

FARMLAND FOR SALE

Busey Farm Brokerage



101.04 Acres For Sale
Christian County

Farm for Sale

Rice & Younker Farm
101.04 Total Surveyed Acres

Contact Information



Corey Zelhart, Listing Broker—217-425-8245/217-493-2712 corey.zelhart@busey.com

Alex Rhoda, Broker 217-425-8821

Steve Myers, Managing Broker 309-962-2311

Listing Price

101.04 Surveyed Acres X \$11,500/Ac = \$1,161,960.00

Lease/Possession

The lease for this farm is currently open for 2023.

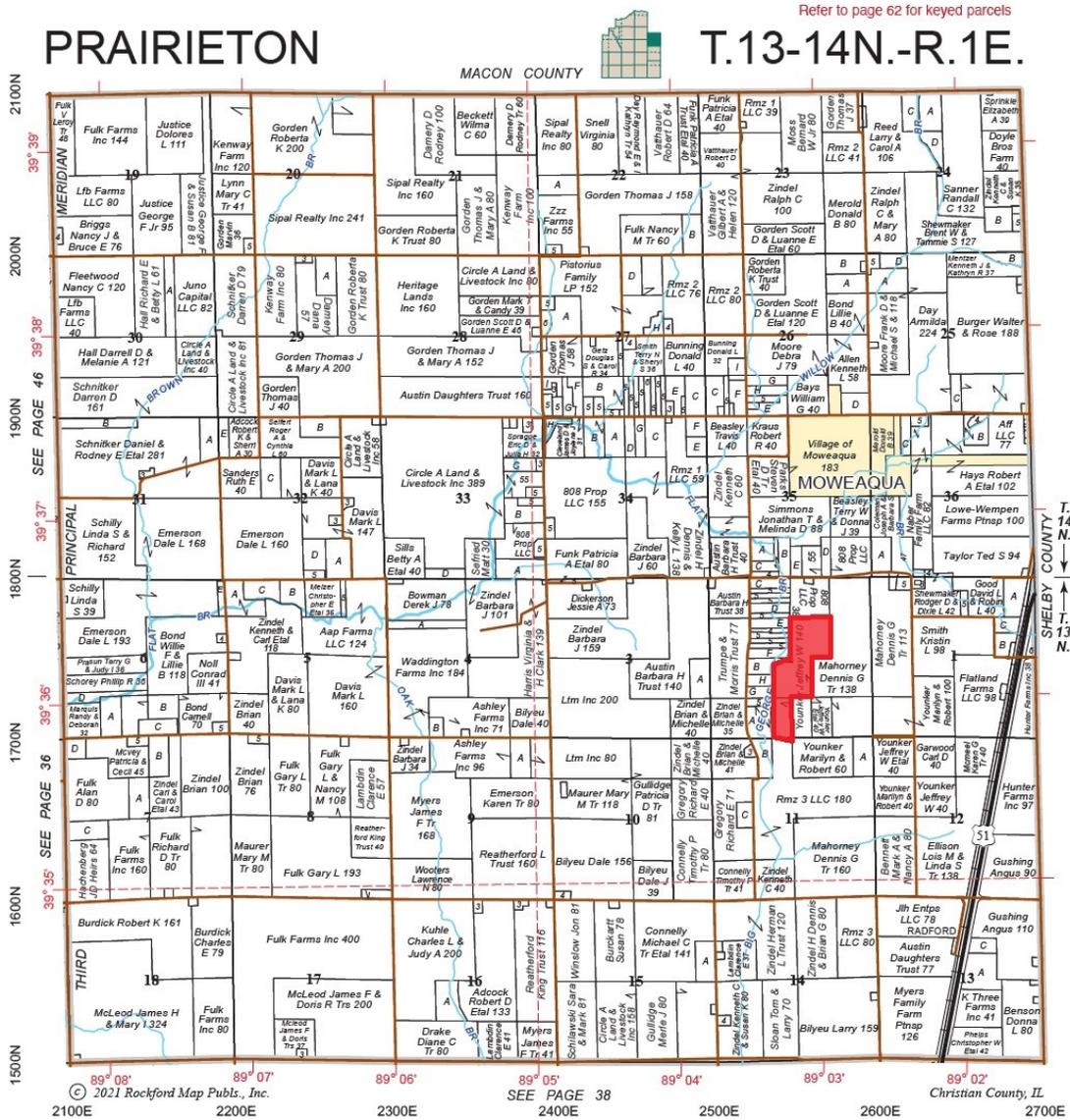
busey.com

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

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

Farm for Sale

BUSEY FARM BROKERAGE—99.5 +/- Acres—Christian County



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Licensed Real Estate Broker Corporation

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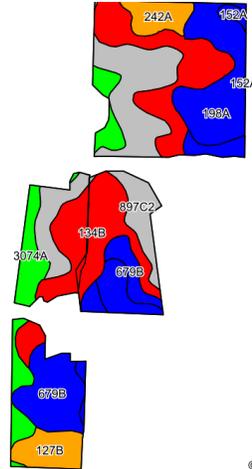
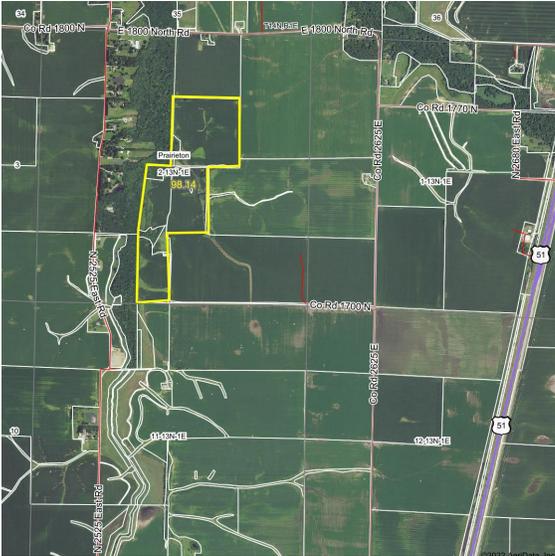
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Rice & Younger Farm—101.04 Surveyed Acres



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Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**134B	Camden silt loam, 2 to 5 percent slopes	23.88	28.8%		**164	**50	**118
**897C2	Bunkum-Atlas silt loams, 5 to 10 percent slopes, eroded	17.22	20.8%		**122	**42	**94
198A	Elburn silt loam, 0 to 2 percent slopes	13.80	16.7%		197	61	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	11.79	14.2%		**192	**59	**141
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	8.24	9.9%		186	58	136
**127B	Harrison silt loam, 2 to 5 percent slopes	3.96	4.8%		**177	**54	**129
242A	Kendall silt loam, 0 to 2 percent slopes	3.20	3.9%		172	53	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.75	0.9%		195	63	144
Weighted Average					168.2	52.7	123.3

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: Part of Tract 1176
 Total Acres: 99.07
 Cropland Acres: 86.58

2021 Farm Production

2021 Corn 246.93 Bushels per Acre
 2021 Soy N/A

2022 Soil Test Results

PH: 6.0 P1: 78.0 K: 562.0

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-02-200-003-00	40.0	\$15,500.00	\$1,254.68
12-15-02-400-001-00	22.0	\$7,258.00	\$593.08
12-15-02-300-003-00	17.5	\$4,123.00	\$342.48
12-15-02-300-006-00	20.0	\$7,984.00	\$823.74

Legal Description

Part of the West Half (W 1/2) of Section 2, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.

Location

Located 1 mile directly south of Moweaqua IL, West of Rt. 51. Ingress/Egress is given by adjacent farm property via easement running along the north end of said adjacent farm to the southeast boundary of this property.



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UAF Images



BUILDINGS

70 Ft X 45 Ft Machine Shed



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