

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



**DICKSON FARM
HUTTON TOWNSHIP
COLES COUNTY, IL
40.00 TAXABLE ACRES**

CONTACT INFORMATION

JACOB QUAID, LISTING BROKER

309-962-2901

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jacob.quaid@busey.com

STEVE MYERS, MANAGING BROKER

309-962-2901

309-275-4402

steve.myers@busey.com

LISTING PRICE

\$14,500/Acre

**40.00 Taxable Acres x \$14,500/Acre
= \$580,000.00**

Busey FARM
BROKERAGE

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

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

Located ½ mile West of County Road 2300 East and ½ mile North of County Road 200 North, 5 miles Southwest of Westfield, IL.

Coordinates: 39.413346, -88.050849

LEGAL DESCRIPTION

The Northwest ¼ of the Southeast ¼ of Section 11, Township 11 North, Range 10 East of the 3rd Principal Meridian, Coles County, Illinois.

COLES COUNTY FSA DATA

Farm # 6556,4198 Tract # 9526,7950
Total Acres: 38.91 Cropland Acres: 34.57
Corn Base Acres: 17.33 Soybean Base Acres: 11.57

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 165 Soybean PLC Yield: 56

LEASE/POSSESSION

The farm is under a cash rent lease for the 2025 crop year. The Seller/Tenant will retain all income attributable to the 2025 crop year and before and will pay all expenses for the same. The farm is lease free for the 2026 crop year.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
05-0-00700-000	40.00	\$24,012	\$1,557.92

FARM PRODUCTION

	Corn	Soybean
2024	242.2	X
2023	X	73.0
2022	234.0	X
2021	X	65.2
2020	214.0	X

SOIL TEST RESULTS

Please Contact Listing Broker For Soil Tests

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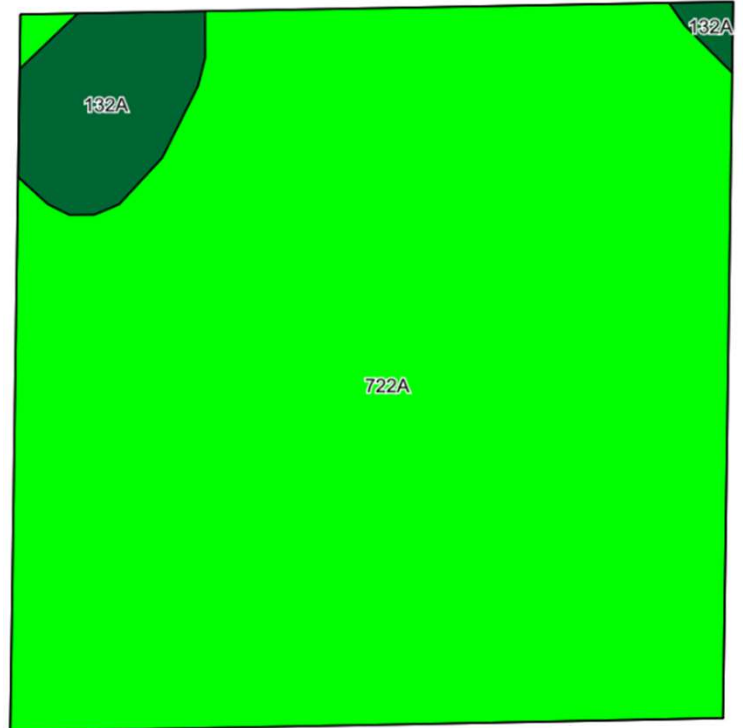
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford Silty Clay Loams	38.17	93.8%		186	61	138
132A	Starks Silt Loam	2.52	6.2%		163	51	119
Weighted Average					184.6	60.4	136.8

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