

# Farm for Sale

Busey Farm Brokerage



## PIATT COUNTY – FARM FOR SALE

### The McCleary Family Farm Trust

Joy L. Johnson, Managing Trustee

114.25+/- Acres located in Sangamon Township, Piatt County, Illinois

#### Location/General Information

The farm is located at the corner of Township Road 900 E and Township Road 2500 N, 1 mile West of Galesville, IL. 2513 N 900 East Rd, Mansfield, IL 61854.

#### Legal Description

Frac. SW ¼ except beginning point 764.77' N of Southwest ¼ then W350.00', N185.84', W145', N100', W205', S295' to POB of Section 30, Township 20 North, Range 6 East of the Third Principal Meridian

#### Lease/Possession

The farm is leased for the 2022 crop year. Seller to retain all 2022 crop proceeds.

#### Contact Information



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

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#### Piatt County FSA Data

Farm #	6176	Tract #	
Total Acres:	117.40	Tillable Acres:	117.40
Corn Base:	89.70	Soybean Base:	27.70
HEL:	NHEL	Program:	PLC - Corn ARC-CO - SB
PLC Yield Corn:	196	PLC Yield SB:	54

#### Real Estate Tax Information

Parcel ID#	Acres	2022 Assessed Value (Est)	2021 Taxes Payable 2022 (Est)
06-30-20-006-004-00	114.25	\$74,113.00	\$6,098.96

#### Yield History

	Corn	SB
2021	N/A	75
2020	N/A	69
2019	213	N/A
2018	N/A	76
2017	217	N/A
10 Year Average	214.3	70.1

#### Soil Test Results (KSI Labs)

2021	pH: 6.3	P1: 90	K: 362	OM: 3.2%
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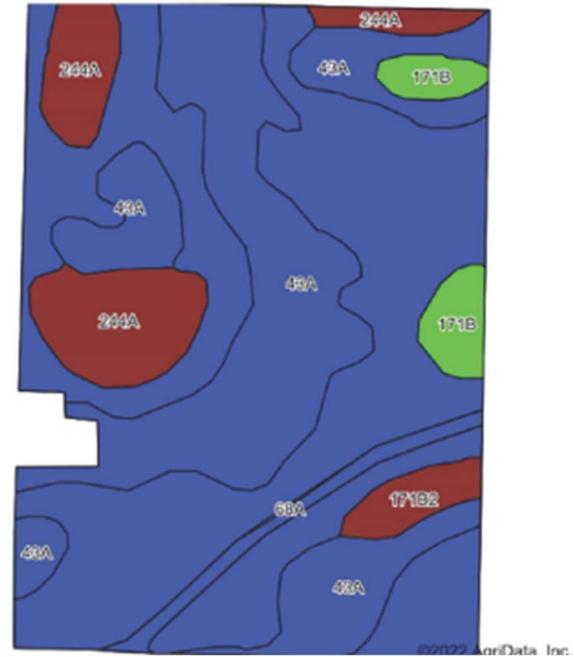
\*30.22 Tons Lime Applied in Fall 2021

**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



# Tract 1: Aerial Map and Soil Information–114.25 Taxable Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68A	Sable Silty Clay Loam	57.24	51.7%	192	63	143
43A	Ipava Silt Loam	36.36	32.8%	191	62	142
244A	Hartsbury Silty Clay Loam	11.07	10.0%	182	59	134
171B	Catlin Silt Loam 2-5% slopes	3.73	3.4%	185	58	137
171B2	Catlin Silt Loam, 2-5% slopes, eroded	2.38	2.1%	178	56	131
<b>Weighted Average</b>				<b>190.1</b>	<b>62</b>	<b>141.3</b>



Licensed Real Estate Broker Corporation

### Steve Myers, Managing Broker

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