

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Sarah Gimbel - Sherr Farm

44.55 Acres

#### Location

This farm is located approximately 3 miles east of Macon in South Macon Township.

#### Legal Description

The southeast 1/4 of the southeast 1/4 of Section 36; all in Township 15 North, Range 2 East of the Third Principal Meridian (3PM), Macon County, Illinois.

#### Listing Price

44.55 acres x \$11,300/acre = \$ 503,415.00

#### Lease/Possession

The farm is currently leased for the 2016 crop year on a 50/50 basis. The seller will retain all rights to the 2016 crop.

#### Contact Information



Dean Kyburz, Managing Broker 217-425-8290  
Corey Zelhart, Listing Broker 217-425-4245  
Tom Courson, Broker 217-425-8291  
Kyle Ogden, Broker 217-425-8279  
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[busey.com](http://busey.com)

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

#### County FSA Data

Farm #	7398	Tract #	7674
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Total Acres:	44.55	Cropland Acres:	44.55
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Corn Base Acres:	17.96	Soybean Base Acres:	17.48
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Farm Program: ARC-County

#### Price Loss Coverage (PLC) Yields

Corn Yield:	165	Soybean Yield:	NA
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#### Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed	2015 Taxes Payable 2016
16-16-36-400-001	Part of 122.18	54,848	\$1,597.34 *Estimated Prorated Share

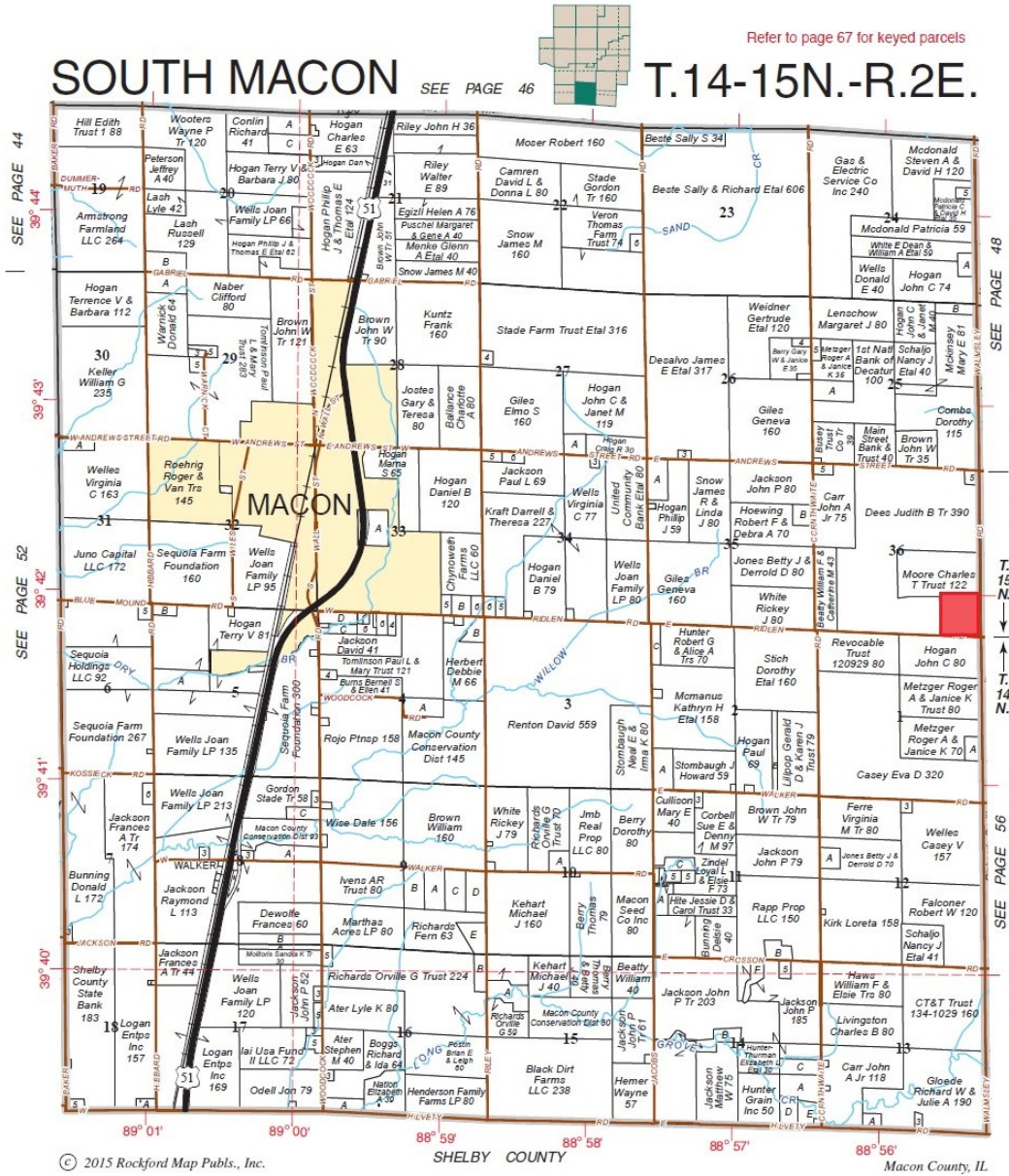
#### Soil Test Results

Spring 2013 Soil Test

pH: 6.4	P1: 89	K: 417
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Plat Map



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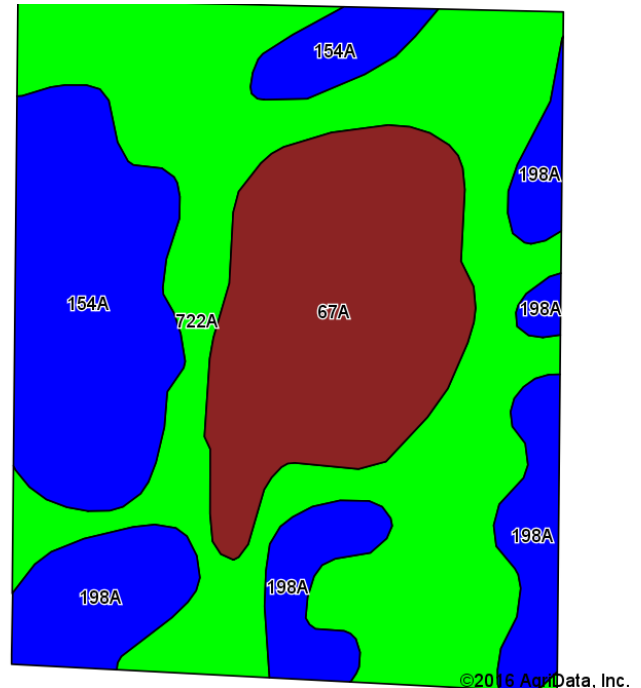
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## Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
722A	Drummer Milford Silty Clay Loam	19.88	44.2%	184.0	60.0	137.0
67A	Harpster Silty Clay Loam	9.73	21.6%	182.0	57.0	133.0
154A	Flanagan Silt Loam	8.48	18.9%	194.0	63.0	144.0
198A	Elburn Silt Loam	6.46	15.3%	197.0	61.0	143.0
<b>Weighted Average</b>		<b>44.55</b>		<b>187.4</b>	<b>60.1</b>	<b>138.4</b>



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