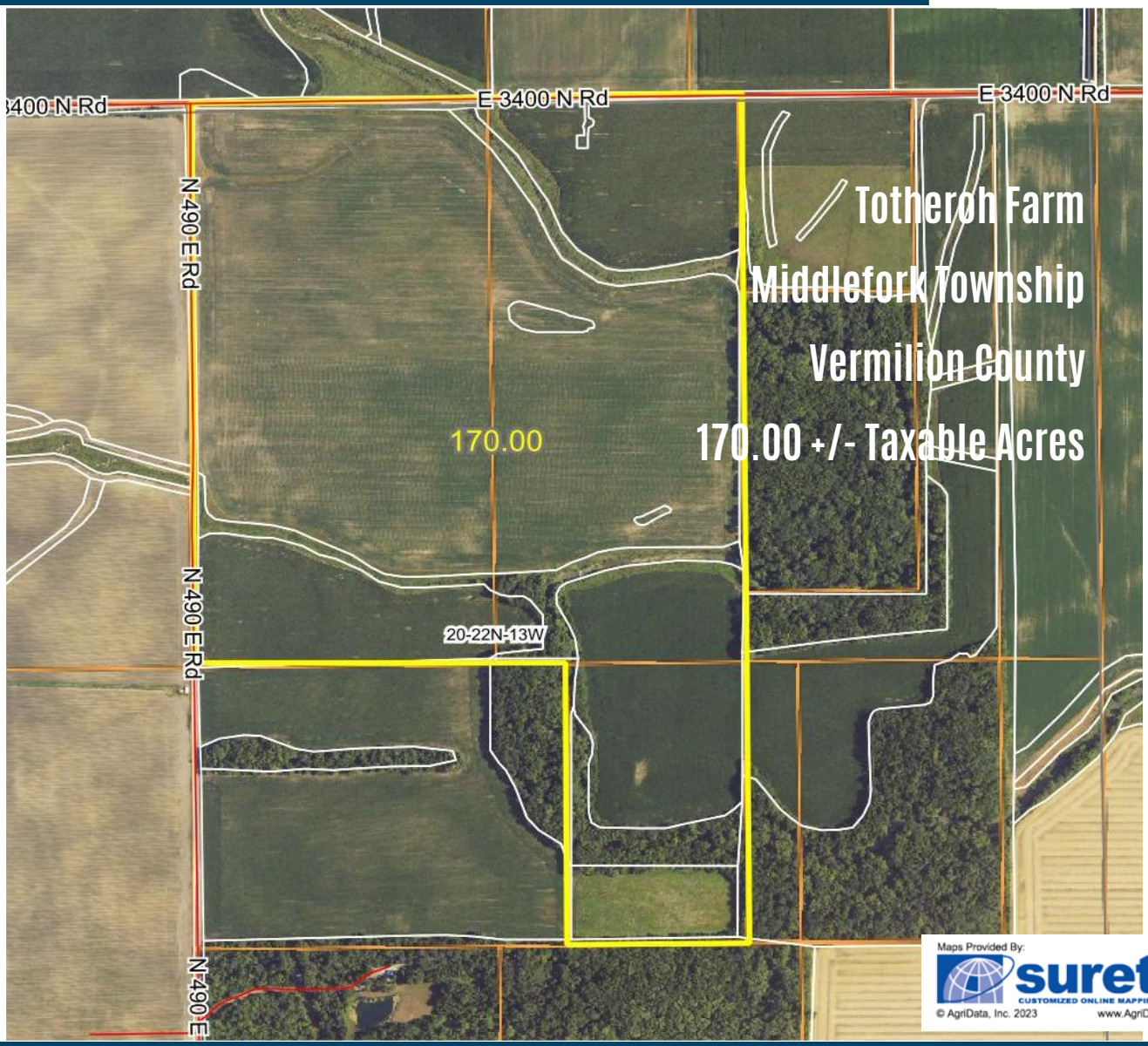
FARMLAND FOR SALE
BUSEY FARM BROKERAGE



CONTACT INFORMATION



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217-772-1082
eric.roberts@busey.com

