CHAMPAIGN COUNTY – FARM FOR SALE

LaRoi Family Farm
100.0 +/- Acres (Subject to Survey)
Condit Township, Champaign County, Illinois

Location
The LaRoi Family Farm is located 6 miles North of Champaign, IL on the west side of County Road 900 East (Dewey-Fisher Road.)

Abbreviated Legal Description
The South 100 acres of the Northeast ¼ in Section 33, Township 21 North, Range 8 East of the 3rd Principal Meridian situated in Condit Township, Champaign County, IL.

Contact Information
Daniel Herriott
Listing Broker
O: 217-351-2757
C: 217-722-5979
daniel.herriott@busey.com

busey.com
3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker
steve.myers@busey.com

Listing Price
100.0 Acres x $10,000/Ac = $1,000,000.00

Lease/Possession
The farm lease is open for the 2021 crop year.

* Buyer will be asked to reimburse the seller for
* fertilizer that was applied in Fall of 2020.

Soil Test Results
ASM – Spring ’20 pH: 5.9 P1:38 K: 398

Real Estate Tax Information

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2019 Taxes Payable 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>07-08-33-200-002</td>
<td>100.0</td>
<td>$40,060</td>
<td>$2,875.84</td>
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</table>

Yield History

<table>
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<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn</td>
<td>217</td>
<td>170</td>
<td>258</td>
<td>215</td>
<td>251</td>
<td>232</td>
<td>262</td>
</tr>
<tr>
<td>Soybeans</td>
<td>54</td>
<td>54</td>
<td>79</td>
<td>69</td>
<td>77</td>
<td>76</td>
<td>69</td>
</tr>
</tbody>
</table>

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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### Aerial Map and Soil Information

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Estimated Acres</th>
<th>Percent of Field</th>
<th>Corn Bu/A</th>
<th>Soy Bu/A</th>
<th>Crop Productivity Index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>622B</td>
<td>Wyanet silt loam</td>
<td>49.30</td>
<td>51.7%</td>
<td>159</td>
<td>52</td>
<td>119</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam</td>
<td>30.71</td>
<td>32.2%</td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td>481A</td>
<td>Raub silt loam</td>
<td>9.12</td>
<td>9.6%</td>
<td>183</td>
<td>58</td>
<td>134</td>
</tr>
<tr>
<td>149A</td>
<td>Brenton silt loam</td>
<td>3.27</td>
<td>3.4%</td>
<td>195</td>
<td>60</td>
<td>141</td>
</tr>
<tr>
<td>622C</td>
<td>Wyanet silt loam</td>
<td>3.02</td>
<td>3.2%</td>
<td>150</td>
<td>49</td>
<td>112</td>
</tr>
<tr>
<td><strong>Weighted Average</strong></td>
<td></td>
<td><strong>173.8</strong></td>
<td><strong>56.3</strong></td>
<td><strong>129.0</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Licensed Real Estate Broker Corporation**

**Daniel Herriott**  
Listing Broker

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Cell: 217-722-5979  
daniel.herriott@busey.com