

Farm for Sale

Busey Farm Brokerage



Farm for Sale

John Byron Brown Estate Farm—Macon County 75.75 Acres in Blue Mound Township

Location

This farm is located approximately 4 miles southwest of Decatur

Legal Description (abbreviated)

Part of the East 1/2 of the Northwest 1/4 of Section 11, Township 15 North, Range 1 East of the 3rd Principal Meridian, Macon County, Illinois

Listing Price

75.75 acres x \$10,950/acre = \$829,462.50

Lease/Possession

The farm lease is open for 2017.

Contact Information



Steve Myers, Managing Broker 217-425-8340
Kyle Ogden, Listing Broker 217-425-8279
Tom Courson, Listing Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
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busey.com

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

County FSA Data

Farm #	6175	Tract #	6154 & 6576
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Total Acres:	79.96	Cropland Acres:	76.81
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Corn Base Acres:	47.30	Soybean Base Acres:	27.30
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Farm Program:	ARC-County
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Price Loss Coverage (PLC) Yields

Corn Yield:	127	Soybean Yield:	38
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Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
02-15-11-100-009	35.75	\$13,888	\$1,101.84
02-15-11-100-002	40.00	\$12,936	\$1,026.32

Soil Test Results

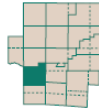
*Soil test results are pending Fall 2016 samples.

