

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Kraft Family Trust Farm—Logan County 74.475 Acres in Mt. Pulaski Township

#### Location

This farm is located southeast of Mt. Pulaski, IL on County Road 1750 East.

#### Legal Description (abbreviated)

The South Half of the Northeast Quarter of Section 23, Township 18 North, Range 2 West of the 3rd P.M., in Mt. Pulaski Township, Logan County, Illinois

#### Listing Price

74.475 acres x \$11,750/acre = \$875,081.27

#### Lease/Possession

Lease will be open for 2018.

#### Contact Information



Tom Courson, Listing Broker 217-425-8291  
Dean Kyburz, Broker 217-425-8290  
Corey Zelhart, Broker 217-425-4245  
Nick Suess, Broker 217-425-8296  
Steve Myers, Managing Broker 217-425-8340

[busey.com](http://busey.com)

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

#### County FSA Data

Farm #	5906	Tract #	
Total Acres:	74.475	Cropland Acres:	71.08
Corn Base Acres:	60.44	Soybean Base Acres:	14.36
Farm Program:	ARC-County		

#### Price Loss Coverage (PLC) Yields

Corn Yield:	151	Soybean Yield:	44
-------------	-----	----------------	----

#### Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
06-086-003-00	74.48	40,618	\$3,143.60

#### Soil Test Results

pH: 6.4    P: 52    K: 322    Organic: 3.5

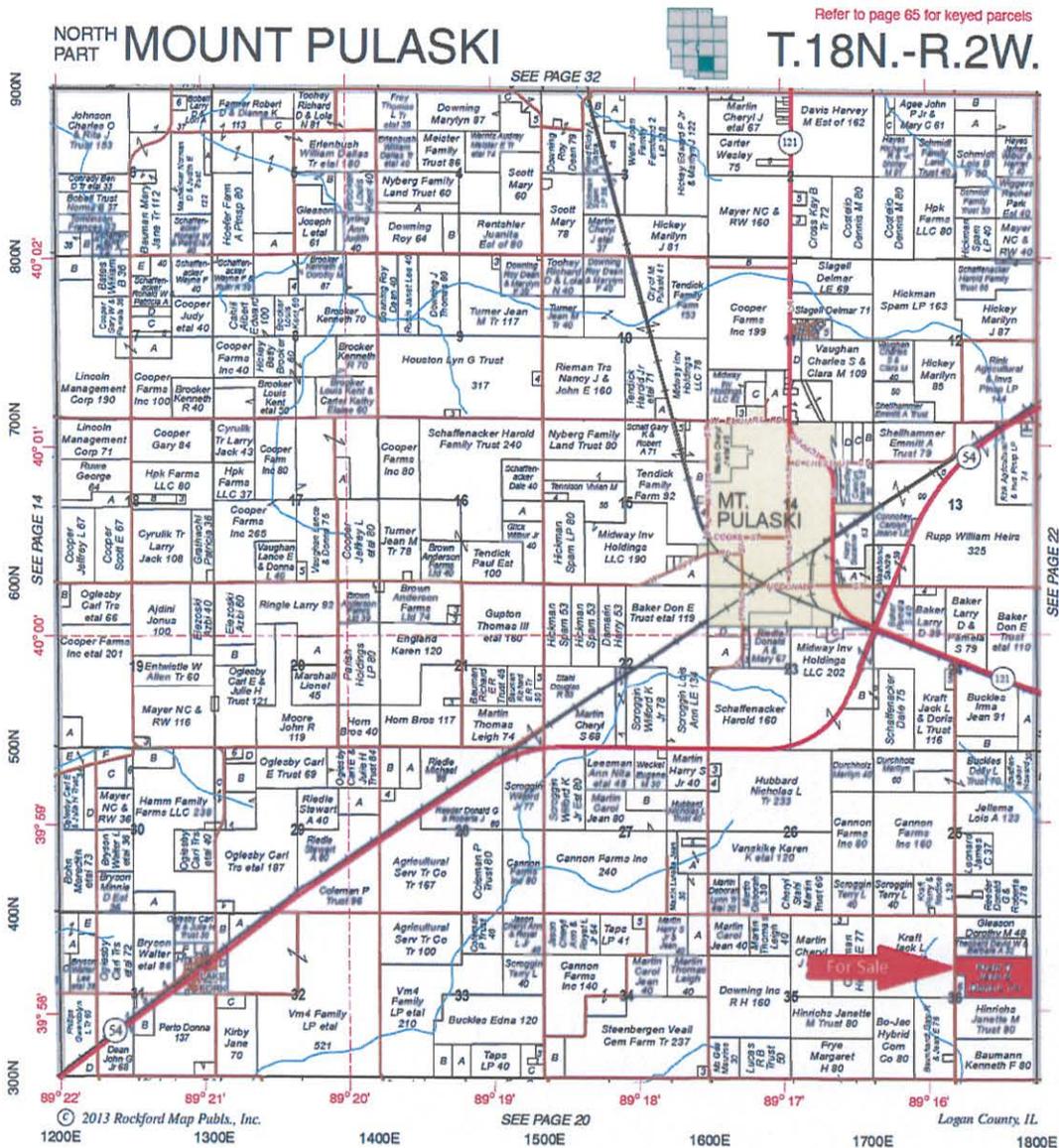
#### Yield Results

Year	Corn Yield	Soybean Yield
2016	215	NA
2015	NA	60
2014	225	NA
2013	NA	65

