

# Farm for Sale

Busey Farm Brokerage



## VERMILLION COUNTY – FARM FOR SALE

### Stallard Trust Farm

23.32+/- Acres

Vance Township, Vermillion County, Illinois

#### Location

The "Stallard" farm is located next to the Village of Fairmount, Illinois. Access to the farm is obtained by E Court St or E South St.

#### Listing Price

\$175,000.00 or \$7,504.29/Acre (23.32 Taxable Acres)

#### Lease/Possession

The farm is leased for the 2016 crop year on a 50/50 crop share lease. The disposition of the proceeds is negotiable.

#### Acres

The farm does not have a current survey available. 23.32 acres is based off the Vermillion County Assessors taxable amount of acres.

#### Contact Information

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**Busey** FARM BROKERAGE

#### Vermillion County FSA Data

Farm #	3440	Tract #	3201
Total Acres:	24.02	Tillable Acres:	18.63
Corn Base Acres:	9.31	Soybean Base Acres:	9.29
HEL/Wetlands:	NHEL	Program:	ARC-CO

#### PLC Yields

Corn Yield:	164	Soybean Yield:	41
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#### Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2014 Taxes Payable 2015
26-04-413-043	2.25	\$1,349	\$127.16
26-03-301-013	13.00	\$6,449	\$261.76
26-03-300-002	8.07	\$2,989	\$129.02
<b>Total</b>	<b>23.32</b>	<b>\$10,787</b>	<b>\$517.94</b>

