

Farm for Sale

Busey Farm Brokerage



Farm for Sale — Development Potential

Fields Crossing Springfield, LLC Farm - Sangamon County 57.59 Acres in Rochester Township

Location

Located between Rochester and Springfield. East of Highlander Estates Subdivision and between IL route 29 and Rochester Rd.

Legal Description (abbreviated)

The S 610 Feet of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 8 and part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 8 all in Township 15 N, Range 4 W of the $\frac{1}{3}$ Principal Meridian, Rochester Township, Sangamon County, Illinois.

Listing Price

**57.59 acres x \$10,000.00/acre
\$575,900.00 in Total**

Lease/Possession

Lease is open for 2020

Contact Information



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busey.com

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County FSA Data

Farm #	5420	Tract #	4346
Total Acres:	57.59	Cropland Acres:	49.27
Corn Base Acres:	3.00	Soybean Base Acres:	7.20
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield:	114	Soybean Yield:	28
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Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
23-08.0-300-005	17.47	\$5,767	\$423.22
23-08.0-300-008	40.12	\$15,933	\$1,169.28

Yield Results

Year	Corn Yield	Soybean Yield
2019	170.44	

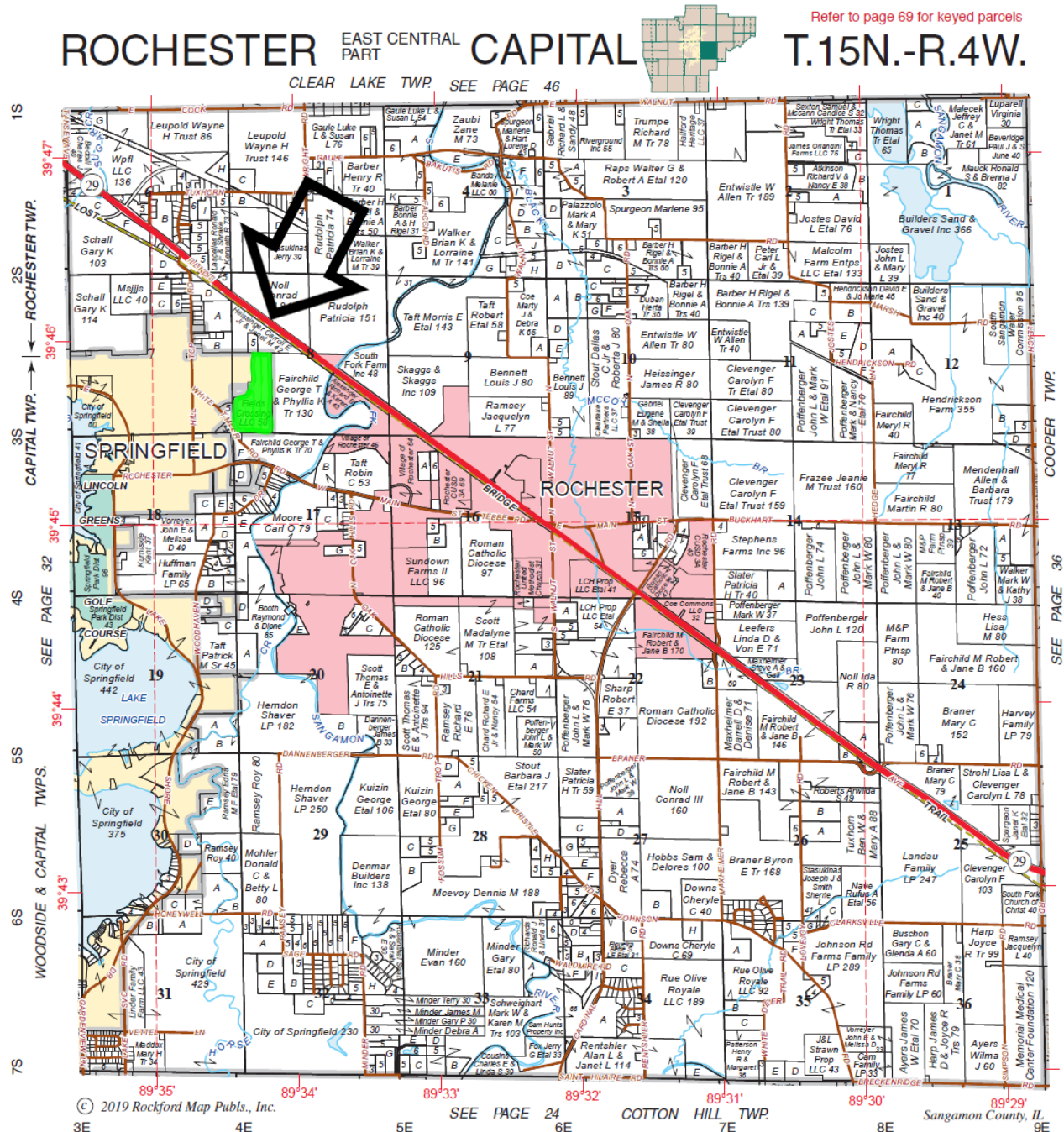
2013 Soil Test Info

pH: 7.1	P1: 108	K: 716
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

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Plat Map—Rochester Township



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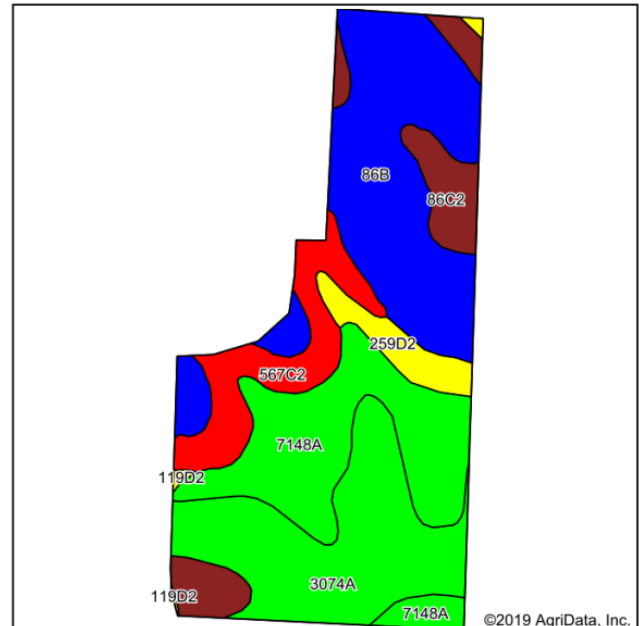
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Aerial Map and Soil Information



Area Symbol: IL 167, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	17.26	29.8%		**189	**59	**140
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	13.81	23.8%		186	58	136
7148A	Proctor silt loam, 0 to 2 percent slopes, rarely flooded	12.99	22.4%		185	58	135
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	6.14	10.6%		**159	**50	**116
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.51	6.1%		**178	**56	**131
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	2.46	4.2%		**145	**46	**106
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	1.65	2.8%		184	57	134
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	0.13	0.2%		**134	**44	**100
Weighted Average					181.4	56.8	133.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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