Corey Zelhart, DESIGNATED MANAGING BROKER
217-425-8245

busey.com 3002 W. Windsor Rd., Champaign, IL 61822

LISTING PRICE

$11,500.00 / Acre

170.00 +/- Taxable Acres x

$11,500.00/ Acre = $1,955,000.00

Busey FARM BROKERAGE

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FARMLAND FOR SALE

TOTHEROH FARM MIDDLEFORK TWP VERMILION COUNTY

170.00+/- Taxable Acres

LOCATION

FARM IS LOCATED 6.3 MILES NORTHWEST OF POTOMAC, IL, 5 MILES NORTHEAST OF ARMSTRONG, IL, 9.8 MILES SOUTHEAST OF RANKIN, IL

40.357187,-87.849562

LEGAL DESCRIPTION

E1/2 NW1/4; PART OF THE NW1/4 NE1/4; PART OF THE SW1/4 NE1/4; PART OF THE NW1/4 SE1/4 OF SECTION 20, TOWNSHIP 22 NORTH, 13 WEST, VERMILION COUNTY, ILLINOIS

VERMILION COUNTY FSA DATA

Farm # 4393	**Tract # 814**
Total Acres: 164.12	**Cropland Acres:** 152.18
Corn Base Acres: 74.60	**Soybean Base Acres:** 70.84

Farm Program: PLC- Corn and Soybean

Price Loss Coverage (PLC) Yields

Corn Yield: 139.0	Soybean Yield: 41.0

FARM PRODUCTION

	Corn	Soybean
2026	220.5	60.4
2025	207.0	54.0
2024	235.0	71.0
2023	205.0	64.0
2022	226.0	70.0

LEASE/POSSESSION

Farm will be lease free for 2027.
CRP- 5.66 acres, $1,192.00 annual payment

SOIL TEST RESULTS

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
07-20-100-002	80.00	$39,273.00	$3,148.80
07-20-200-001	66.67	$30,393.00	$2,436.82
07-20-400-002	23.33	$9,592.00	$769.06

