

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Annette Phipps Farm 120.55 acres

Location

This farm is located about 4 miles east of Mt. Zion.

Legal Description

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Section Five (5) Township Fifteen North (T15N) Range Four East (R4E) of the Third Principal Meridian (3PM); and Lot One (1) of the Northwest Quarter (NW ¼) of Section Five (5) Township Fifteen North (T15N) Range Four East (R4E) of the Third Principal Meridian (3PM), subject to all rights of the Board of School Trustees of Township Fifteen North (T15N) Range Four East (R4E) of the Third Principal Meridian, acquired by virtue of a certain deed dated April 12, 1879 and recorded in Book 99, Page 15 of the Records in the Recorder's Office of Macon County, Illinois.

Listing Price

120.55 acres x \$12,300/acre = \$1,482,765

Contact Information



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Dean Kyburz, Managing Broker 217-425-8290
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busey.com

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

County FSA Data

Farm #	5023	Tract #	4816
Total Acres:	118.99	Cropland Acres:	115.97
Corn Base Acres:	57.5	Soybean Base Acres:	53.5
CRP Acres:	5.0	Farm Program	Open

Price Loss Coverage (PLC) Yields

Corn Yield:	196	Soybean Yield:	58
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Real Estate Tax Information

Parcel ID #	Acres	2014 Assessed	2013 Taxes Payable 2014
12-18-05-100-010	120.55	58,557	\$3,652.96

Lease/Possession

The lease is open for 2015

Soil Test Results

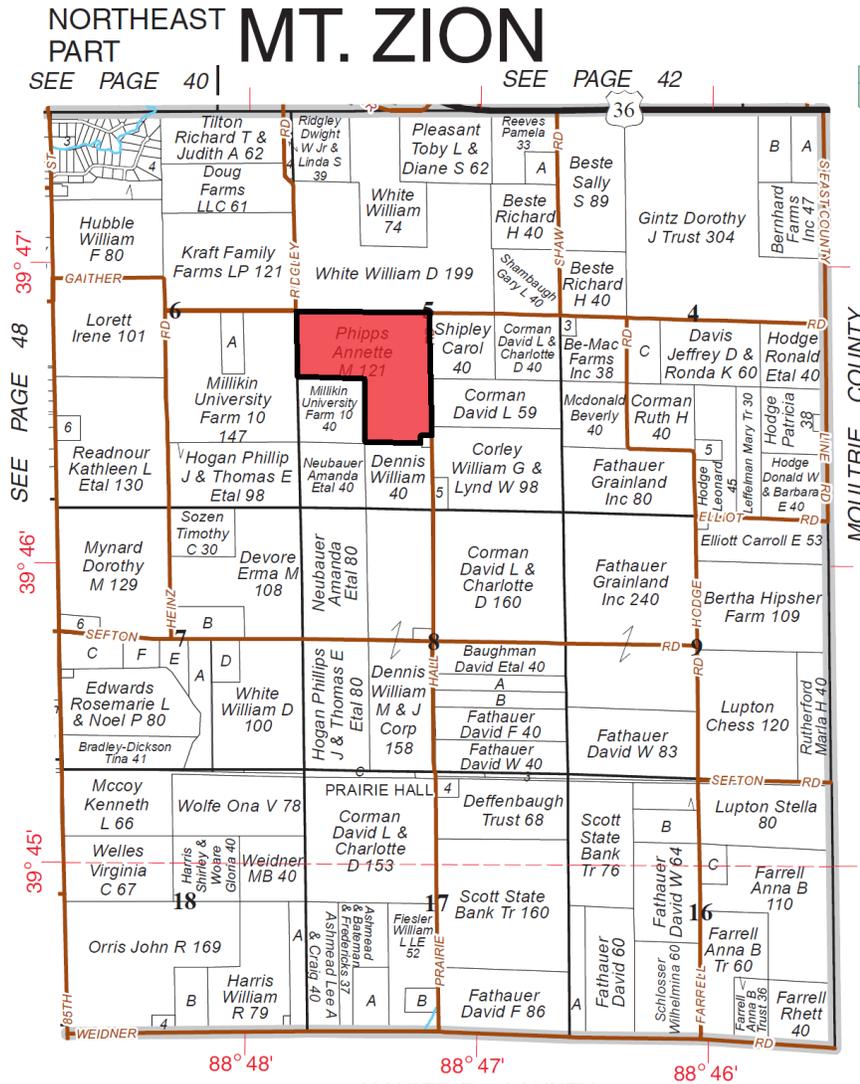
Soil Test—Van Horn, Inc. (June 2014)

pH: 5.9	P1: 90	K: 412
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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.
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Plat Map



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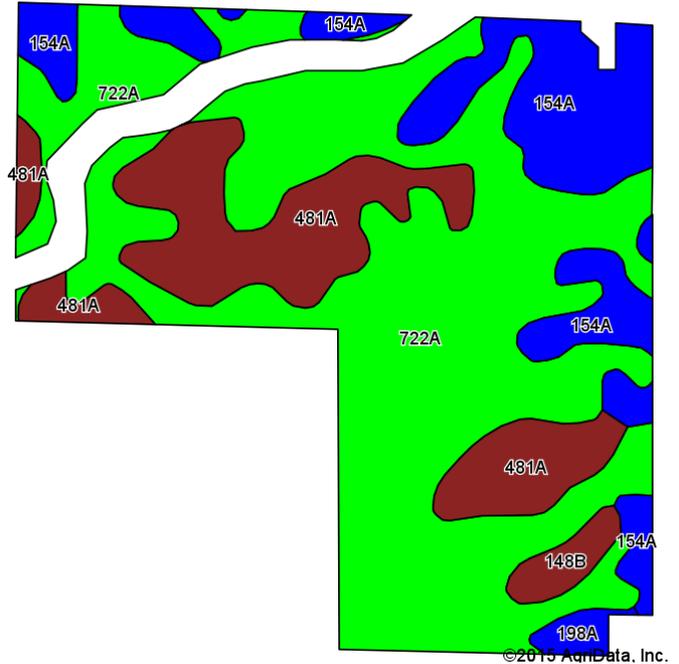
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Aerial Map and Soil Information



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	66.45	59.9%	184	60	137
481A	Raub Silt Loam	20.91	18.8%	183	58	134
154A	Flanagan Silt Loam	20.36	18.4%	194	63	144
148B	Proctor Silt Loam	2.01	1.8%	183	57	134
198A	Elburn Silt Loam	1.20	1.1%	197	61	143
	Waterway	7.61				
	Building Site	0.45				
Weighted Average		118.99		184.5	59.5	136.5

Improvements: The property contains one grain bin and one machine shed.



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