

# Farm for Sale

Busey Farm Brokerage



## VERMILION COUNTY – FARM FOR SALE

### Cunningham Children's Home – Burwash Farm

140.0 +/- Acres

Vance Township, Vermilion County, Illinois

#### Location

The Burwash Farm is located two miles Southeast of Homer, IL. It is located at the intersection of 900 North and 100 East, just two miles East of Route 49.

#### Abbreviated Legal Description

The W ½ of the NW ¼ of Sec 26, and the N 60 acres of the E ½ of the NE ¼ of Sec 27, T18N, R14W of the 2<sup>nd</sup> P.M., located in the County of Vermilion, and State of Illinois.

#### Listing Price

**140.00 Acres x \$11,000/Ac = \$1,540,000.00**

#### Contact Information

**Busey** FARM  
BROKERAGE

Matt Rhodes	Daniel Herriott	Kyle Ogden
Listing Broker	Broker	Broker
O: 217-351-2767	O: 217-351-2757	O: 217-351-6555
C: 217-255-2018	C: 217-722-5979	C: 217-369-3306

**busey.com**

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker  
O: 309-962-2901 C: 309-275-4402  
steve.myers@busey.com

#### Lease/Possession

The cropland lease is open for the 2018 crop year.  
The farm is under a coal lease.

#### Vermilion County FSA Data

Farm #	3232		
Total Acres:	138.84	Tillable Acres:	138.84
Corn Base Acres:	102.75	Soybean Base Acres:	34.25
HEL/Wetlands:	N/A	Program:	ARC-CO

#### PLC Payment Yields

Corn Yield:	159	Soybean Yield:	58
-------------	-----	----------------	----

#### Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
25-26-100-001	80.00	\$48,041.00	\$4,321.98
25-27-200-003	20.00	\$12,118.00	\$1,091.64
25-27-200-002	40.00	\$23,808.00	\$2,112.58

