

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Flynn Farm

157.86 +/- Surveyed Acres

Philo Township, Champaign County, Illinois

Listing Price

157.86 Ac x \$11,500/Ac = \$1,815,390.00

Location

The Flynn Farm is located two miles West of Philo, IL with the SE corner of the farm at 1400 E and 800 N.

Legal Description

Southeast ¼ of Section 20, Township 18 N, Range 9 E of the 3rd PM less the Railroad Right of Way all situated in Philo Township, Champaign County, IL.

Lease/Possession

The farm lease is open for the 2019 crop year.

Contact Information



| | | |
|--|--|--|
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|--|--|--|

busey.com

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Phone: 217-353-7101 Fax: 217-351-2848

CRP Information

3.32 Ac. @ \$244.94/Acre = \$808.43 – Exp. 2019

Champaign County FSA Data

| | | | |
|------------------|--------|---------------------|--------|
| Farm # | 2119 | Tract # | 4119 |
| Tillable Acres: | 155.62 | Cropland Acres: | 152.30 |
| Corn Base Acres: | 96.55 | Soybean Base Acres: | 52.75 |
| HEL/Wetlands: | N/A | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 162 | Soybean Yield: | 49 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2017 Assessed Value | 2017 Taxes Payable 2018 |
|------------------|-------|---------------------|-------------------------|
| 19-27-20-400-001 | 151.0 | \$77,540.00 | \$5,665.60 |

Soil Test Results

| | | | |
|-----------|---------|--------|--------|
| ASM – '18 | pH: 6.3 | P1: 98 | K: 356 |
|-----------|---------|--------|--------|

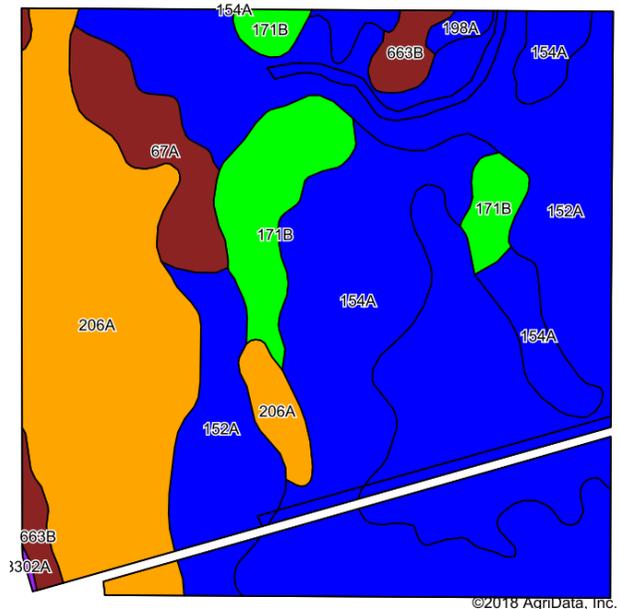
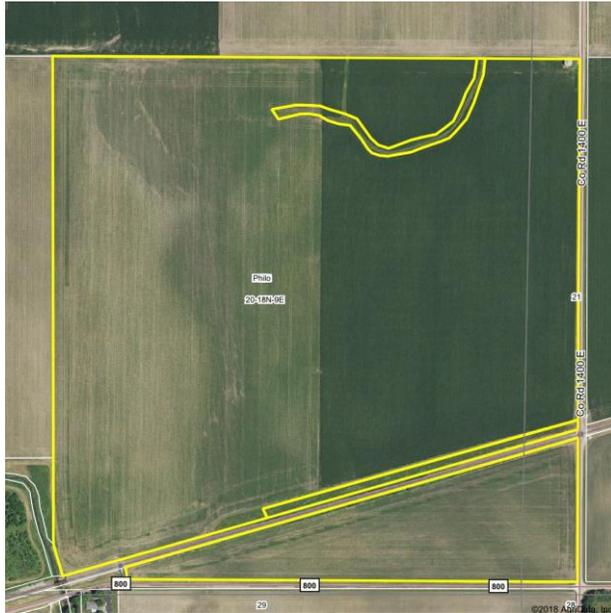
Yield History

| | Corn | SB |
|------|-----------------|------|
| 2018 | 230.0 -Estimate | 77.2 |
| 2017 | 212.0 | 61.0 |
| 2016 | 204.9 | 67.7 |
| 2015 | 223.4 | 65.2 |

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

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 management |
|-------------------------|--------------------------|-------------------|------------------|--------------|-------------|--|
| 152A | Drummer silty clay loam | 58.59 | 37.6% | 195 | 63 | 144 |
| 154A | Flanagan silt loam | 37.62 | 24.2% | 194 | 63 | 144 |
| 206A | Thorp silt loam | 35.49 | 22.8% | 170 | 55 | 126 |
| 171B | Catlin silt loam | 11.57 | 7.4% | 185 | 58 | 137 |
| 67A | Harpster silty clay loam | 7.08 | 4.5% | 182 | 57 | 133 |
| 663B | Clare silt loam | 3.44 | 2.2% | 180 | 56 | 133 |
| 198A | Elburn silt loam | 1.73 | 1.1% | 197 | 61 | 143 |
| 3302A | Ambraw silty clay loam | 0.10 | 0.1% | 154 | 50 | 114 |
| Weighted Average | | | | 187.4 | 60.3 | 138.6 |



