

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



**CONDREAY FARM
BROWN TOWNSHIP
CHAMPAIGN COUNTY, IL
80.64 TAXABLE ACRES**

CONTACT INFORMATION

MARK NEMEC, LISTING BROKER

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STEVE MYERS, DESIGNATED MANAGING BROKER

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LISTING PRICE

\$16,000.00/Acre

80.64 Taxable Acres x

\$16,000/Acre = \$1,290,240.00

<https://www.busey.com/ag-services/farm-brokerage>

busey.com 301 E. Cedar Street, LeRoy, IL 61752

Busey FARM
BROKERAGE

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.

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LOCATION

From IL-47 S go East on Township Road 3200N approximately 1 mile then South on Township Road 500E for approximately ¼ mile. (Farm is on the East side of the road)

From US Hwy 136 go North on Township Road 500 E approximately 1 ½ miles.

Approximately 1 mile Northwest of Fisher, IL.

Coordinates: 40.334512, -88.361441

CHAMPAIGN COUNTY FSA DATA

Farm # 14229

Tract # 14361, 14362

Total Acres: 80.64

Cropland Acres: 80.39

Corn Base Acres: 44.4

Soybean Base Acres: 28.5

Wheat Base Acres: 7.47

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 136 Soybean PLC Yield: 40

Wheat PLC Yield: 41

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
02-01-25-100-006	65.50	\$48,150	\$3,056.40
02-01-25-100-007	15.14	\$9,660	\$619.78

LEGAL DESCRIPTION

The South ½, except the South 249.77 feet thereof, of the Northwest ¼ of Section 25, Township 22 North, Range 7 East of the 3rd Principal Meridian, Champaign County, Illinois.

AND

The South 249.77 feet of the South ½ of the Northwest ¼ of Section 25, Township 22 North, Range 7 East of the 3rd Principal Meridian, Champaign County, Illinois.

FARM PRODUCTION

	Corn	Soybean
2025	224.7	X
2024	X	79.3
2023	231.6	X
2022	X	67.6
2021	255.3	X

SOIL TEST RESULTS

Year	pH	P (lb/ac)	K (lb/ac)
2024 Avg	6.1	71	332
2020 Avg	6.1	76	346

LEASE/POSSESSION

The farm is lease free for the 2027 crop year.

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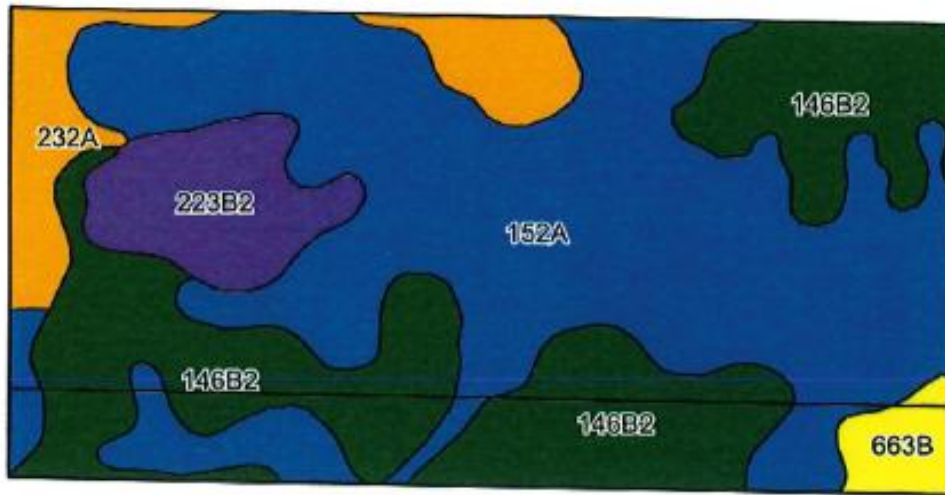
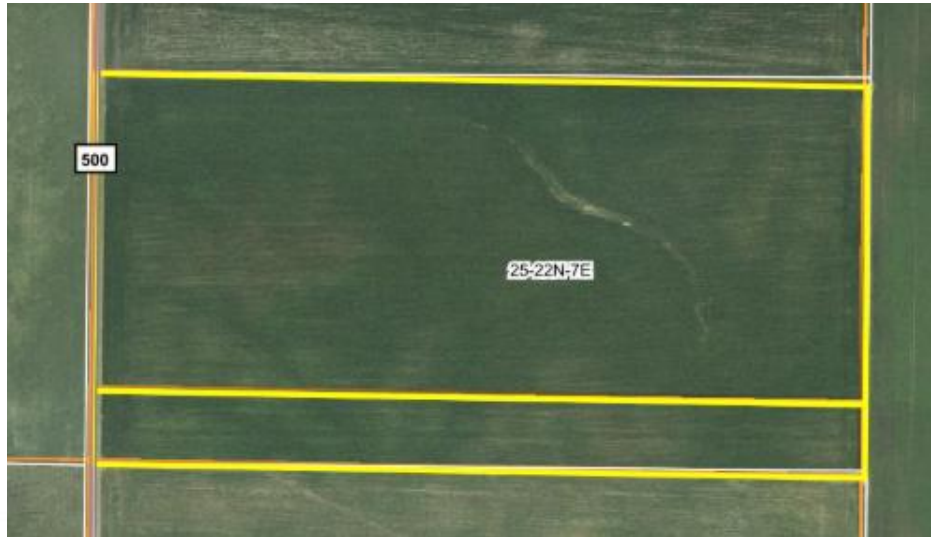
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	41.24	51.5%		195	63	144
146B2	Elliott Silty Clay Loam	24.96	31.1%		158	52	118
232A	Ashkum Silty Clay Loam	6.36	7.9%		170	56	127
223B2	Varna Silt Loam	5.73	7.1%		150	48	110
663B	Clare Silt Loam	1.92	2.4%		180	56	133
Weighted Average					177.9	57.8	131.9

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