

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms LLC, Anchor Farm

154.37 Taxable Acres

Anchor Township, McLean County, Illinois

Location

The Anchor Farm is located 3 miles Southeast of Anchor, Illinois or approximately 30 miles East of Bloomington/Normal, Illinois

Legal Description

The Northeast ¼ of Section 22, Township 24 North, Range 6 East of the Third Principal Meridian, situated in the County of McLean, in the state of Illinois, EXCEPTING THEREFROM the South 663.89 feet of the East 369.85 feet of the Northeast ¼ of said Section 22.

Listing Price

154.37 Acres at \$10,300.00/A = \$1,590,011.00

Lease/Possession

The farm is leased for the 2018 growing season under a cash rental agreement.

Contact Information

Busey FARM
BROKERAGE

Steve Myers	John Schuler
Managing Broker	Broker
309-962-2901	309-962-2901
Cell: 309-275-4402	Cell: 309-706-2427

busey.com

301 E Cedar St. LeRoy, IL 61752

McLean County FSA Data

Farm #	11572	Tract #	39321
Total Acres:	154.62	Tillable Acres:	154.62
Corn Base:	90.20	Soybean Base Acres:	59.40
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	121.0	Soybean Yield:	39.0
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Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
18-22-200-002	40.00	\$19,007.00	\$1,675.48
18-22-200-008	114.37	\$48,056.00	\$4,236.18

