

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



VICTORY FARMS
EMBARRASS TOWNSHIP
EDGAR COUNTY, IL
75.14 TAXABLE ACRES

CONTACT INFORMATION

JACOB QUAID, LISTING BROKER

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STEVE MYERS, MANAGING BROKER

309-962-2901

309-275-4402

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LISTING PRICE

\$17,500/Acre

75.14 Taxable Acres x \$17,500/Acre =
\$1,314,950.00

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 along 550 East Road approximately ¼ mile North of Redmon, IL.

Coordinates: 39.651724, -87.865622

This farm is improved with a 27' diameter grain bin.

EDGAR COUNTY FSA DATA

Farm # 5940

Tract # 11015

Total Acres: 74.07

Cropland Acres: 72.80

Corn Base Acres: 36.60

Soybean Base Acres: 35.70

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 147

Soybean PLC Yield: 47

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
05-12-21-100-003	61.38	\$53,040	\$2,871.18
05-12-21-300-023	13.76	\$10,320	\$579.78

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LEGAL DESCRIPTION

The East Half Of The Southwest Quarter Of The Northwest Quarter And The Southeast Quarter Of The Northwest Quarter Of Section 21, Township 14 North, Range 13 West Of The 2nd P.M., Edgar County, IL.

And

The North 224 Feet Of The Northeast Quarter Of The Southwest Quarter And The North 224 Feet Of The Northwest Quarter Of The Southwest Quarter Of The Section 21, Township 14 North, Range 13 West Of The 2nd P.M., Edgar County, IL.

FARM PRODUCTION

	Corn	Soybean
2025	X	70.8
2024	213.0	X
2023	X	66.7
2022	237.0	X

SOIL TEST RESULTS

2023

pH: 6.4

P: 45.4

K: 290.4

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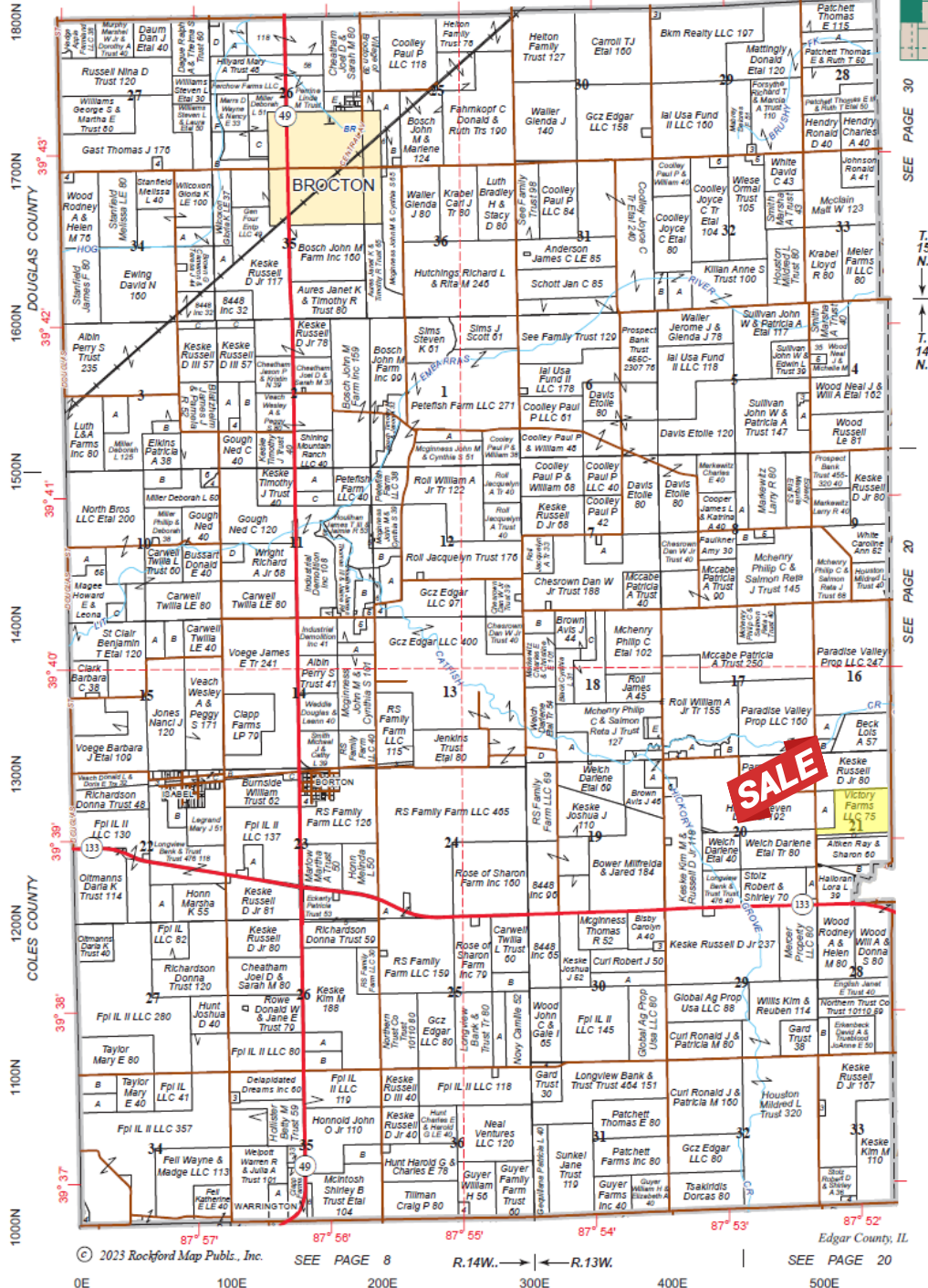
EMBARRASS

T.14-15N.-R.14-13W.

Refer to page 51 for keyed parcels

SEE PAGE 28

SEE PAGE 30



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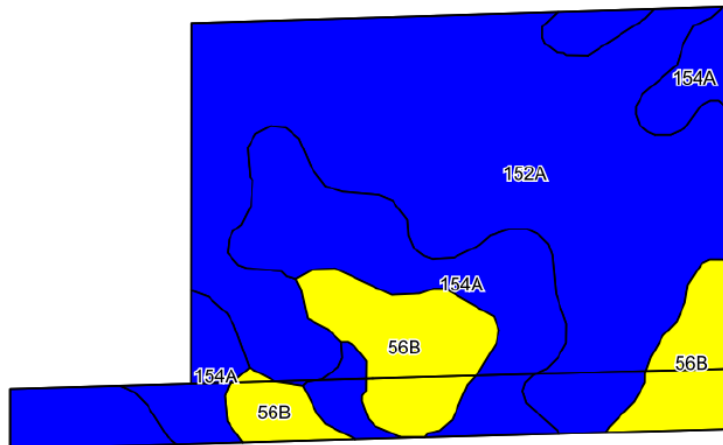
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	45.31	60.0%		195	63	144
154A	Flanagan Silt Loam	18.43	24.4%		194	63	144
56B	Dana Silt Loam	11.82	15.6%		178	55	130
Weighted Average					192.1	61.7	141.8

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