**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 for Sale

Plat Map



Reprinted with permission of Rockford Map Publishers, Inc.



Licensed Real Estate Broker Corporation

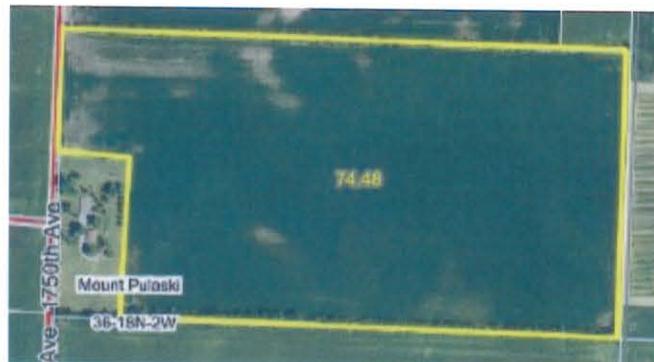
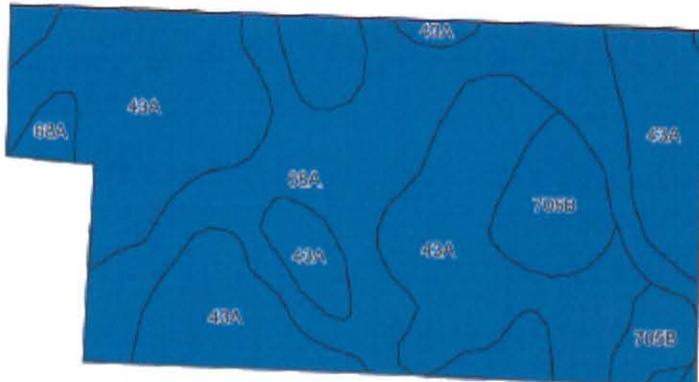
**Tom Courson, Listing Broker**  
**Dean Kyburz, Broker**  
**Corey Zelhart, Broker**  
**Nick Suess, Broker**  
**Steve Myers, Managing Broker**

**Phone 217-425-8291**  
**Phone 217-425-8290**  
**Phone 217-425-8245**  
**Phone 217-425-8296**  
**Phone 217-425-8340**

**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 for Sale

Aerial Map and Soil Information



Area Symbol: IL107, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans BU/A	Crop productivity Index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	42.30	56.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	25.75	34.6%		192	63	143
**705B	Buckhart silt loam, 2 to 5 percent slopes	6.43	8.6%		**188	**60	**141
Weighted Average					191.1	62.2	142.3

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:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Licensed Real Estate Broker Corporation

**Tom Courson, Listing Broker**  
**Dean Kyburz, Broker**  
**Corey Zelhart, Broker**  
**Nick Suess, Broker**  
**Steve Myers, Managing Broker**

**Phone 217-425-8291**  
**Phone 217-425-8290**  
**Phone 217-425-8245**  
**Phone 217-425-8296**  
**Phone 217-425-8340**

**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