

Schnepp Pollinator Property



52.11+/- Acres with Substantial CRP Income

Location / Brief Legal Description

Minutes off of I-72 in Macon County, Illinois.

Part of the West Half of the Northwest Quarter of Section 9, Township 17 North, Range 4 East of the 3rd P.M.

Listing Price

\$7,000 / Acre
\$364,770 Total

Property Description

An attractive rural property with substantial CRP income. 43.63 acres has been placed in a CRP sponsored pollinator program. The blooming native flowers provide perfect habitat for bees, butterflies, and other pollinators, all while providing the new property owner with \$13,866 in annual income under contract through 2026. An additional CRP Contract provides another \$355 per year through 2025. For a total of **\$14,221 Annual CRP Income!**

Contact Information



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busey.com

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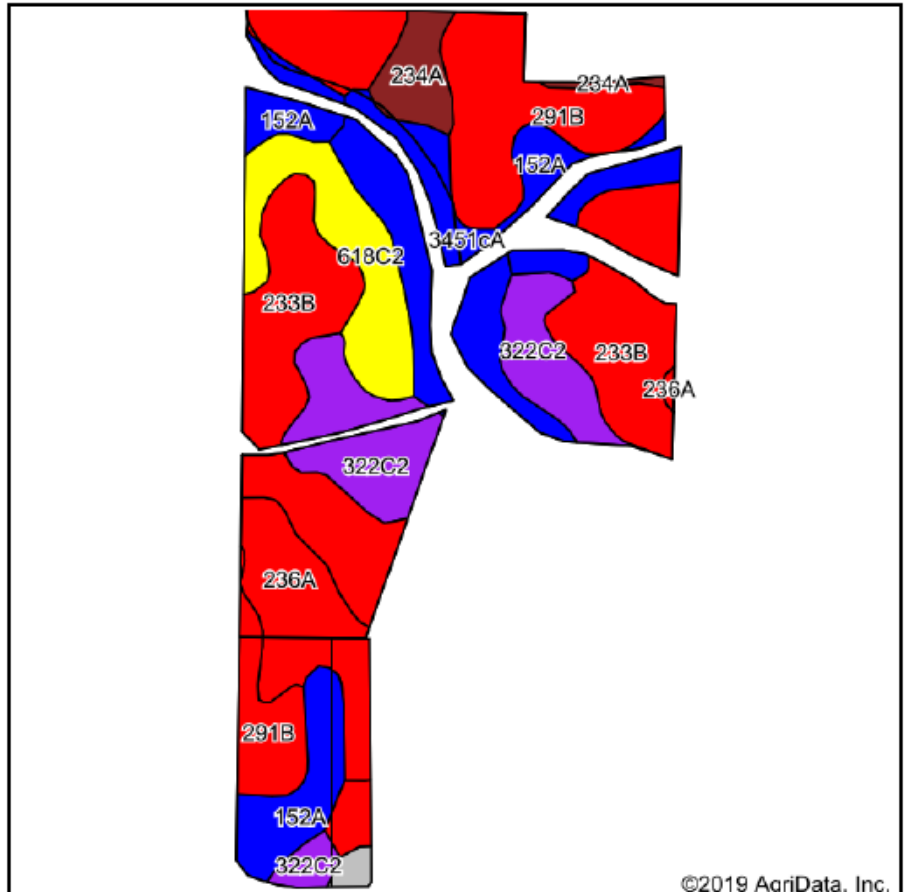
CRP Information

Practice	Acres Enrolled	Expiration	\$/Acre
CP-42 Pollinator	43.63	Sept. 30, 2026	\$317.80
CP-21 Filter Strip	1.1	Sept. 30, 2025	\$322.80

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

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Aerial Map



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Soils data provided by USDA and NRCS.

Area Symbol: IL115, Soil Area Version: 15

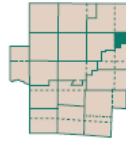
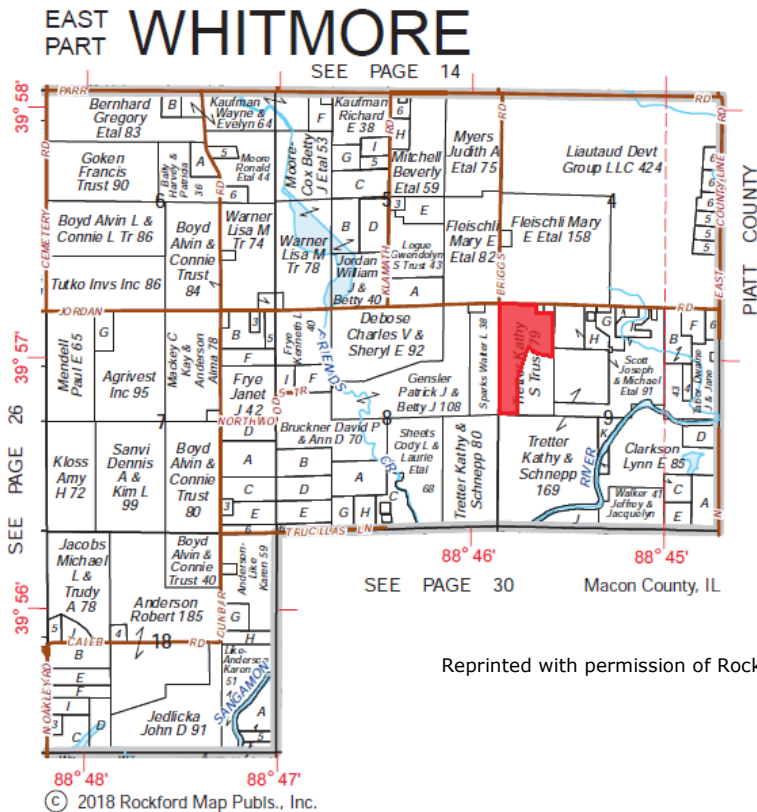
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**233B	Birkbeck silt loam, 2 to 5 percent slopes	11.73	24.9%		**165	**51	**121
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	8.89	18.9%		**160	**50	**117
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	6.11	13.0%		**149	**47	**108
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.57	11.8%		195	63	144
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	4.84	10.3%		190	61	140
236A	Sabina silt loam, 0 to 2 percent slopes	4.02	8.5%		168	52	122
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	3.95	8.4%		**136	**44	**100
234A	Sunbury silt loam, 0 to 2 percent slopes	1.63	3.5%		179	57	131
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	0.29	0.6%		**118	**38	**87
Weighted Average					166.1	52.4	121.7



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Plat Map / Real Estate Tax Information



T.17N.-R.4E.

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Parcel ID #	Acres	Estimated 2018 Assessed Value	Estimated 2018 Taxes Payable 2019
Part of 18-09-09-100-014	52.11	\$168	\$430.82

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker

217-425-8245

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