



# Farm for Sale

Busey Farm Brokerage



## MCLEAN COUNTY – FARM FOR SALE

### Glencoe Farms, LLC

99.46 +/- Taxable Acres

Dawson Township, McLean County, Illinois

#### Location

The Dawson Twp. Farm is located approx. 2.5 miles Northeast of Ellsworth, IL, 10 miles E of Bloomington IL. Highway Route 9 serves as the North border and access to the farm with CR 17(2850E)½ mile west.

#### Legal Description (Abbreviated)

The NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ and the East 19.46 acres of the NW ¼ of the NW ¼ of Section 1, T23N, R4E, Dawson Township, McLean County, Illinois

#### Listing Price

99.46 Acres at \$10,750.00/A = \$1,069,195.00

#### Contact Information



#### LeRoy

Steve Myers  
309-962-2901  
309-275-4402

#### Champaign

Matt Rhodes  
217-351-6555  
217-255-2018

#### Decatur

Tom Courson  
217-425-8291  
217-855-3026

**Managing Broker: Dean Kyburz**

**[Busey.com](http://Busey.com)**

301 E Cedar St LeRoy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### McLean County FSA Data

|                  |       |                     |        |
|------------------|-------|---------------------|--------|
| Farm #           | 11600 | Tract #             | 34866  |
| Total Acres:     | 99.73 | Tillable Acres:     | 99.73  |
| Corn Base Acres: | 49.61 | Soybean Base Acres: | 49.59  |
| HEL/Wetlands:    | None  | Program:            | ARC-CO |

#### PLC Payment Yields

|             |     |                |    |
|-------------|-----|----------------|----|
| Corn Yield: | 151 | Soybean Yield: | 49 |
|-------------|-----|----------------|----|

#### Real Estate Tax Information

| Parcel ID#    | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|---------------|-------|---------------------|-------------------------|
| 23-01-100-006 | 99.46 | \$32,457            | \$2,637.52              |

#### Soil Test Results

|              |        |       |       |         |
|--------------|--------|-------|-------|---------|
| Midwest 2013 | pH:6.5 | P1:72 | K:480 | OM: N/A |
|--------------|--------|-------|-------|---------|

#### Lease/Possession

The farm is leased for the 2016 crop year on a cash rent basis.