#### Soil Test Results

ASM '13 pH: 6.4 P1: 95 K: 321

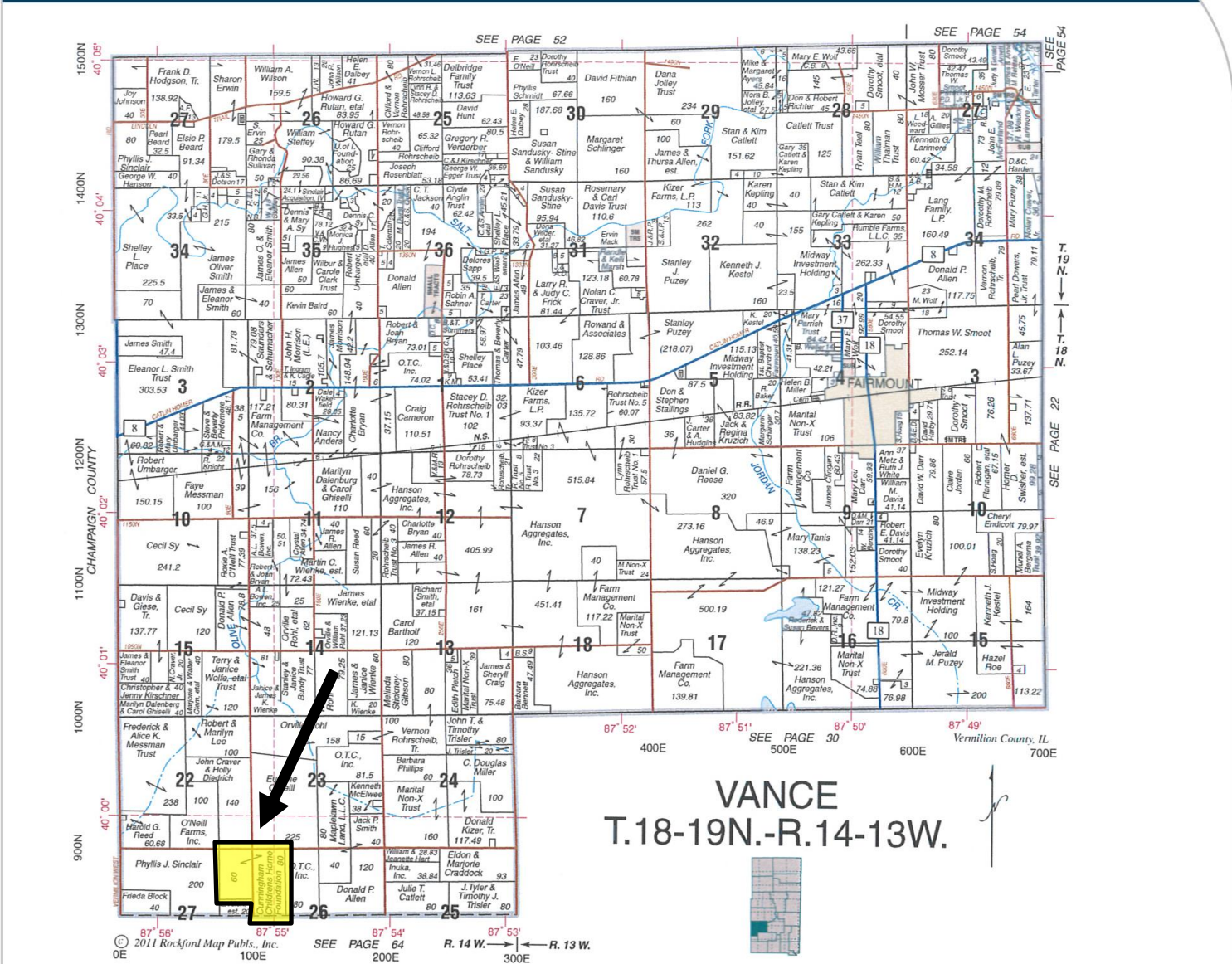
#### Yield History

	Corn	SB
2016	220.7	64.8
2015	210.4	61.3
2014	240.4	60.9

**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.



**Busey** FARM  
BROKERAGE

Licensed Real Estate Broker Corporation  
Busey Farm Brokerage

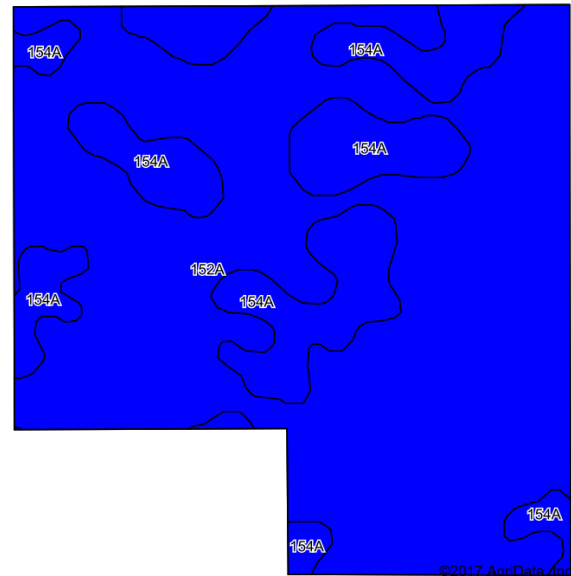
Phone: 217-353-7101

Fax: 217-351-2848

**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	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer silty clay loam	105.91	75.7%	195	63	144
154 A	Flanagan silt loam	34.08	24.3%	194	63	144
<b>Weighted Average</b>				<b>194.8</b>	<b>63.0</b>	<b>144.0</b>



Licensed Real Estate Broker Corporation

**Matt Rhodes**  
Listing Broker

Phone: 217-351-2767

Cell: 217-255-2018

[matt.rhodes@busey.com](mailto:matt.rhodes@busey.com)

**Daniel Herriott**  
Broker

Phone: 217-351-2757

Cell: 217-722-5979

[daniel.herriott@busey.com](mailto:daniel.herriott@busey.com)

**Kyle Ogden**  
Broker

Phone: 217-351-6555

Cell: 217-369-3306

[kyle.ogden@busey.com](mailto:kyle.ogden@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