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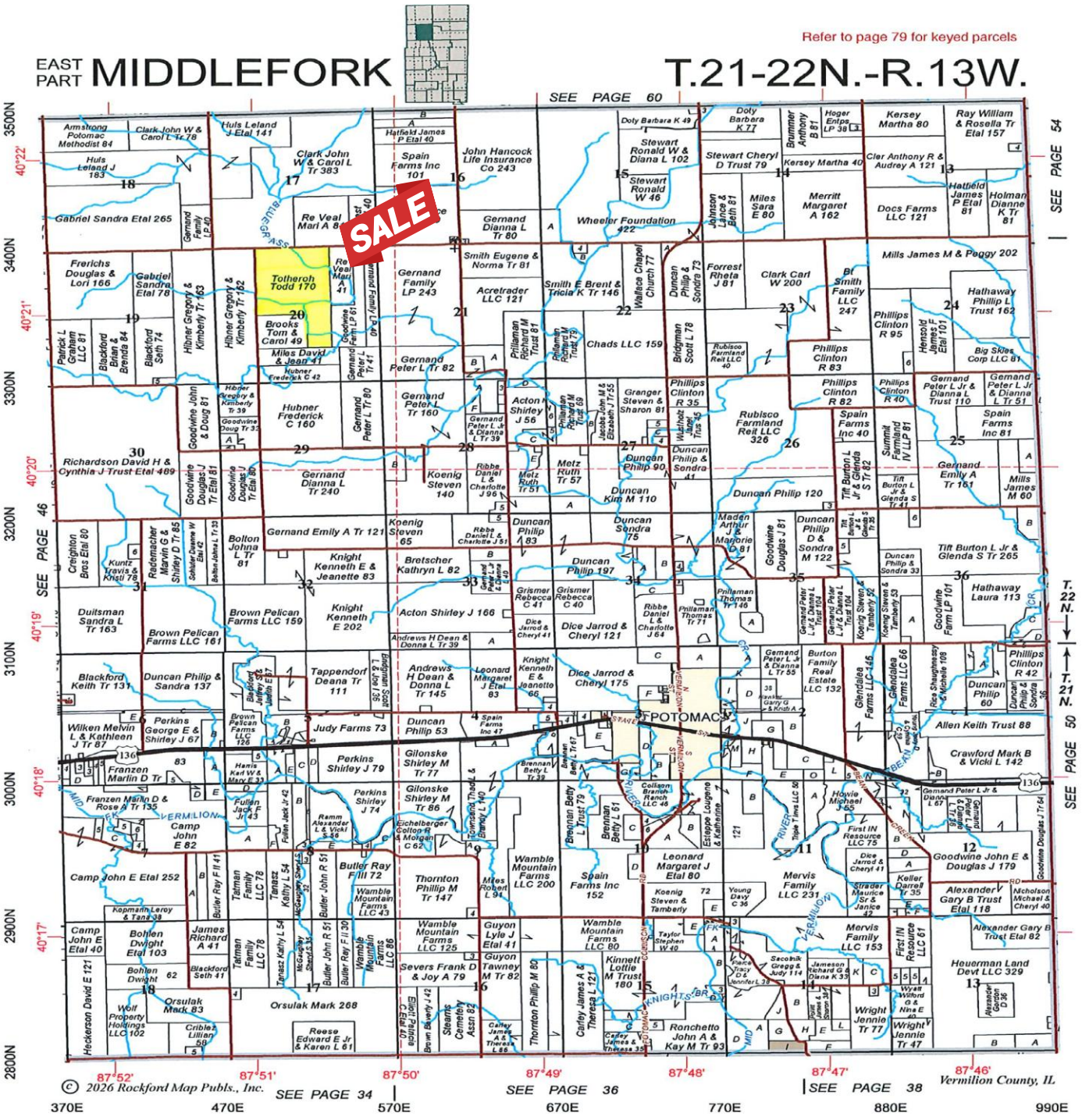
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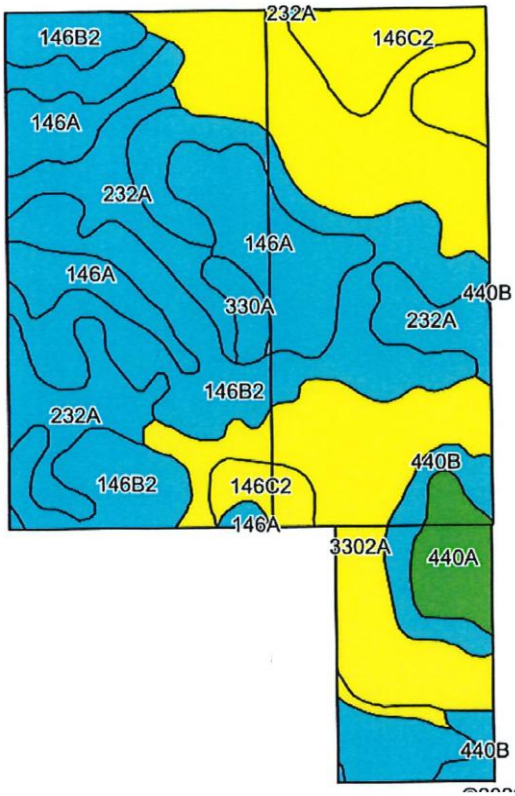

