

Farm for Sale

Busey Farm Brokerage



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Chess & Stella Lupton Trust Farms 203.06 Total Acres in Two Tracts

Location

The Chess & Stella Lupton Trust Farms are located 5 miles east of Mt. Zion Illinois and 2.5 miles northeast of Dalton City, Illinois in Mt. Zion Township.

Legal Description

Tract 1—The West Three Quarters (W 3/4) of the Southeast Quarter (SE 1/4) of Section 9 ,Township 15 North, Range 4 East of the Third Principal Meridian in Macon County ,Illinois consisting of 120 acres more or less.

Tract 2— The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 16, Township 15 North, Range 4 East of the Third Principal Meridian in Macon County, Illinois consisting of 83.06 acres more or less.

Listing Price

Tract 1- 120.00 Acres @ \$11,250/ac or \$ 1,350,000 Total

Tract 2- 83.06 Acres @ \$11,100/ac or \$ 921,966 Total

Total- 203.06 Acres @ \$11,189/ac or \$ 2,271,966 Total

Lease/Possession

The lease for these farms is currently open for 2018.

Contact Information



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Kyle Ogden, Broker 217-425-8279

Nick Suess, Broker 217-425-8296

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busey.com

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Macon County FSA Data

	TRACT 1	TRACT 2
Farm #	133	135
Tract #	114	132
Total Acres:	119.32	78.06
Cropland Acres:	118.88	78.06
Corn Base Acres:	58.6	39.1
Soy Base Acres:	58.6	38.9
Farm Program:	ARC-County	ARC -County
Price Loss Coverage (PLC) Yields		
Corn Yield:	156	151
Soybean Yield:	47	46

Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
12-18-09-400-001	120.0	\$72,772.00	\$5,271.14
12-18-16-200-001	80.0	\$47,883.00	\$3,468.34
12-18-16-200-003	3.06	\$2,295.00	\$166.24

Yield History

	Tract 1	Tract 2
2016 Corn	230.0	207.0
2016 Soy	71.0	68.0
2015 Corn	212.0	190.0
2015 Soy	62.0	59.0

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

Plat Map



Busey FARM
BROKERAGE

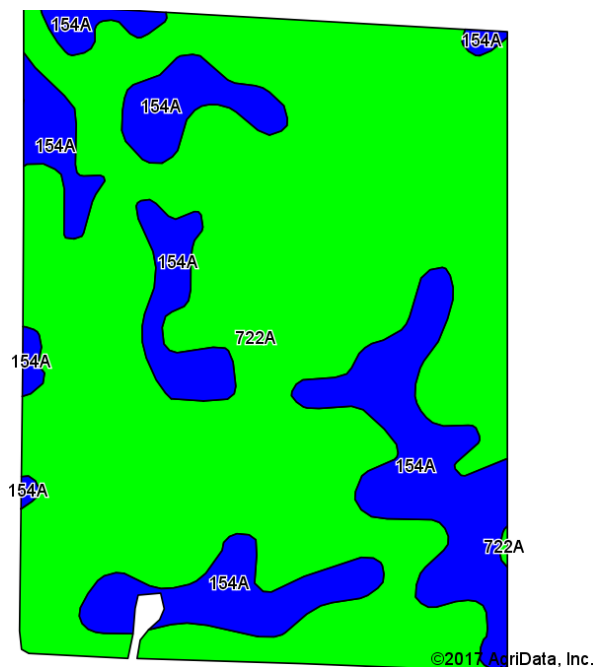
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Aerial Map and Soil Information Tract 1



Area Symbol: IL115, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	91.26	76.8%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	27.62	23.2%		194	63	144
Weighted Average					186.3	60.7	138.6

2015 Soil Test Results

pH: 5.8

P: 47

K: 318

OM: 3.5

CEC: 22.8



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Tract 1 Improvements



Tract 1 contains a 50 X 30 Quonset Shed on a 1.12 acre lot.



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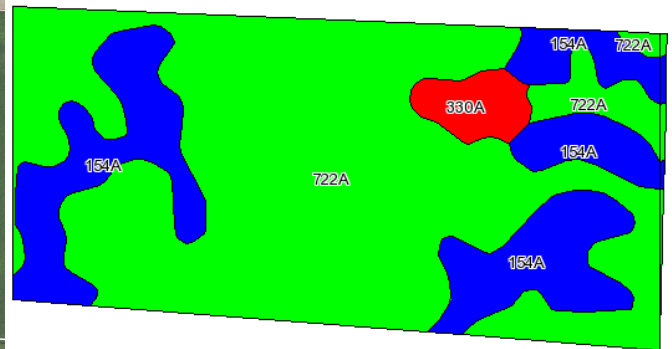
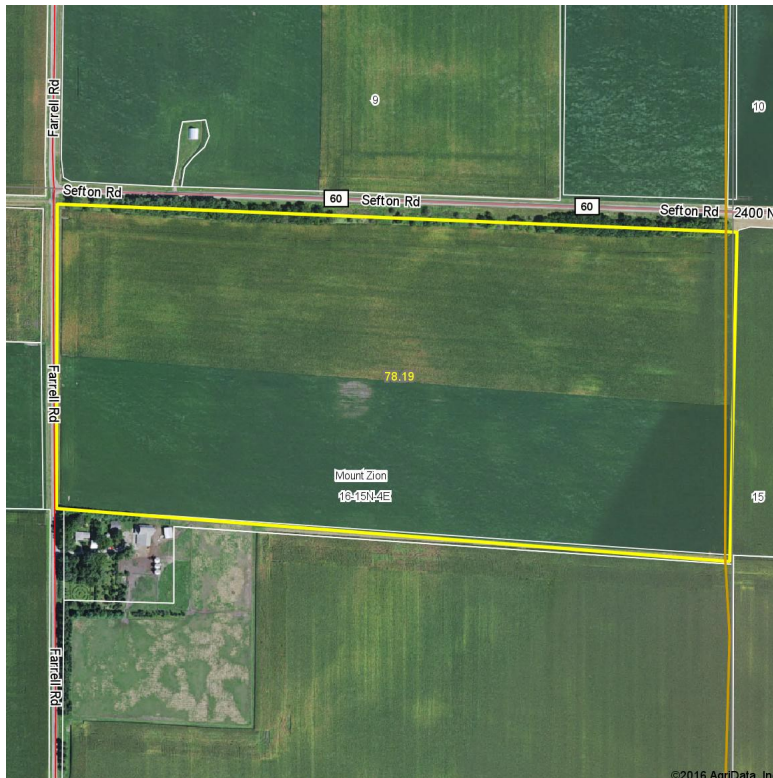
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Aerial Map and Soil Information Tract 2



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	55.2	70.7%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	19.9	25.4%		194	63	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.6	3.3%		164	55	123
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	0.3	0.4%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	0.2	0.2%		194	63	144
Weighted Average					185.9	60.6	138.3

2015 Soil Test Results

pH: 5.8

P: 54

K: 301

OM: 3.5

CEC: 23.5



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