Farm for Sale

Busey Farm Brokerage

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)
P: 6.2
P: 61
K: 391

County FSA Data

<table>
<thead>
<tr>
<th>Farm #</th>
<th>Tract #</th>
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</thead>
<tbody>
<tr>
<td>7645</td>
<td>9046</td>
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</tbody>
</table>

Total Acres: 118.0
Cropland Acres: 117.88

Corn Base Acres: 58.45
Soybean Base Acres: 58.45

Farm Program: ARC-County

Price Loss Coverage (PLC) Yields

<table>
<thead>
<tr>
<th>Crop</th>
<th>Yield (Bushels/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn</td>
<td>173</td>
</tr>
<tr>
<td>Soybean</td>
<td>54</td>
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</table>

Real Estate Tax Information

<table>
<thead>
<tr>
<th>Parcel ID #</th>
<th>Acres</th>
<th>2014 Assessed Value</th>
<th>2014 Taxes Payable 2015</th>
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<tbody>
<tr>
<td>07-19-11-300-001-00</td>
<td>29.70</td>
<td>8,345</td>
<td>$536.98</td>
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<td>07-19-11-300-002-00</td>
<td>48.46</td>
<td>13,530</td>
<td>$870.64</td>
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<td>07-19-11-400-001-00</td>
<td>40.00</td>
<td>11,309</td>
<td>$891.94</td>
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</tbody>
</table>

Contact Information

Dean Kyburz, Managing/Listing Broker 217-425-8290
Tom Courson, Broker 217-425-8291
Kyle Ogden, Broker 217-425-8279
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296

busey.com

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

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.
Legal Description

The South Three-fourths (S ¾) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) 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 ¼) of the Southwest Quarter (SW ¼), AND the Northeast Quarter of the Southwest Quarter (SW ¼) 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 ¼) of the Southeast Quarter (SE ¼) AND the East 138.6 feet of the Northeast Quarter (NE ¼), All in Section 11, Township Twelve (12) North, Range One (1) West of the third P.M.

Licensed Real Estate Broker Corporation

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<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent Tillable</th>
<th>Corn Bu/A</th>
<th>Soybean Bu/A</th>
<th>Crop Productivity Index for optimum management</th>
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<tbody>
<tr>
<td>46A</td>
<td>Herrick Silt Loam</td>
<td>54.25</td>
<td>46.0%</td>
<td>181</td>
<td>58</td>
<td>133</td>
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<tr>
<td>50</td>
<td>Virden Silty Clay Loam</td>
<td>48.18</td>
<td>40.9%</td>
<td>182</td>
<td>59</td>
<td>135</td>
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<tr>
<td>244A</td>
<td>Hartsburg Silty Clay Loam</td>
<td>15.45</td>
<td>13.1%</td>
<td>182</td>
<td>59</td>
<td>134</td>
</tr>
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Weighted Average  

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<tbody>
<tr>
<td></td>
<td></td>
<td>117.88</td>
<td>181.5</td>
<td>58.5</td>
<td>133.9</td>
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