

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Marilyn Groh Irrevocable Trust Farm 118.16 acres

Location

This farm is located about 5 miles west of Assumption

Listing Price

118.16 acres x \$12,950.00/acre = \$1,530,172.00

Lease/Possession

The lease is open for 2016

Soil Test Results

Soil Test—KSI (October 2013)

pH: 6.2

P1: 61

K: 391

Contact Information



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busey.com

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Phone: 217-425-8340—Fax 217-362-2724

County FSA Data

Farm #	7645	Tract #	9046
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Total Acres:	118.0	Cropland Acres:	117.88
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Corn Base Acres:	58.45	Soybean Base Acres:	58.45
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Farm Program:	ARC-County
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Price Loss Coverage (PLC) Yields

Corn Yield:	173	Soybean Yield:	54
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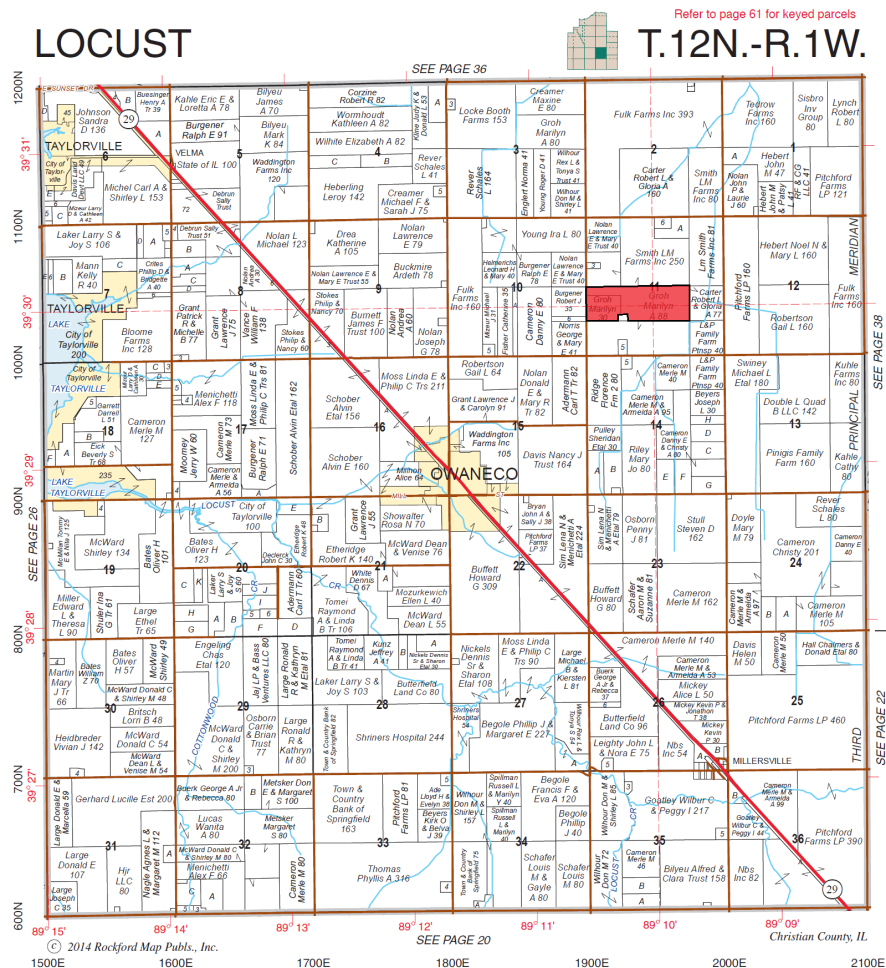
Real Estate Tax Information

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable 2015
07-19-11-300-001-00	29.70	8,345	\$536.98
07-19-11-300-002-00	48.46	13,530	\$870.64
07-19-11-400-001-00	40.00	11,309	\$891.94

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



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Legal Description

The South Three-fourths (S $\frac{3}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 11, Township 12 North, Range 1 West, of the Third Principal Meridian, EXCEPT the East 100 feet of the South 255 feet thereof subject to an easement for ingress and egress over and upon a strip of land of 20 feet of even width across the South and East sides of said tract, AND the North 330 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), AND the Northeast Quarter of the Southwest Quarter (SW $\frac{1}{4}$) excepting therefrom the east 138.6 feet of thereof and excepting therefrom the south 255 feet of the west 264 feet; AND the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) AND the East 138.6 feet of the Northeast Quarter (NE $\frac{1}{4}$), All in Section 11, Township Twelve (12) North, Range One (1) West of the third P.M.



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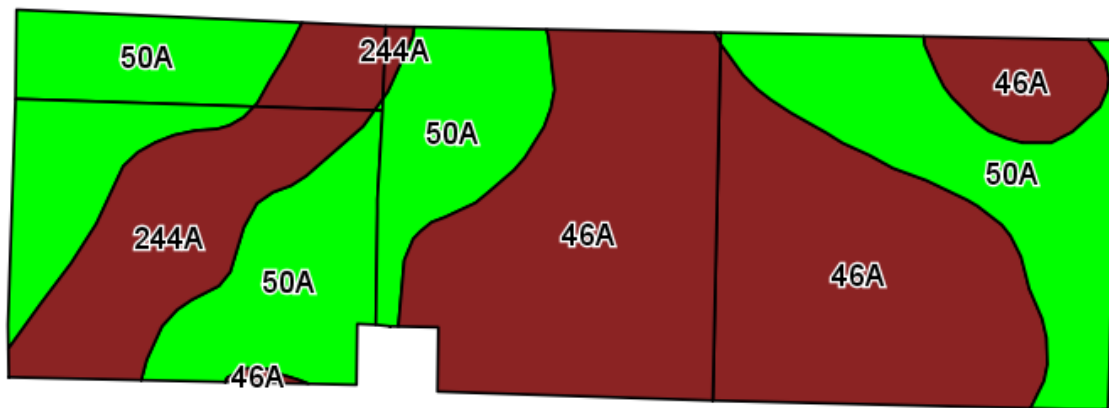
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
46A	Herrick Silt Loam	54.25	46.0%	181	58	133
50	Viriden Silty Clay Loam	48.18	40.9%	182	59	135
244A	Hartsburg Silty Clay Loam	15.45	13.1%	182	59	134
Weighted Average		117.88		181.5	58.5	133.9



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