

FARMLAND FOR SALE

Busey Farm Brokerage

160.00 Acres For Sale
Woodford County
Greene Township

**FULLY EXECUTED WIND
LEASE IN PLACE!**

Farm for Sale

Vissering Greene Partnership Farm 160.00 Taxable Acres

Contact Information



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Cameron Huey, Broker 217-425-8290
Alexis Jacobs, Broker 217-425-4541
Steve Myers, Managing Broker 309-962-2311

Listing Price

160.00 Taxable Acres X 17,900/Ac = \$2,864,000.00

Lease/Possession

The lease for this farm is currently open for 2024.

Wind Lease Terms

Thirty Year Lease for one 4.3 MW turbine with two five year options. Construction estimated to begin in 2026.

busey.com

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

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

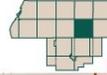
Farm for Sale

BUSEY FARM BROKERAGE—160.00+/- Acres—Woodford County

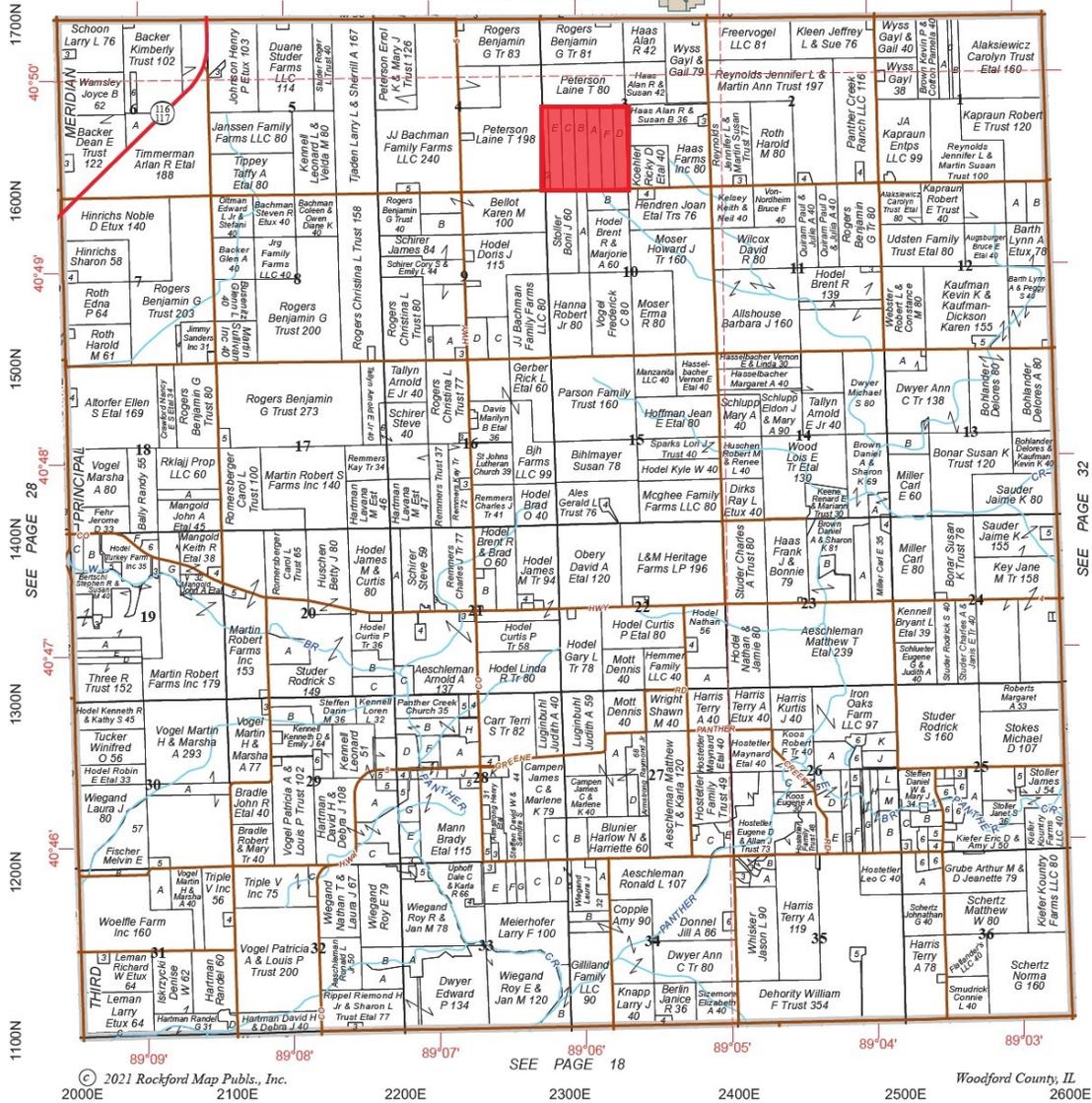
GREENE

Refer to page 52 for keyed parcels

SEE PAGE 40



T.27N.-R.1E.



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Licensed Real Estate Broker Corporation

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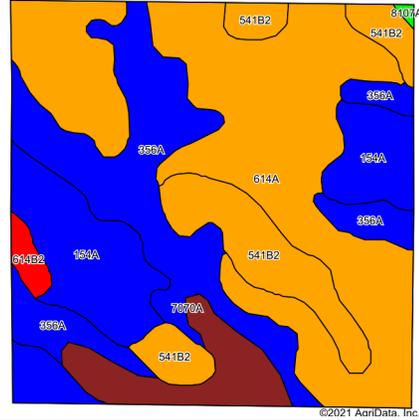
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Farm for Sale

Vissering Greene Partnership Farm—160.00 Taxable Acres



Area Symbol: IL203, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
614A	Chenoa silty clay loam, 0 to 2 percent slopes	62.01	39.1%		174	57	129
356A	Elpaso silty clay loam, 0 to 2 percent slopes	37.81	23.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.08	16.4%		194	63	144
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	20.43	12.9%		**174	**54	**127
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	10.15	6.4%		176	58	132
**614B2	Chenoa silty clay loam, 2 to 5 percent slopes, eroded	1.89	1.2%		**165	**54	**123
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.27	0.2%		189	60	139
Weighted Average					182.3	59.1	134.9

Woodford County FSA Data

Farm #	425	Tract #	1337
Total Acres:	158.66	Cropland Acres:	158.66
Corn Base Acres:	79.2	Soy Base Acres:	79.1
Farm Program:	ARC County Beans/PLC Corn		
Price Loss Coverage (PLC) Yields			
Corn Yield	178	Soybean Yield:	52

Farm Production

	Corn	Soybeans
2022	258.10	77.23
2021	224.83	80.58
2020	187.11	69.45
2019	216.99	66.83
2018	249.48	73.97

Location

Located 5.5 miles northwest of El Paso Illinois and accessed via CR 1600N to the South.

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
11-03-300-005	25.0	\$14,224.00	\$1,054.22
11-03-300-004	25.0	\$17,599.00	\$1,304.36
11-03-300-006	25.0	\$12,086.00	\$895.76
11-03-300-007	25.0	\$12,583.00	\$932.60
11-03-300-008	25.0	\$14,617.00	\$1,083.34
11-03-300-014	25.0	\$16,644.00	\$1,233.58
11-03-300-009	10.0	\$6,697.00	\$496.36

Soil Test Results

2021 West pH: 6.1	P1: 67.2	K: 312.0
2022 East pH: 6.1	P1: 60.0	K: 442.0

Legal Description

The SW 1/4 of Section 3, Township 27 North, Range 1 East of the Third Principal Meridian, located in the County of Woodford, State of Illinois.



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UAF Images



Busey FARM
BROKERAGE

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