Refer to page 79 for keyed parcels
EAST PART MIDDLEFORK
T.21-22N.-R.13W.
SEE PAGE 60
SEE PAGE 54
SEE PAGE 46
SEE PAGE 50
SALE
Totheroh Todd 170
Gernand Family LP 243
Gernand Dianna L Tr 80
Wheeler Foundation 422
Gernand Peter L Tr 160
Gernand Dianna L Tr 240
Gernand Emily A Tr 121
Duncan Philip 120
Duncan Philip 197
Duncan Philip 53
Duncan Philip 90
Duncan Kim M 110
Duncan Sandra 75
Rubisco Farmland Reit LLC 326
Wamble Mountain Farms LLC 200
Spain Farms Inc 152
Leonard Margaret J Etal 80
Mervis Family LLC 231
Mervis Family LLC 153
Ronchetto John A & Kay M Tr 93
Kinnett Lottie M Trust 180
Hubner Frederick C 160
Richardson David H & Cynthia J Trust Etal 489
Duitsman Sandra L Tr 163
Brown Pelican Farms LLC 161
Brown Pelican Farms LLC 159
Camp John E 82
Camp John E Etal 252
Camp John E Etal 40
Orsulak Mark 268
Orsulak Mark 83
Franzen Marlin D Tr
Franzen Marlin D & Rose A Tr 135
Wilken Melvin L & Kathleen J Tr 87
Blackford Keith Tr 131
Duncan Philip & Sandra 137
Judy Farms 73
Perkins Shirley J 79
Perkins Shirley J 74
Gilonske Shirley M Tr 77
Gilonske Shirley M Tr 86
Thornton Phillip M Tr 147
Wamble Mountain Farms LLC 125
Severs Frank D & Joy A 79
Guyon Lyle J Etal 41
Guyon Tawney M Tr 82
Acton Shirley J 166
Dice Jarrod & Cheryl 121
Dice Jarrod & Cheryl 175
Knight Kenneth E 202
Knight Kenneth E & Jeanette 83
Knight Kenneth E & Jeanette 66
Bretscher Kathryn L 82
Koenig Steven 140
Koenig Steven 65
Metz Ruth Tr 57
Metz Ruth Tr 51
Acton Shirley J 56
Andrews H Dean & Donna L Tr 145
Andrews H Dean & Donna L Tr 39
Leonard Margaret J Etal 83
Tappendorf Deana Tr 111
Bolton Johna L Tr 81
Gernand Peter L Tr 82
Gernand Peter L Tr 80
Gernand Peter L Jr & Dianna L Tr 39
Gernand Peter L Jr & Dianna L Tr 55
Gernand Peter L Jr & Dianna L Tr 104
Gernand Peter L Jr & Dianna L Tr 110
Gernand Peter L Jr & Dianna L Tr 51
Gernand Emily A Tr 161
Gernand Peter L Jr & Dianna L Tr 67
Hubner Frederick C 42
Hubner Gregory & Kimberly Tr 39
Hubner Gregory & Kimberly Tr 162
Hubner Gregory & Kimberly Tr 163
Goodwine John & Doug 81
Goodwine Douglas J Tr Etal 81
Goodwine Douglas J Tr Etal 80
Goodwine Douglas J 81
Goodwine Douglas J Tr 33
Goodwine Farm LP 161
Goodwine John E & Douglas J 179
Goodwine Douglas J Tr 64
Miles David & Jean 41
Miles Robert L 94
Miles Sara E 80
Miles James M & Peggy 202
Chads LLC 159
Clark John W & Carol L Tr 383
Clark Carl W 200
Bi Smith Family LLC 247
Smith Eugene & Norma Tr 81
Smith E Brent & Tricia K Tr 146
Acretrader LLC 121
Stewart Ronald W & Diana L 102
Stewart Ronald W 46
Stewart Cheryl D Trust 79
Doly Barbara K 49
Doly Barbara K 77
Brummer Anthony B 81
Heger Entps LP 38
Kersey Martha 80
Kersey Martha 40
Merritt Margaret A 162
Docs Farms LLC 121
Cler Anthony R & Audrey A 121
Ray William & Rosella Tr Etal 157
Hathaway Phillip L Trust 162
Hathaway Laura 113
Hathaway Phillip L Trust 160
Hatfield James P Etal 81
Holman Dianne K Tr 81
