

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale with 2 Wind Towers

### 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

**316.02 acres x \$11,250/acre = 3,555,225.00 Total**

Tract #1 = 236.02 acres x \$12,000/ac

Tract #2 = 80.00 acres x \$9,100/ac

#### Lease/Possession

Farm lease will be open for 2018. This farm is located in the E-On Twinforks Wind Farm. Two wind towers are located on the tract #1. The leases for these wind towers will be transferred to the owner.

#### Contact Information



Tom Courson, Listing Broker 217-425-8291 or 217-855-3026  
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Nick Suess, Broker 217-425-8296  
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259 E. South Park—Decatur, IL 62523  
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#### 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
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#### Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
01-01-23-400-002	236.02	131,115	\$11,190.00
01-01-24-300-002	80.00	36,902	\$3,110.20

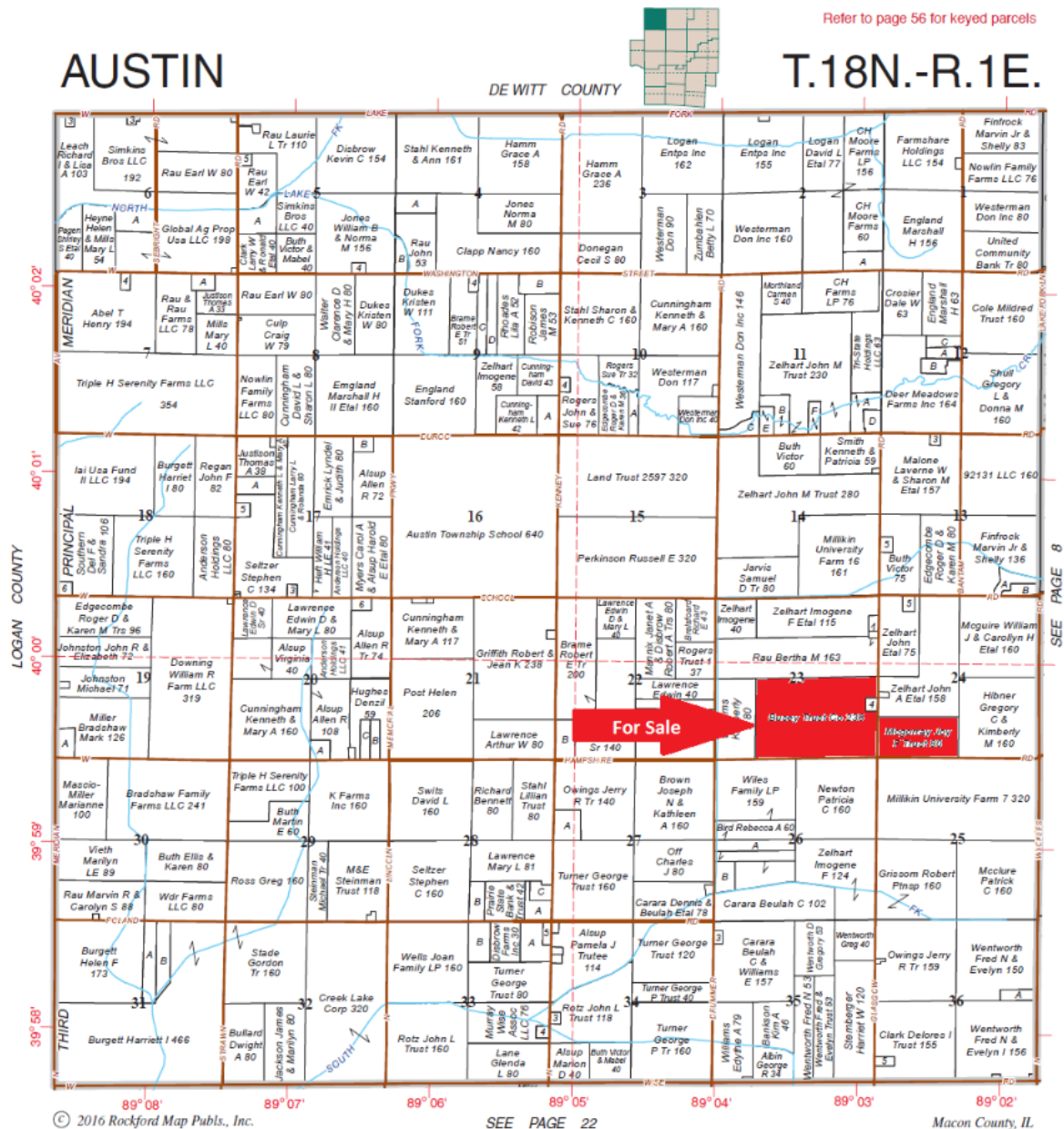
#### Wind Tower Information

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.

**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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## Plat Map



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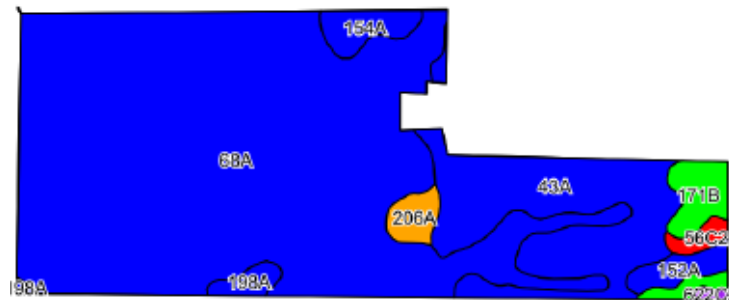
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## Aerial Map and Soil Information



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
68A	Sable silty clay loam, 0 to 2 percent slopes	231.53	73.3%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	51.45	16.3%		191	62	142
**171B	Catlin silt loam, 2 to 5 percent slopes	9.83	3.1%		**185	**58	**137
154A	Fianagan silt loam, 0 to 2 percent slopes	6.34	2.0%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.32	1.7%		195	63	144
206A	Thorp silt loam, 0 to 2 percent slopes	4.60	1.5%		170	55	126
198A	Elburn silt loam, 0 to 2 percent slopes	3.54	1.1%		197	61	143
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	2.66	0.8%		**167	**52	**122
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.75	0.2%		**150	**49	**112
Weighted Average					191.1	62.4	142.2

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 S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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