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

Farm for Sale

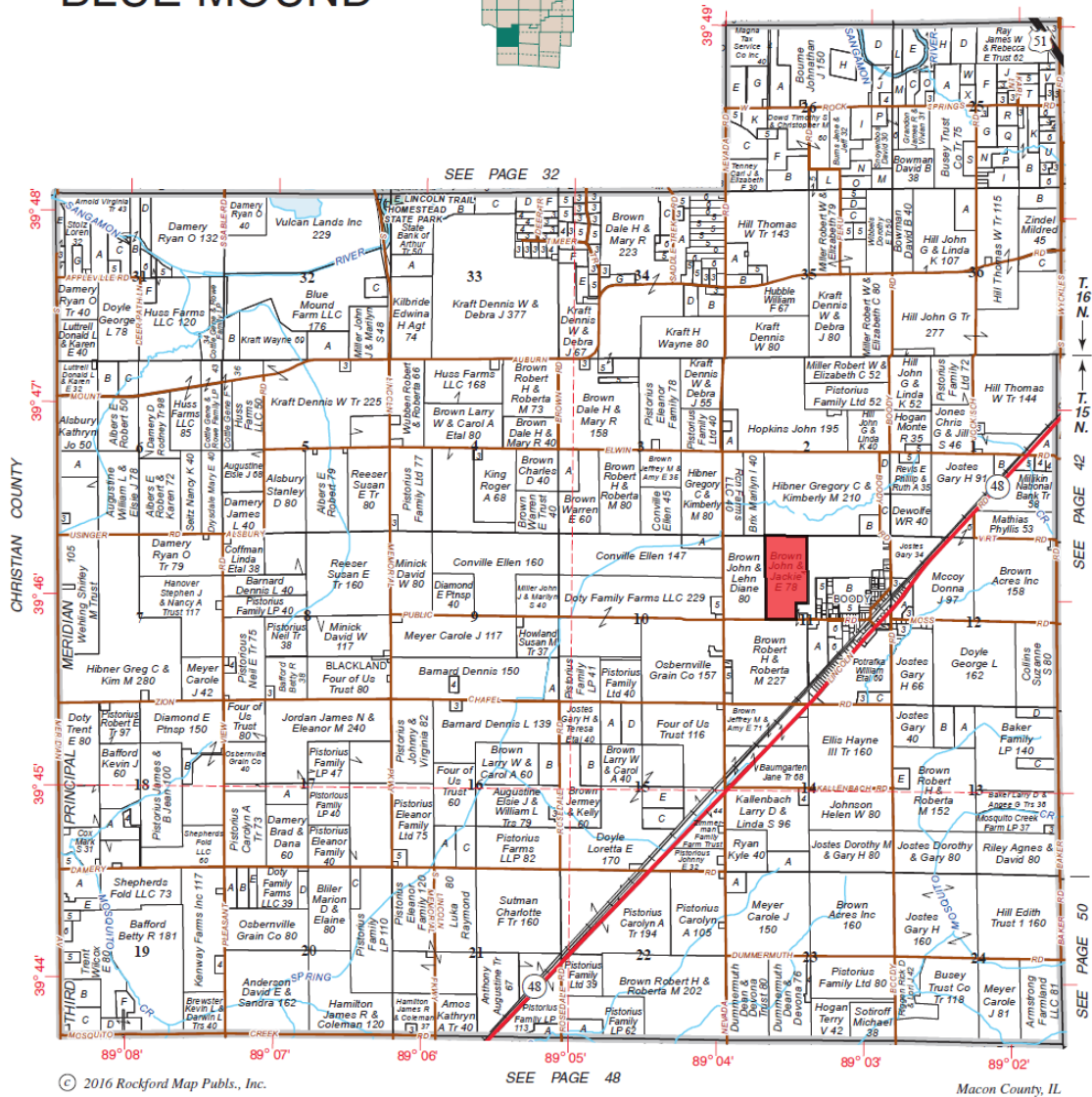
Plat Map

BLUE MOUND



T.15-16N.-R.1E.

Refer to page 61 for keyed parcels



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Macon County, IL

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Busey FARM
BROKERAGE

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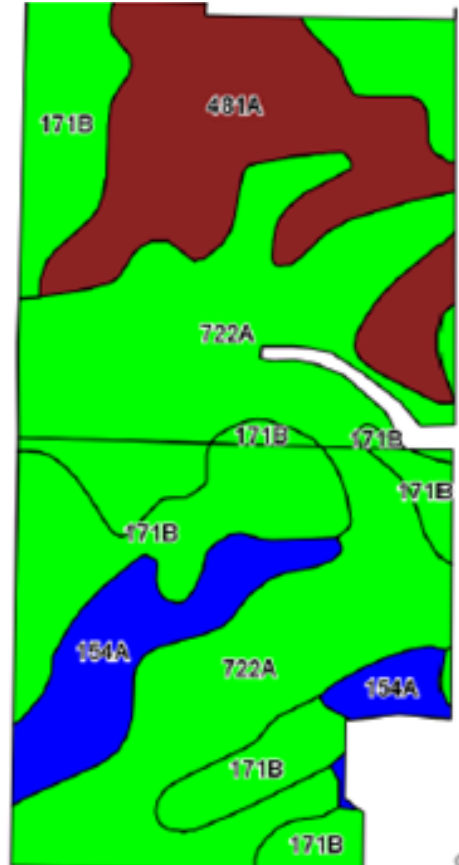
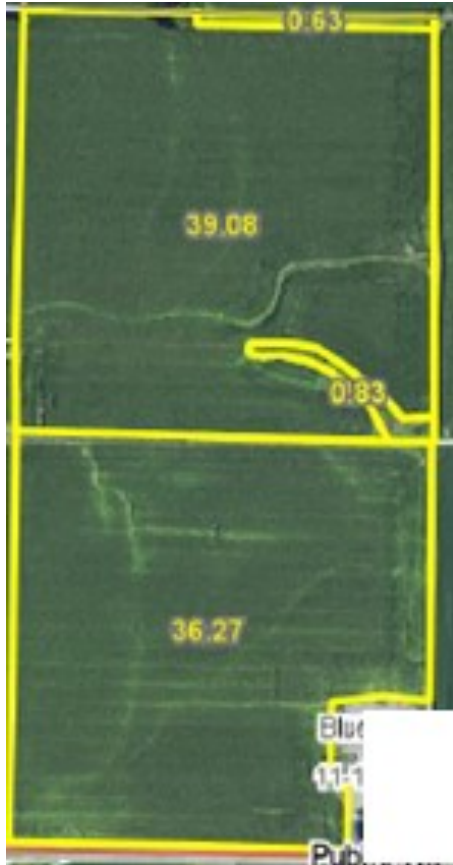
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford Silty Clay Loam	32.58	43.2%	184	60	137
171B	Catlin Silt Loam	19.98	26.5%	185	58	137
481A	Raub Silt Loam	15.37	20.4%	183	58	137
154A	Flanagan Silt Loam	7.42	9.8%	194	63	144
Weighted Average		75.35		185	59.4	137.1



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