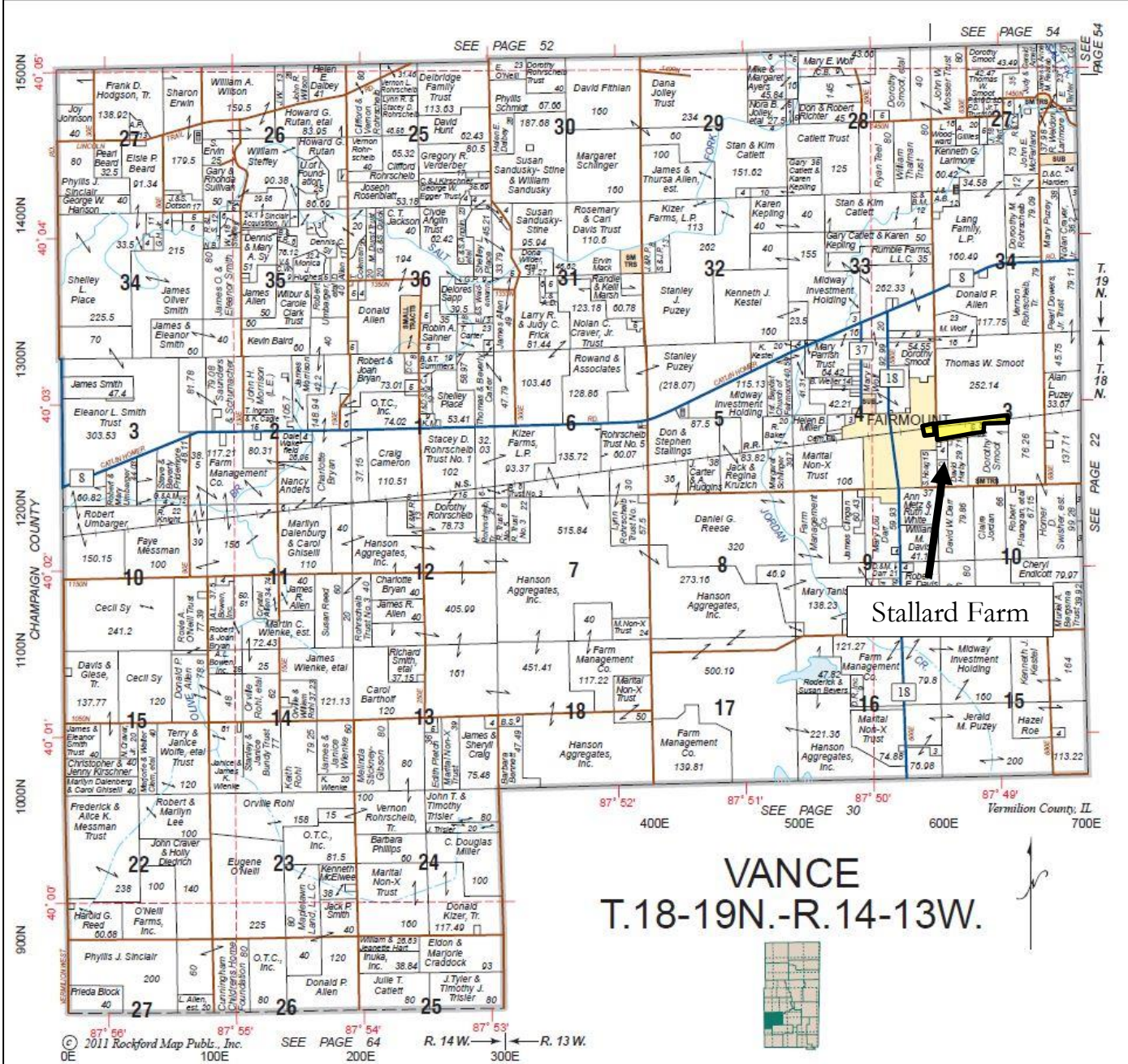
#### Yield History

Year	Corn	Year	Soybeans
2001	154	2000	40
2003	178	2002	48
2005	112	2004	47
2007	190	2006	55
2009	207	2008	43
2011	158	2010	49
2013	181	2012	46
2015	N/A	2014	57
<b>Average</b>	<b>169</b>	<b>Average</b>	<b>48</b>

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## Plat Map



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**Busey** FARM  
BROKERAGE

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Busey Farm Brokerage

Phone: 309-962-2901

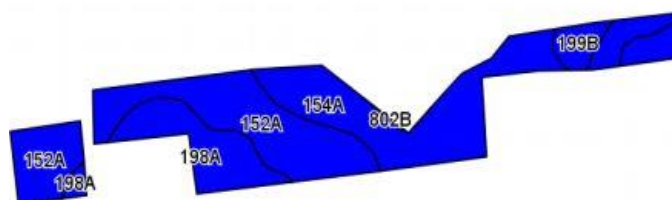
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## Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum managment
152A	Drummer silty clay loam	8.56	43.40%	195	63	144
154A	Flanagan silt loam	7.08	35.90%	194	63	144
198A	Elburn silt loam	3.28	16.60%	197	61	143
199B	Plano Silt loam	0.81	4.10%	192	59	141
<b>Weighted Average</b>				<b>194.9</b>	<b>62.5</b>	<b>143.7</b>



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## Photos



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## Legal Description

### **The following is a legal description of the "Stallard Trust":**

Lots 1 and 2 in Block 24 in the Original Town of Salina, not the Village of Fairmount, as recorded in Deed Record S, Page 311, situated in Vermilion County, Illinois.

Lots 1 through 13 inclusive in John H. Folks' Addition to the Village of Fairmount;

Also:

Part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 13 West of the Second Principal Meridian described as follows:

Beginning at a point on the West line of said Northeast Quarter of the Southwest Quarter of Section 3, and 496 links South of the Northwest corner thereof, being the intersection of said West line with the South line of the right-of-way of the Wabash Railroad and being 50 links South of its main track center line; thence South 762 links to the South line of South Street in John H. Folks' Addition to Fairmount; thence Easterly parallel with the South line of the right-of-way of the Wabash Railroad 528 links; thence North 492 links; thence Easterly parallel with the South line of the right-of-way of the Wabash Railroad 1507 links to a point on the East line of the Northeast Quarter of the Southwest Quarter of Section 3, 270 links South of the South line of the right-of-way of the Wabash Railroad; thence North on the East line of said tract, 270 links to the South line of said right-of-way; thence Westerly along said right-of-way 2035 links to the place of beginning.

Except a part of Lots 1, 2 and 3 in John H. Folks' Addition to the Village of Fairmount described as follows:

Beginning at the Southwest corner of said Lot 1, thence North along the West line of said Lot 10 rods; thence Easterly parallel to the South line of said Lot 18 rods; thence South 10 rods to the South line of Lot 3; thence Westerly along the South line of said Lots 18 rods to the place of beginning.

Also except:

A part of Lots 3 and 4 in John J. Folks' Addition to the Village of Fairmount, Illinois, as recorded in Deed Record 7, Page 283 of the Vermilion County Records, said part being described as follows:

Commencing at the Southwest corner of Lot 1 in said John H. Folks' Addition; thence Easterly along the South line of said Lots 1, 2 and 3, 297.00 feet for a place of beginning; thence North parallel with the West line of said Lot 1, 165.0 feet; thence Easterly parallel with the South line of said Lots 1, 2 and 3, 133.0 feet; thence South parallel with the West line of said Lot 1, 165.00 feet to a point on the South line of said Lot 4; thence Westerly along the South line of said Lots 4 and 3, 133.00 feet to the place of beginning.

Situated in Vermilion County, Illinois.

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