Yield History

	<u>Corn</u>	<u>SB</u>
2017	X	59
2016	224	X
2015	199	X
2014	X	67

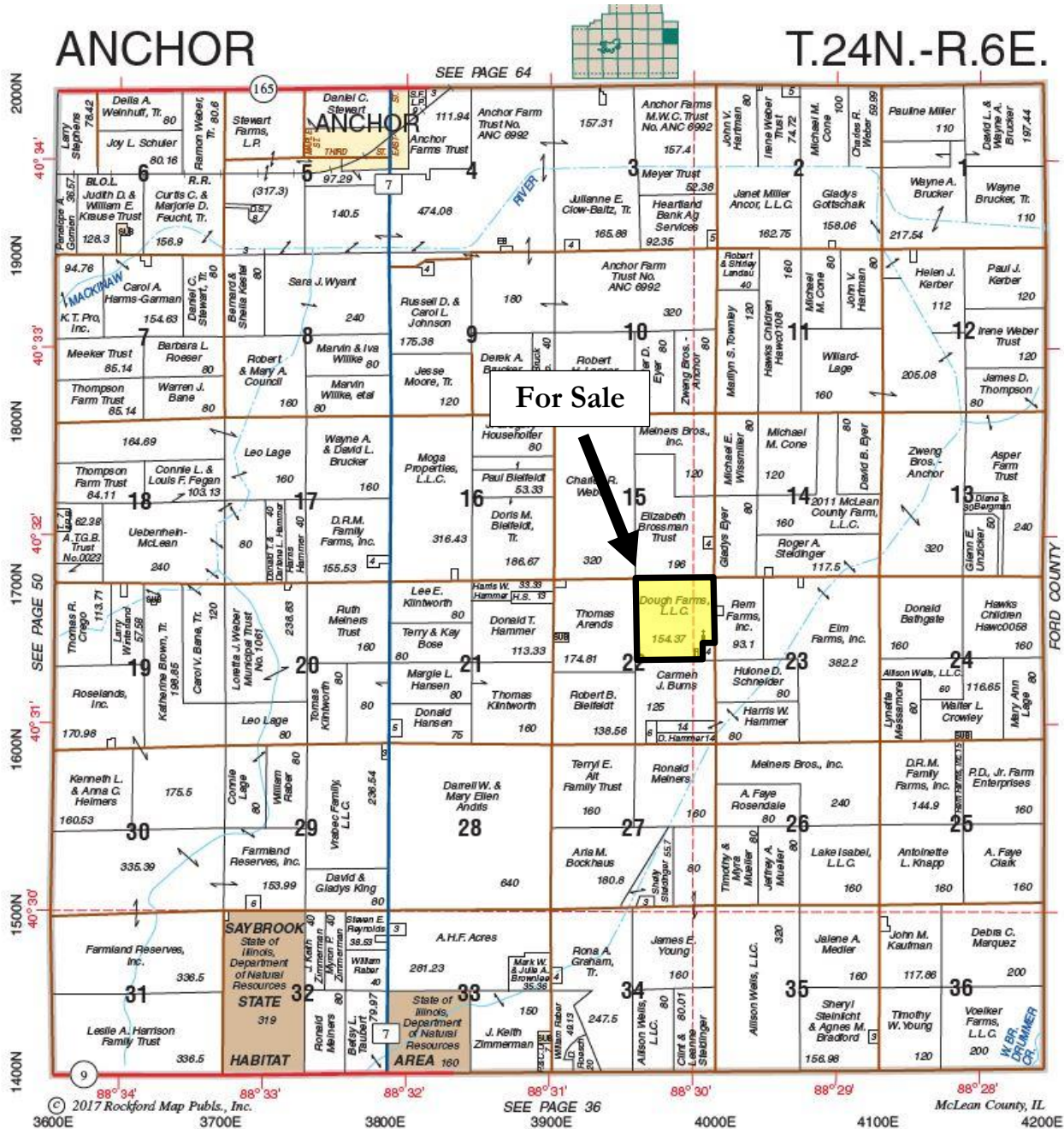
Soil Test – Fall 2012

pH:6.3 P:58 K: 375

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

Plat Map



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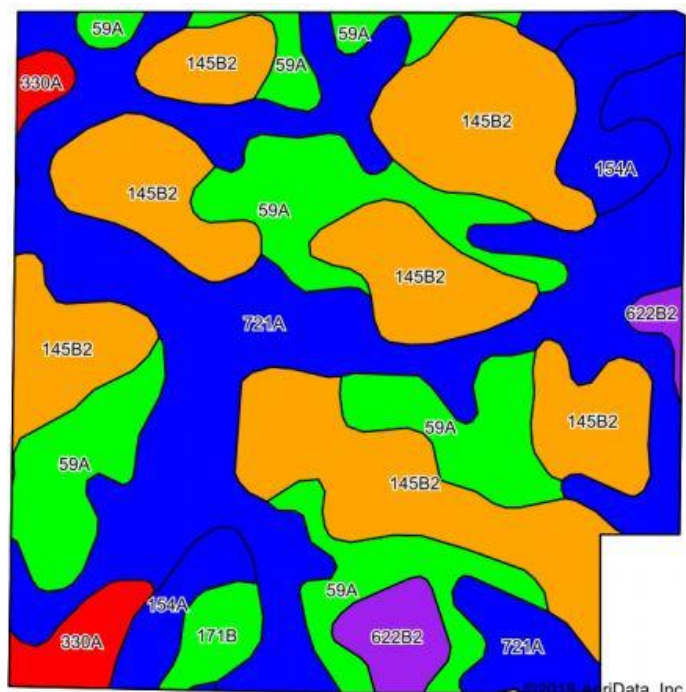
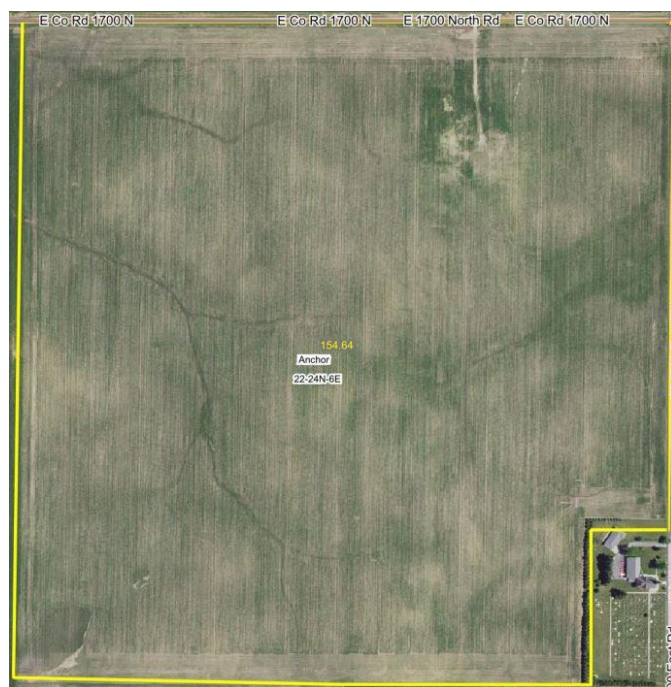
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer and Elpaso silty clay	54.46	35.20%	194	63	143
145B2	Saybrook silt loam	49.98	32.30%	170	54	125
59A	Lisbon silt loam	30.86	20.00%	188	59	136
154A	Flanagan silt loam	8.51	5.50%	194	63	144
622B2	Wyanet silt loam	4.17	2.70%	153	50	114
330A	Peotone silty clay loam	4.13	2.70%	164	55	123
171B	Catlin silt loam	2.53	1.60%	185	58	137
Weighted Average				183.0	58.6	134.4



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