Farm for Sale

Joy McGorray Trust Farm
316.02 Acres—Macon County, IL

**Location**
This farm is located approximately 5 miles southwest of Maroa, IL on Hampshire Road.

**Legal Description (abbreviated)**
The E 1/2 of the SW 1/4 and the SE 1/4 with exceptions of Section 23, and the S 1/2 of the SW 1/4 of Section 24, all in Township 18 North, Range 1 East of the 3rd P.M., in Austin Township, Macon County, Illinois.

**Listing Price**
- Total: 316.02 acres x $11,250/acre = 3,555,225.00
- Tract #1: 236.02 acres x $12,000/ac
- Tract #2: 80.00 acres x $9,100/ac

**County FSA Data**
- Farm #: 41
- Tract #: 266 & 281
- Total Acres: 319.25
- Cropland Acres: 315.43
- Corn Base Acres: 199.73
- Soybean Base Acres: 105.57
- Farm Program: ARC-County

**Price Loss Coverage (PLC) Yields**
- Corn Yield: 151
- Soybean Yield: 50

**Real Estate Tax Information**

<table>
<thead>
<tr>
<th>Parcel ID #</th>
<th>Acres</th>
<th>2016 Assessed Value</th>
<th>2016 Taxes Payable 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-01-23-400-002</td>
<td>236.02</td>
<td>131,115</td>
<td>$11,190.00</td>
</tr>
<tr>
<td>01-01-24-300-002</td>
<td>80.00</td>
<td>36,902</td>
<td>$3,110.20</td>
</tr>
</tbody>
</table>

**Wind Tower Information**

Excellent non-farming income potential on this farm. Two E-On Wind towers have been constructed on this property and are leased for a minimum of ten years with two, ten year extension options. 60% of the pooled royalties will go to the land owners based on the number of generating units installed. 40% shall be paid to all land owners in the project regardless if they have any constructed towers. Wind lease will be transferred to the successful buyer at closing. Agreement available upon request.

**Contact Information**

Tom Courson, Listing Broker 217-425-8291 or 217-855-3026
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Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296
Steve Myers, Managing Broker 309-962-2901

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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.
Farm for Sale
Aerial Map and Soil Information

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Licensed Real Estate Broker Corporation

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Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table 52 B211
Crop yields and productivity indices for optimum management (B211) are maintained at the following NRES web site:
https://www.ideals.illinois.edu/handle/2142/10377
** Indexed adjusted for slope and erosion according to Bulletin 811 Table 53
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.