Hensold James F Etal 101
Big Skies Corp LLC 81
Spain Farms Inc 81
Spain Farms Inc 40
Summit Farmland IV LLP 81
Tift Burton L Jr & Glenda S Tr 82
Tift Burton L Jr & Glenda S Tr 265
Tift Burton L Jr & Glenda S Tr 41
Mills James M 60
Phillips Clinton R 95
Phillips Clinton R 83
Phillips Clinton R 82
Phillips Clinton R 40
Phillips Clinton R 35
Phillips Clinton R 42
Phillips Clinton R 60
Duncan Philip D & Sondra M 122
Duncan Philip & Sondra 33
Duncan Philip & Sondra 41
Duncan Philip 60
Burton Family Real Estate LLC 132
Glendales Farms LLC 146
Glendales Farms LLC 66
Allen Keith Trust 88
Crawford Mark B & Vicki L 142
Alexander Gary B Trust Etal 118
Alexander Gary B Trust Etal 82
Heuerman Land Devt LLC 329
Wright Jennie Tr 77
Wright Jennie Tr 47
Wyss Wilford G & Nina E
Jameson Richard G & Diana K 35
Sacobik Gregg & Judy 114
Taylor Stephen W 40
Young Davy C 36
Koenig Steven & Tamberly
Strader Maurice Sr & Janice 42
Keller Darrell Tr 35
Howle Michael J 65
Collison Branch Ranch LLC 46
Estepp Lougene & Katherine
Brennan Betty L Tr 67
Brennan Betty L Tr 39
Brennan Betty L 61
Brennan Betty L Trust 79
Wallace Chapel Church 77
Duncan Philip & Sondra 73
Bridgman Scott L 78
Forrest Rheta J 81
Johnson Lance & Beth 81
Granger Steven & Sharon 81
Jacobs John M & Elizabeth J Tr 55
Wuthrich Janet Trus 45
Rubisco Farmland Reit LLC 40
Philleman Richard M Trust 69
Philleman Richard M Trust 79
Philleman Thomas Tr 146
Philleman Thomas Tr 71
Maden Arthur J & Marjorie D 81
Ribbe Daniel L & Charlotte J 96
Ribbe Daniel L & Charlotte J 51
Ribbe Daniel L & Charlotte J 64
Dice Jarrod & Cheryl 41
Grismer Rebecca C 41
Grismer Rebecca C 40
Spain Farms Inc 47
Gernand Family LP 40
Gernand Family LP 41
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Koenig Steven & Tamberly 52
Koenig Steven & Tamberly 53
Tamberly Koenig Steven & 53
Tamberly Koenig Steven & 52
Goodwine Farm LP 161
Goodwine Douglas J 81
Goodwine Douglas J Tr 64
Goodwine Douglas J Tr 33
Goodwine Douglas J Tr Etal 80
Goodwine Douglas J Tr Etal 81
Goodwine John & Doug 81
Goodwine Douglas J & Tr Etal

FARMLAND FOR SALE

TOTHEROH FARM MIDDLEFORK TWP VERMILION COUNTY

170.00+/- Taxable Acres





Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	49.20	29.0%		**158	**52	**118
**3302A	Ambraw loam, 0 to 2 percent slopes, frequently flooded	47.89	28.2%		**159	**51	**117
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.00	13.5%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	21.33	12.5%		168	55	125
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	13.97	8.2%		**156	**51	**116
**440B	Jasper loam, 2 to 5 percent slopes	6.78	4.0%		**172	**56	**127
**440A	Jasper loam, 0 to 2 percent slopes	5.68	3.3%		**173	**56	**129
**330A	Peotone silty clay loam, 0 to 2 percent slopes	2.25	1.3%		**164	**55	**123
				Weighted Average	162.1	52.9	120.4

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