

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Soo Farm

8.66 +/- Acres

Sidney Township, Champaign County, Illinois

Location

The Soo Farm is located 1.5 miles East of Sidney, IL. It is located on the south side of the Sidney Slab at the corner of 1000 N and 2300E.

Abbreviated Legal Description

All that part of Lot 8 of a Subdivision of a part of the East Half of the East Half of Section 11, Township 18 North, Range 10 East of the 3rd Principal Meridian situated in Sidney Township, Champaign County, IL.

Contact Information



| | | |
|-----------------|-----------------|-----------------|
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Steve Myers: Managing Broker
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Listing Price

8.66 Acres x \$8,500/Ac = \$73,610

Lease/Possession

The farm lease is open for the 2018 crop year.

Champaign County FSA Data

| | | | |
|------------------|------|---------------------|--------|
| Farm # | 3100 | Tract # | 3838 |
| Total Acres: | 7.19 | Tillable Acres: | 7.19 |
| Corn Base Acres: | 3.50 | Soybean Base Acres: | 3.50 |
| HEL/Wetlands: | N/A | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 175 | Soybean Yield: | 47 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2016 Assessed Value | 2016 Taxes Payable 2017 |
|------------------|-------|---------------------|-------------------------|
| 24-28-11-400-004 | 8.66 | \$4,680.00 | \$312.40 |

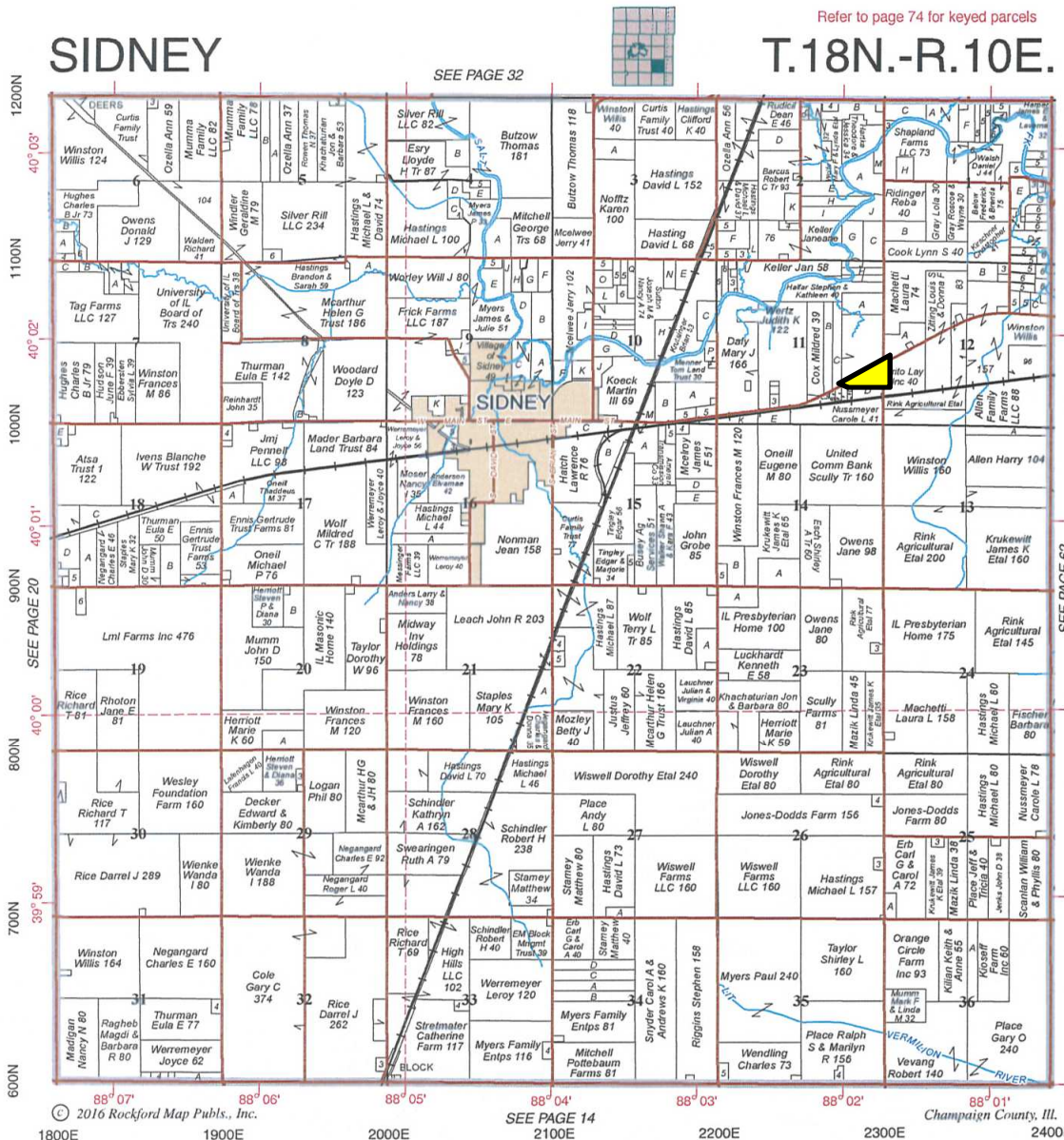
Yield History

| | <u>Corn</u> | <u>SB</u> |
|------|-------------|-----------|
| 2017 | 195.3 | - |
| 2016 | - | 80.0 |
| 2015 | 203.0 | - |

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

Plat Map



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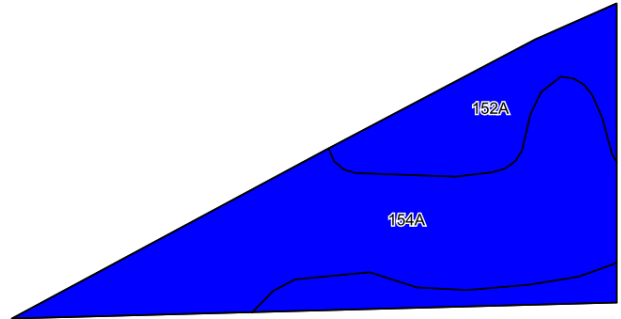
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Aerial Map and Soil Information



| Soil Code | Soil Description | Estimated Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|-----------------|------------------|--------------|-------------|--|
| 154A | Flanagan silt loam | 4.79 | 66.6% | 194 | 63 | 144 |
| 152A | Drummer silty clay loam | 2.40 | 33.4% | 195 | 63 | 144 |
| Weighted Average | | | | 194.3 | 63.0 | 144.0 |



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