

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Carrie Thornburg-Bearse Farm—Shelby County 80 acres

#### Location

This farm is located approximately 3.5 miles southeast of Oconee in Oconee Township

#### Legal Description

The North 1/2 of the Northwest 1/4, Section 15, Township 9 North, Range 1 East of the 3rd P.M., Shelby County, IL

#### Listing Price

**80 acres x \$4,000/acre = \$320,000.00**

#### Lease/Possession

The farm is leased for the 2016 operating year. Buyer will be allowed possession after harvest of the 2016 crop. Steve VanUytven has rented the farm for a long time and would welcome the opportunity to continue under new ownership.

#### Contact Information



**Dean Kyburz, Managing Broker 217-425-8290**  
**Kyle Ogden, Listing Broker 217-425-8279**  
**Tom Courson, Broker 217-425-8291**  
**Corey Zelhart, Broker 217-425-4245**  
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[busey.com](http://busey.com)

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

#### County FSA Data

Farm #	9631	Tract #	186
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Total Acres:	78.48	Cropland Acres:	31.44
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Corn Base Acres:	19.88	Soybean Base Acres:	19.77
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Farm Program:	ARC-County
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\*\*Classified as NHEL

#### Price Loss Coverage (PLC) Yields

Corn Yield:	124	Soybean Yield:	43
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#### Real Estate Tax Information

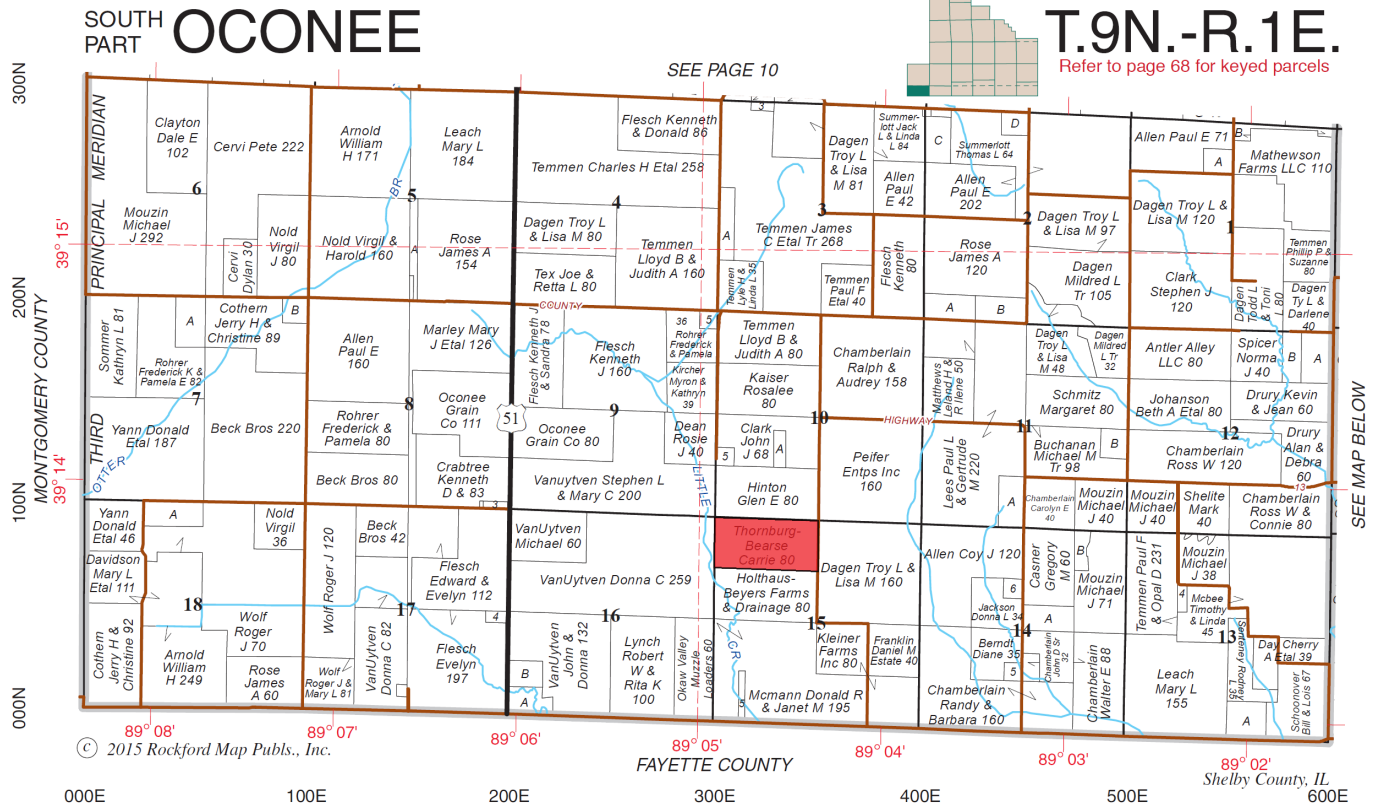
Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
1122-15-00-100-001	80.00	1,630	\$137.72

#### Soil Test Results

\*Soil test results are pending Fall 2016 samples.

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## Plat Map



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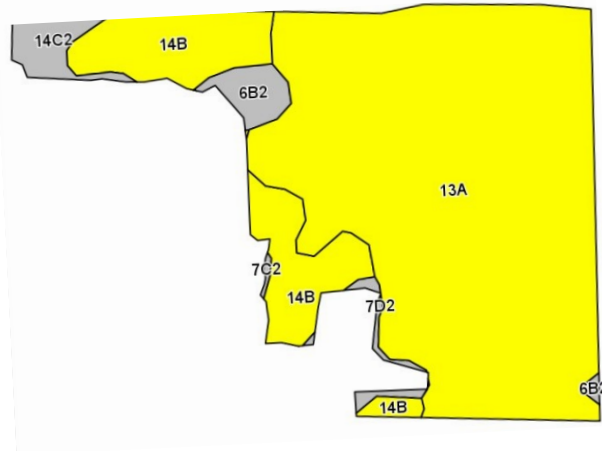
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## Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
13A	Bluford Silt Loam	24.02	76.4%	136	44	101
14B	Ava Silt Loam	5.16	16.4%	134	44	99
14C2	Ava Silt Loam	1.11	3.5%	122	40	90
6B2	Fishhook Silt Loam	0.82	2.6%	123	39	90
7D2	Atlas Silt Loam	0.33	1.0%	98	34	76
<b>Weighted Average</b>		<b>31.44</b>		<b>134.4</b>	<b>43.6</b>	<b>99.7</b>



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