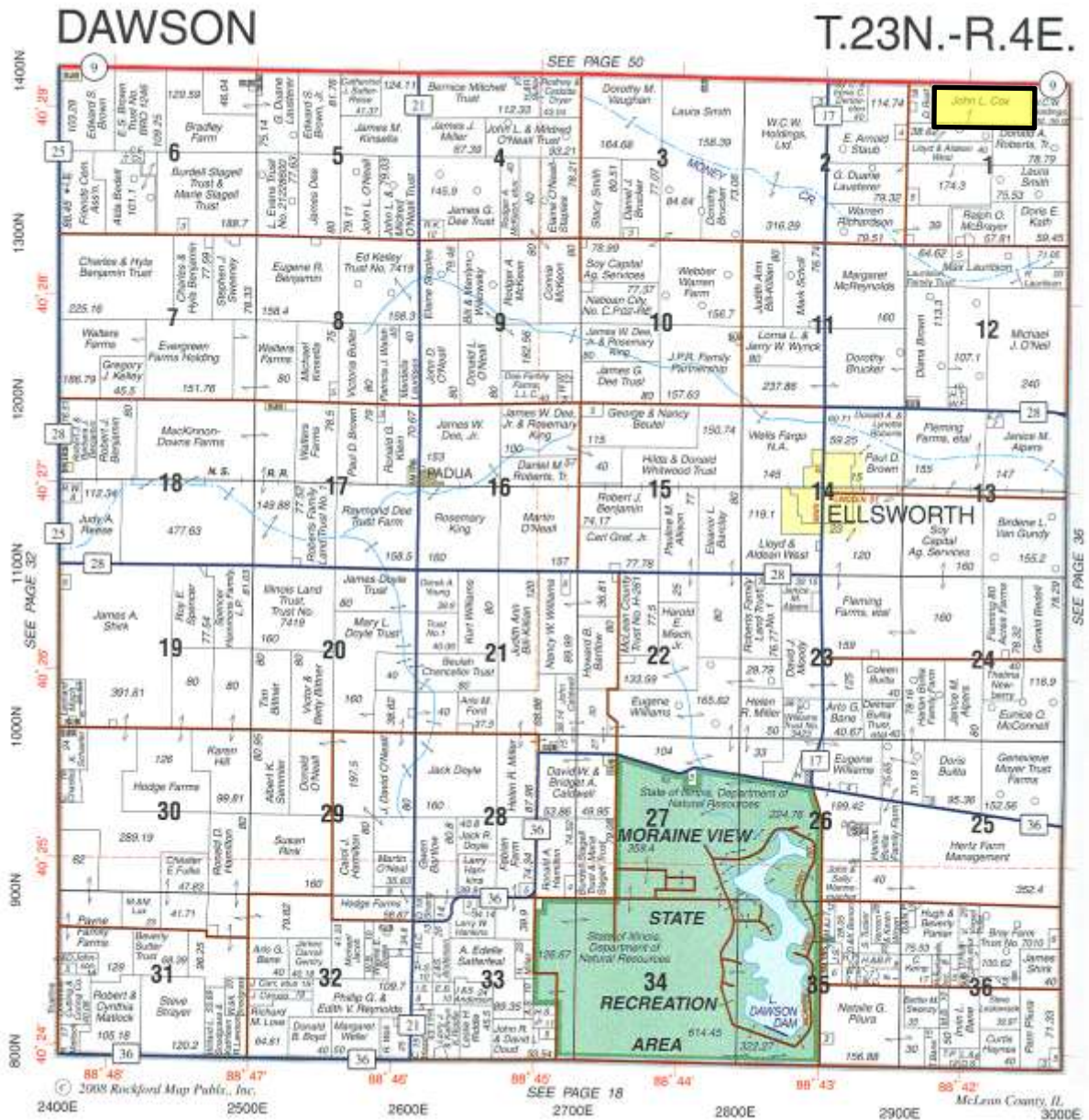
#### Yield History

|      | Corn |      | Soybeans |
|------|------|------|----------|
| 2015 | 171  | 2014 | 72       |
| 2013 | 199  |      |          |
| 2012 | 39   |      |          |
| 2011 | 152  |      |          |
| 2010 | 159  |      |          |

**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



Reprinted with permission of Rockford Map Publishers, Inc.



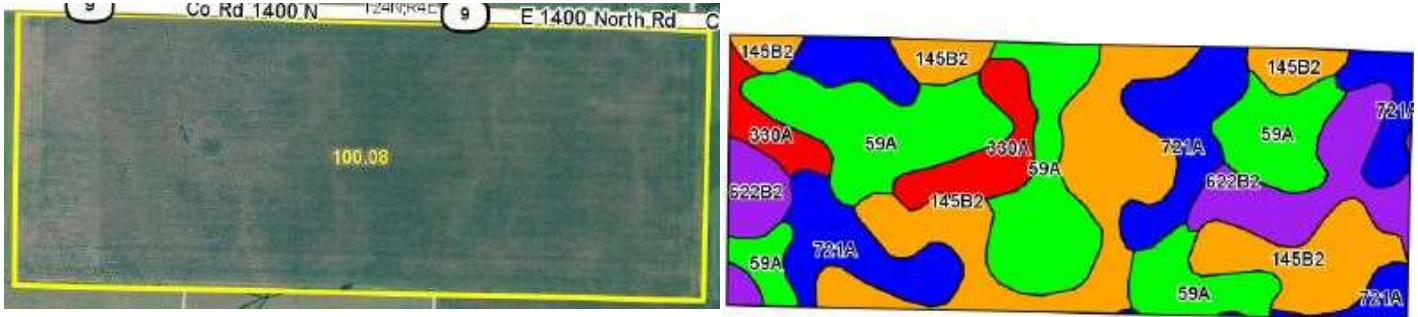
Licensed Real Estate Broker Corporation  
Busey Farm Brokerage

Phone: 309-962-2901  
Fax: 309-962-6026

**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

# Aerial Map and Soil Information



| Soil Code               | Soil Description | Approximate Acres | Percent of Field | Corn Bu/A    | Soy Bu/A    | Crop Productivity Index for optimum management |
|-------------------------|------------------|-------------------|------------------|--------------|-------------|--|
| 59A                     | Lisbon           | 31.49             | 31.5%            | 188          | 59          | 136  |
| 145B2                   | Saybrook         | 28.73             | 28.7%            | 170          | 54          | 125  |
| 721A                    | Drummer          | 21.10             | 21.1%            | 194          | 63          | 143  |
| 622B2                   | Wyanet           | 11.35             | 11.3%            | 153          | 50          | 114  |
| 330A                    | Peotone          | 7.41              | 7.4%             | 164          | 55          | 123  |
| <b>Weighted Average</b> |                  |                   |                  | <b>178.4</b> | <b>57.1</b> | <b>130.9</b>                                   |



Licensed Real Estate Broker Corporation  
**Managing Broker: Dean Kyburz**

**Steve Myers**

Phone: 309-962-2901

Cell: 309-275-4402

[steve.myers@busey.com](mailto:steve.myers@busey.com)

**Matt Rhodes**

Phone: 217-351-6555

Cell: 217-255-2018

[matt.rhodes@busey.com](mailto:matt.rhodes@busey.com)

**Tom Courson**

Phone: 217-425-8291

Cell: 217-855-3026

[tom.courson@busey.com](mailto:tom.courson@busey.com)

**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