

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Phillips Farm—Macon County 160.0 Acres in Mt. Zion Township

#### Location

This farm is located about 2 miles southwest of Mt. Zion, IL

#### Legal Description (abbreviated)

160+/- Acres— South Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 20. Township 15 N, Range 3 East. Macon County, IL

#### Listing Price

160.0 acres x \$10,500/acre = \$1,680,000.00

#### Lease/Possession

Lease will be open for 2018.

#### Contact Information



Tom Courson, Listing Broker 217-425-8291 or 217-855-3026

Dean Kyburz, Broker 217-425-8290

Corey Zelhart, Broker 217-425-4245

Nick Suess, Broker 217-425-8296

Steve Myers, Managing Broker 309-962-2901

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

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

#### County FSA Data

Farm #	5024	Tract #	1126
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Total Acres:	158.0	Cropland Acres:	154.23
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Corn Base Acres:	77.12*	Soybean Base Acres:	77.12*
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Est. base combined with other tract

Est. base combined with other tract

Farm Program:	ARC-County
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#### Price Loss Coverage (PLC) Yields

Corn Yield:	186	Soybean Yield:	45
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#### Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
12-17-20-100-004	160.0	85,936	\$6,224.66

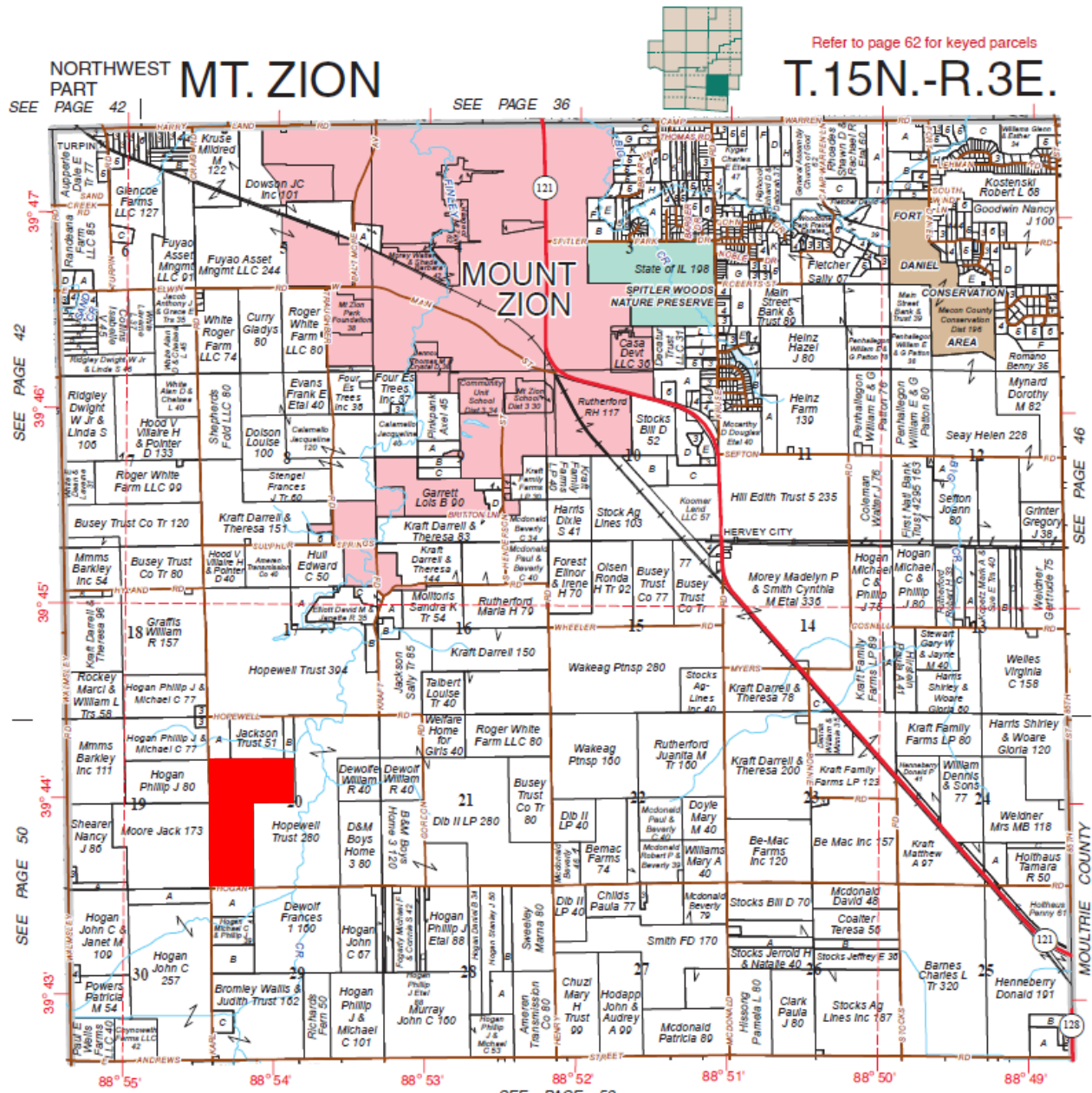
#### Yield Results

Year	Corn Yield	Soybean Yield
2017	NA	66.7
2016	220.0	76.0
2015	233.8	75.7
2014	239.0	65.6

**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.  
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## Plat Map



**Busey** FARM  
BROKERAGE

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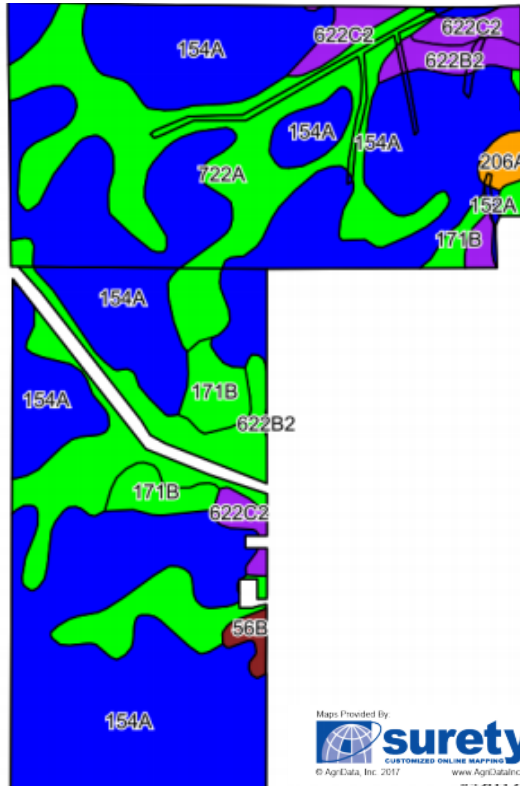
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## Aerial Map and Soil Information



### Area Symbol: IL115, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	94.05	61.2%		194	63	144
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	42.75	27.8%		184	60	137
**171B	Cattin silt loam, 2 to 5 percent slopes	6.43	4.2%		**185	**58	**137
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	5.34	3.5%		**150	**49	**112
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.39	1.6%		**153	**50	**114
206A	Thorp silt loam, 0 to 2 percent slopes	1.22	0.8%		170	55	126
**56B	Dana silt loam, 2 to 5 percent slopes	0.95	0.6%		**178	**55	**130
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.34	0.2%		190	61	140
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.30	0.2%		195	63	144
Weighted Average					188.4	61.2	139.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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