

Farm for Sale

Busey Farm Brokerage



DeWitt County – FARM FOR SALE

Wilson Farm

60.00 +/- Acres

Harp Township, DeWitt County, Illinois

Location

The Wilson Farm is 25 minutes Southeast of Bloomington, Illinois. The farm is located on the East side of 1625 E Pear Tree Road and less than a ¼ of a mile South from the intersection of 1200 N Parnell Rd and 1625 E Pear Tree Rd.

Legal Description (Abbreviated)

The farm is generally described as the Northeast ¼ of the Southwest ¼ and the West ½ of the Northwest ¼ of the Southeast ¼, all in Section 2, Township 20 North, Range 3 East of the Third Principal Meridian, DeWitt, County, Illinois.

Contact Information



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busey.com

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DeWitt County FSA Data

Tract 1

Farm #	495	Tract #	1
Total Acres:	55.00	Tillable Acres:	26.54
Corn Base Acres:	14.54	Soybean Base Acres:	12.00
HEL/Wetlands:	No	Program:	ARC - CO

PLC Payment Yields

Corn Yield:	139	Soybean Yield:	49
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Lease/Possession

The farm is leased for the 2015 crop year on a cash rent basis. There are no hunting leases present.

Listing Price

60.00 Acres @ \$6,250.00/A = \$375,000.00



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

Farm Information

Real Estate Tax Information

Tract	Parcel ID#	Acres	2014 Assessed Value	2014 Taxes Payable 2015
1	08-02-300-002	40.00	\$5,916.00	\$324.58
1	08-02-400-001	20.00	\$303.00	\$16.62

Soil Test Results

Tract 1	pH: 5.7	P1: 64	K: 220
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Yield History

	Corn	SB
2014	201.0	--
2013	--	41.0
2012	117.0	-
2011	--	43.0
2010	146.0	73.0
2009	191.0	52.0
2008	155.0	50.0
2007	179.0	54.0
2006	--	48.0
Average	165.0	52



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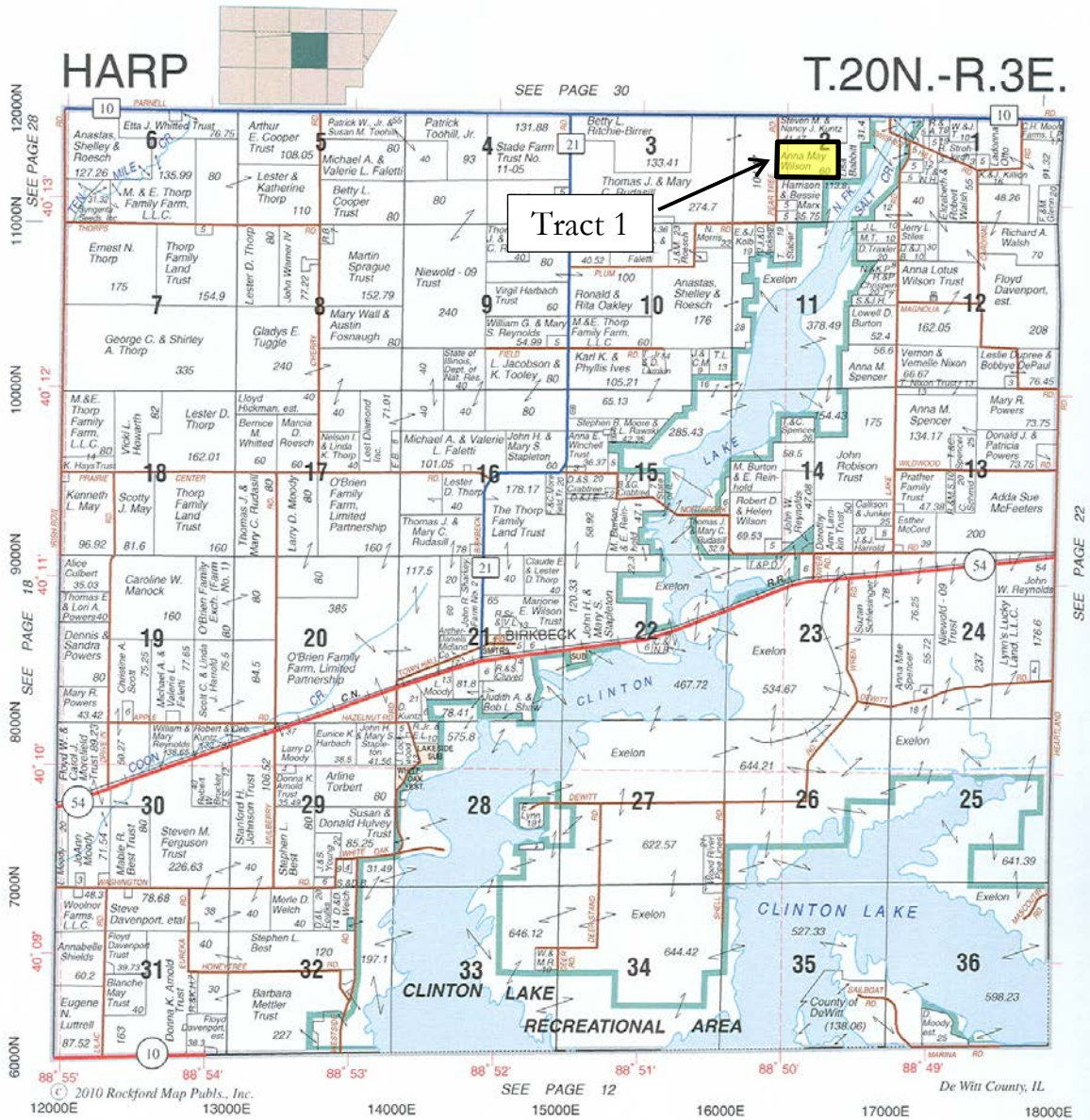
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Plat Map



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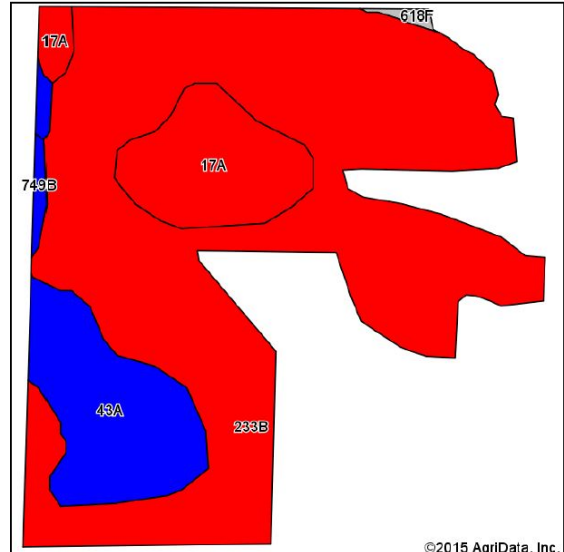
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Aerial Map and Soil Information

Tract 1



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Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
233B	Birkbeck silt loam	19.47	73.6%	165	51	121
43A	Ipava silt loam	3.65	13.8%	191	62	142
17A	Keomah silt loam	3.08	11.6%	161	51	119
749B	Buckhart silt loam	0.17	0.5%	188	60	141
618F	Senachwine silt loam	0.17	0.5%	104	33	76
Weighted Average				168.0	52.5	123.6



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