Licensed Real Estate Broker Corporation

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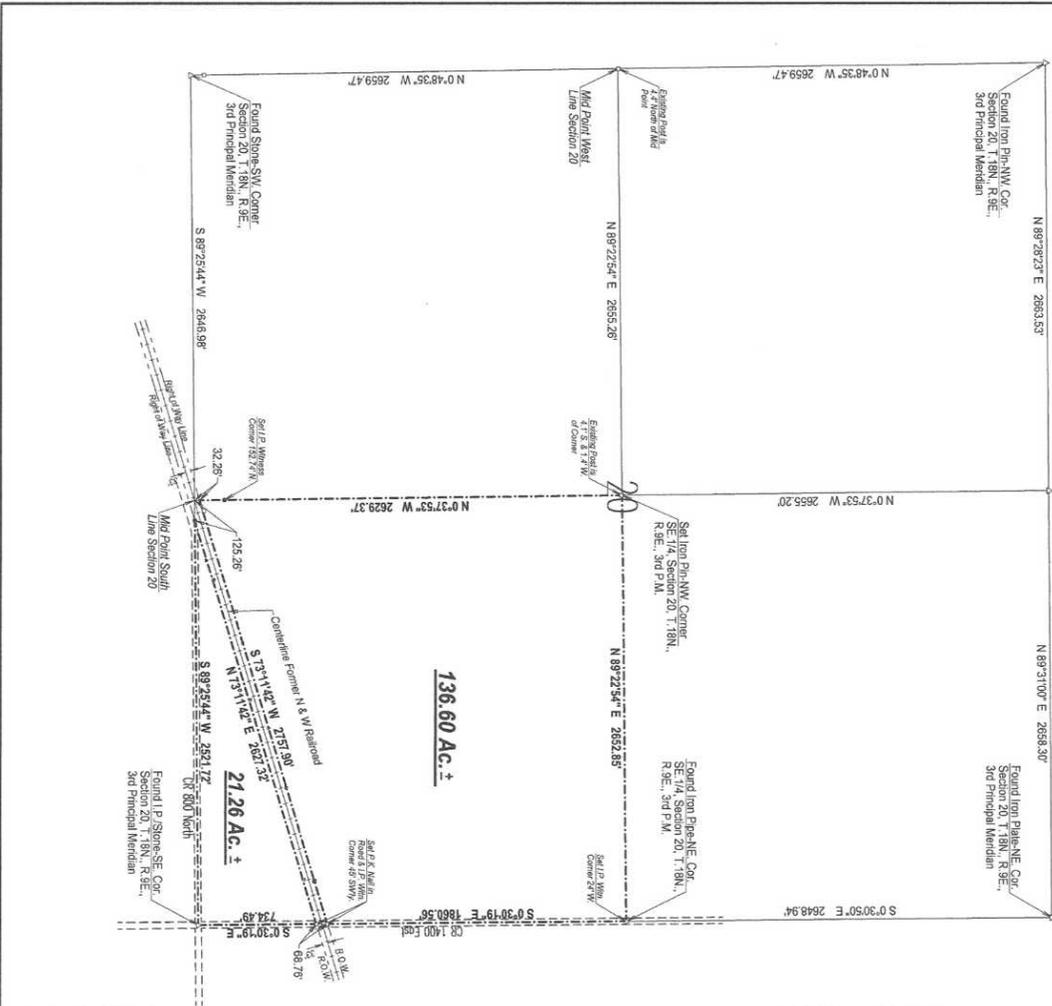
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Part of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighteen (18) North, Range Nine (9) East of the Third Principal Meridian, Champaign County, Illinois.

Plat of Survey



Legal Descriptions

136.60 Acre Tract - All that part of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighteen (18) North, Range Nine (9) East of the Third Principal Meridian, Champaign County, Illinois, lying North and West of the Northwestern right of way line of the former Norfolk & Western Railroad.

21.26 Acre Tract - All that part of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighteen (18) North, Range Nine (9) East of the Third Principal Meridian, Champaign County, Illinois, lying South and East of the Southeastern right of way line of the former Norfolk & Western Railroad.

Legend

- Scale: 1" = 60'
- = Iron Pipe or Pin
- = 5/8" Iron Pin Set
- = Survey Post
- ▲ = Existing RR Post
- = Telegraph Pole
- = Power Pole

Graphic Scale

0 500 1000

Scale in Feet

Bearings are based on the Illinois State Plane Coordinate System - (East Zone)
 Footcords computed: Nov. 18, 2018

Survey Note: Railroad right of way was determined by the physical evidence found at the time of this survey.

PIN: 19-17-20-400-001

- Survey Note:**
1. The field and office procedures were performed by me, or by a duly licensed surveyor, in accordance with the Illinois Surveying Act.
 2. No direct observation or measurement was made of the boundaries of the land shown on this plat.
 3. No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any.
 4. The boundary of this property was determined by the surveying mission.
 5. The professional service conforms with the current PI SA and Minimum Standards for Practice applicable to Surveying.

Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify that the above is a true and correct copy of the original plat of the results of a survey performed in the month of November 2018, in accordance with state statutes governing survey work in the State of Illinois.



November 14, 2018

Robert L. Cox
 Illinois Professional Land Surveyor No. 2442
 (License Expires November 20, 2019)

(Survey No.)
 Plot No. 177-18
 P.C.S. 19-18