County, Illinois.

#### CHAMPAIGN COUNTY FSA DATA

Farm # 14055 Tract # 16022  
Total Acres: 100.01 Cropland Acres: 99.25  
Corn Base Acres: 50.06 Soybean Base Acres: 48.48  
Farm Program: ARC County – Corn and Soybean

#### Price Loss Coverage (PLC) Yields

Corn Yield: 186 Soybean Yield: 55

#### REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
07-08-28-400-002	40.00	\$23,510.00	\$1,714.42
07-08-33-200-001	60.00	\$29,700.00	\$2,198.96

#### SOIL TEST RESULTS

2021 pH: 5.9 P: 68.6 lbs/ac K: 320.2 lbs/ac

#### FARM PRODUCTION

	Corn	Soybean
2024	268.6	80.7
2023	241.9	80.3
2022	254.3	73.0

#### LEASE/POSSESSION

The farm is under a 50/50 crop share lease for the 2025 crop year. Please contact the broker for further information regarding the lease.

#### MINERAL RIGHTS

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

#### ADDITIONAL INFORMATION

Farm has 0.62 acres of CRP waterway that generates \$186.00 annually with an expiration date of 09/30/2027.

**KEITH CUNNINGHAM**, LISTING BROKER  
217-351-2250  
[keith.cunningham@busey.com](mailto:keith.cunningham@busey.com)

**Busey** FARM  
BROKERAGE

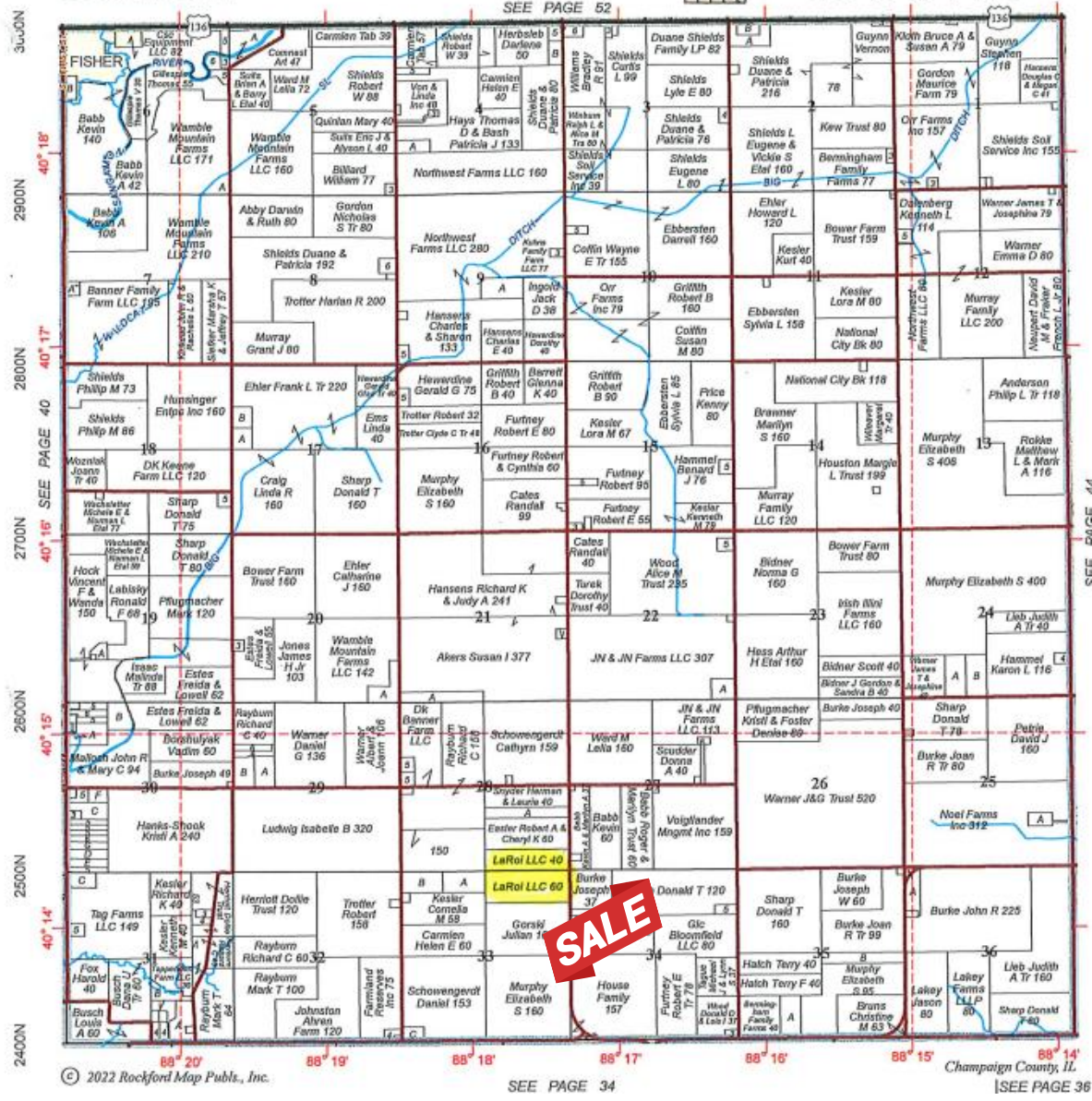
# FARMLAND FOR SALE

## LAROI FARM - CHAMPAIGN COUNTY, IL

100.00 +/- TAXABLE ACRES

