

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

143.9 PI

**Farm is lease free for
2026 crop**



**Elizabeth Anne Moss Estate
CRITTENDEN TOWNSHIP
CHAMPAIGN COUNTY, IL
50.0 +/- TAXABLE ACRES**

CONTACT INFORMATION

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301 E. Cedar St, LeRoy, IL 61752

LISTING PRICE

\$16,200.00/ACRE

50.0 Acres @ \$16,200.00/Acre

\$810,000.00

busey.com/farmsforsale

Busey FARM
BROKERAGE

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.

FARMLAND FOR SALE

Elizabeth Anne Moss Estate-Champaign Co., IL

50.0 +/- Taxable Acres

LOCATION

From Illinois Route 45 go East on County Road 200N for 1 mile then turn South on County Road 1300E. Go ½ mile –farm is located on the East side of the road.

LEGAL DESCRIPTION

Part of the NW ¼ SW ¼ part of the NE ¼ of Section 29, Township 17 North, 9 East, Champaign County, Illinois.

CHAMPAIGN COUNTY FSA DATA (COMBINED)

Farm # 6909 Tract #
Total Acres: 50.0 Cropland Acres: 43.8
Corn Base Acres: 23.9 Soybean Base Acres: 19.9
Farm Program: ARC County for Corn and Soybeans

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 176 Soybean PLC Yield: 48

FARM PRODUCTION

	Corn	Soybean
2024		74.2
2023	237.6	
2022		69.5
2021	222.0	

LEASE/POSSESSION

The farm is lease free for the 2026 crop year.

SOIL TEST RESULTS

2022 pH: 6.3 P: 48.20 lbs/ac K: 252.43 lbs/ac

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
08-33-29-300-004	50.00	\$39,650.00	\$2,698.90

Results Available Upon Request

ADDITIONAL INFORMATION

Farm has 3.02 acres of CRP waterways that generate \$902.00 annually , with an expiration date of 09/30/2031.

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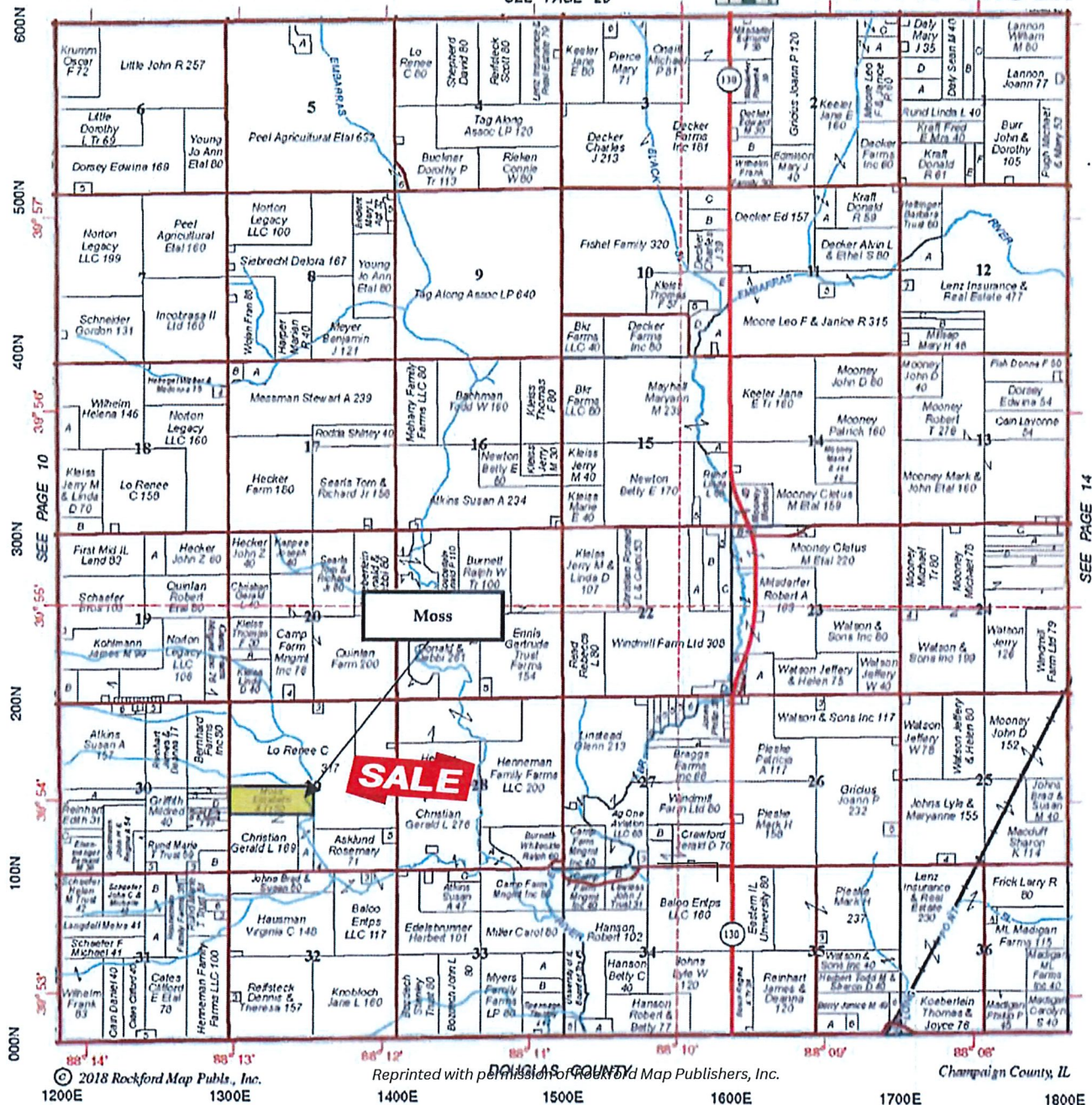
Elizabeth Anne Moss Estate-Champaign Co., IL
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CRITTENDEN

SEE PAGE 20

T.17N.-R.9E.

Refer to page 70 for keyed parcels



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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	32.63	65.1%		194	63	144
152A	Drummer silty clay loam	17.21	34.4%		195	63	144
56B	Dana silt loam	0.18	0.4%		178	55	130
171B	Catlin silt loam	0.07	0.1%		185	58	137
Weighted Average					194.3	63.0	143.9

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