

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms LLC, Arrowsmith Farm

77.00 Taxable Acres

Arrowsmith Township, McLean County, Illinois

Location

The Arrowsmith Farm is located 2 miles East of Arrowsmith, Illinois or approximately 22 miles East of Bloomington/Normal, Illinois

Legal Description

(Abbreviated)

The East ½ of the Southeast ¼ of Section 14, Township 23 North, Range 5 East of the Third Principal Meridian, McLean County, Illinois, except Railroad Right-of-Way

Listing Price

77.00 Acres at \$8,750.00/A = \$673,750.00

Lease/Possession

The farm is leased for the 2018 growing season under a cash rental agreement.

Contact Information



Steve Myers

Managing Broker

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John Schuler

Broker

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Cell: 309-706-2427

busey.com

301 E Cedar St. LeRoy, IL 61752

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McLean County FSA Data

Farm #	312	Tract #	3392
Total Acres:	75.74	Tillable Acres:	75.74
Corn Base:	35.64	Soybean Base Acres:	35.66
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	133.0	Soybean Yield:	43.0
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Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-14-400-003	77.00	\$25,742.00	\$2,059.86

Yield History

	<u>Corn</u>	<u>SB</u>
2017	161	X
2016	X	61
2015	165	X
2014	X	67

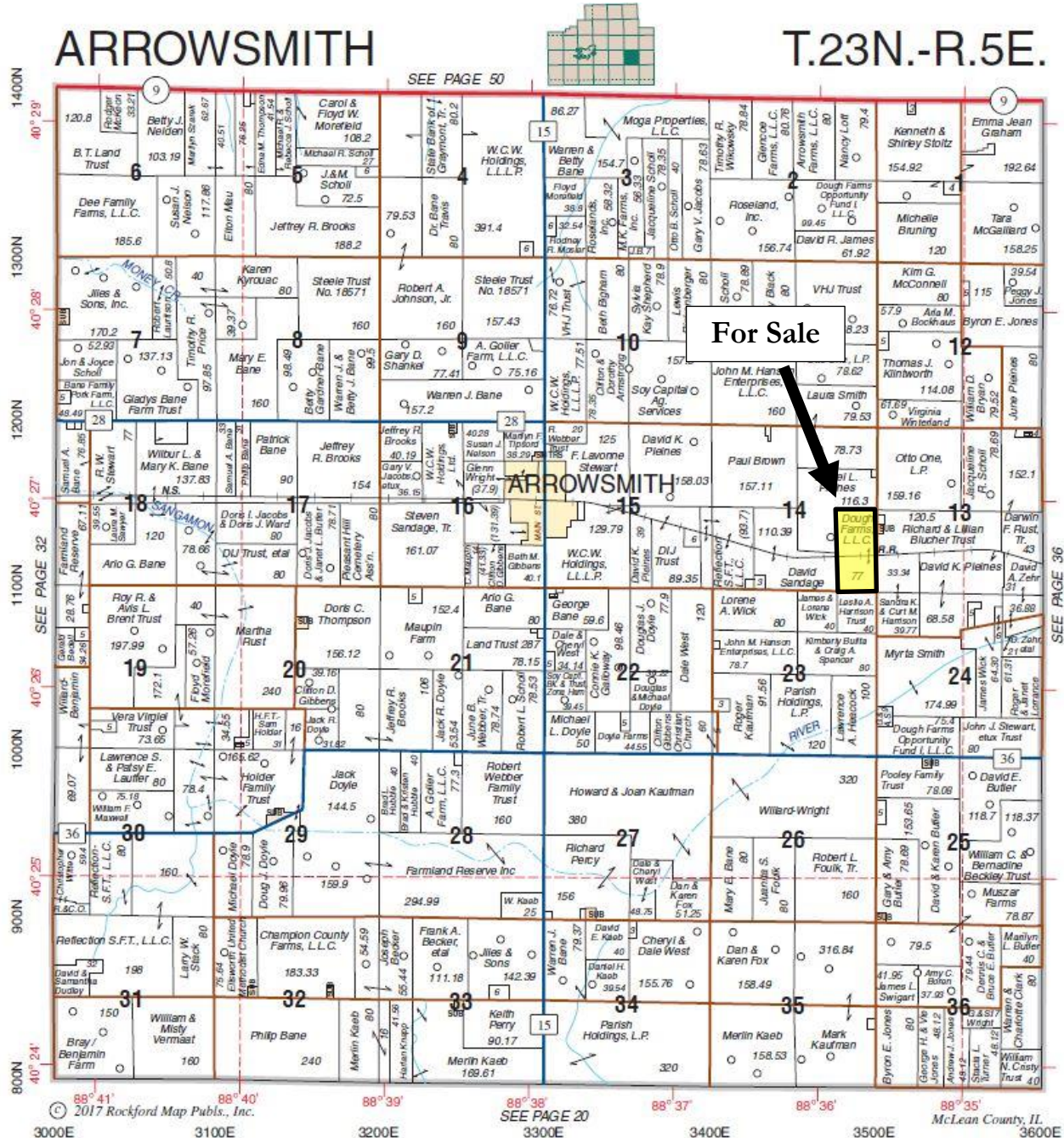
Soil Test – Spring 2014

pH: 6.0 P: 78 K: 369

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

Plat Map



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Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation
Busey Farm Brokerage

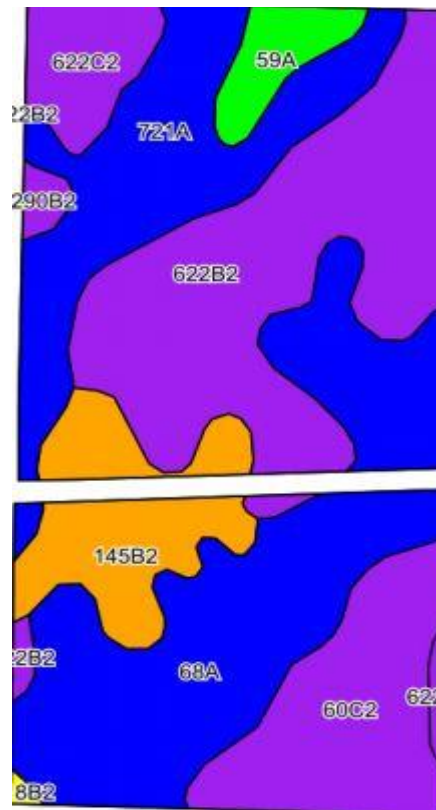
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68A	Sable Cilty clay loam	20.58	27.20%	192	63	143
622B2	Wyanet silt loam	20.21	26.80%	153	50	114
721A	Drummer and Elpaso silt clay loam	12.16	16.10%	194	63	143
60C2	La Rose silt loam	9.10	12.0%	148	48	110
145B2	Saybrook silt loam	7.14	9.40%	170	54	125
622C2	Wyanet silt loam	3.43	4.50%	150	49	112
59A	Lisbon silt loam	2.26	3.0%	188	59	136
290B2	Warsaw loam	0.62	0.80%	153	49	113
318B2	Lorenzo silt loam	0.14	0.20%	133	44	98
Weighted Average				172.1	56.0	127.6



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Steve Myers, Managing Broker

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