CONDIT

Refer to page 77 for keyed parcels  
T.21N.-R.8E.



Reprinted with permission of Rockford Map Publishers, Inc.

**KEITH CUNNINGHAM, LISTING BROKER**  
217-351-2250  
[keith.cunningham@busey.com](mailto:keith.cunningham@busey.com)

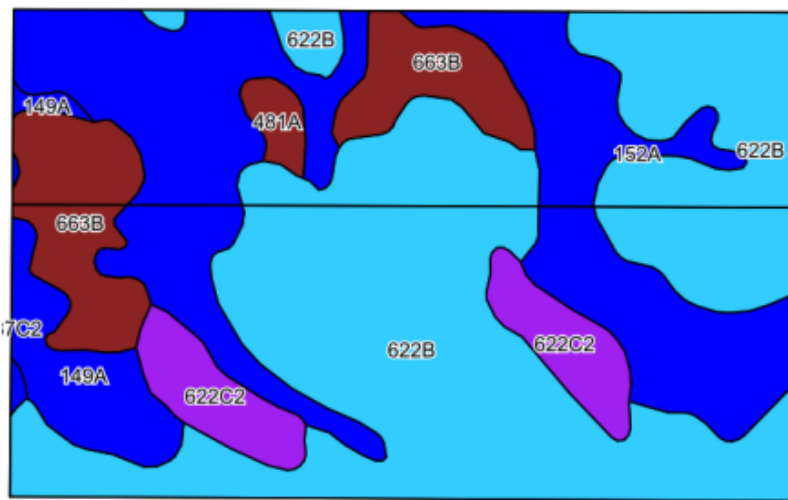


**Disclaimer:** The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed, or implied, as to the information herein contained, and it is recommended that an independent inspection 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.

# FARMLAND FOR SALE

## LAROI FARM - CHAMPAIGN COUNTY, IL

100.00 +/- TAXABLE ACRES



Maps Provided By:



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
622B	Wyanet Silt Loam	49.74	48.8%		158	52	118
152A	Drummer Silty Clay Loam	29.24	28.7%		195	63	144
663B	Clare Silt Loam	10.25	10.1%		180	56	133
622C2	Wyanet Silt Loam	6.39	6.3%		150	49	112
149A	Brenton Silt Loam	5.09	5.0%		195	60	141
481A	Raub Silt Loam	1.13	1.1%		183	58	134
<b>Weighted Average</b>					<b>172.5</b>	<b>55.8</b>	<b>127.9</b>

**KEITH CUNNINGHAM**, LISTING BROKER  
 217-351-2250  
[keith.cunningham@busey.com](mailto:keith.cunningham@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.