

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Turley Farm—Logan County 435+/- Acres in Mount Pulaski Township

#### Location

This farm is five miles south of Mt. Pulaski.

#### Legal Description (abbreviated)

The SW 1/4 and the SE 1/4 of the NE 1/4 of S15, The S 1/2 of the SE 1/4 of S10, The W 1/2 of the NW 1/4 of S14, and Pt. S 1/2 of SW 1/4

#### Listing Price

**TOTAL of 435 acres x \$10,500/acre = \$4,567,500.00**

Tract #1 80.0 Ac @ \$ 9,750 = \$ 780,000  
Tract #2 40.0 Ac @ \$ 10,500 = \$ 420,000  
Tract #3 80.0 Ac @ \$ 11,000 = \$ 880,000  
Tract #4 160.0 Ac @ \$ 10,500 = \$ 1,680,000  
Tract #5 75.0 Ac @ \$ 11,000 = \$ 825,000

#### Lease/Possession

Lease will be open for 2018.

#### Contact Information



Tom Courson, Listing Broker 217-425-8291  
Corey Zelhart, Broker 217-425-4245  
Dean Kyburz, Broker 217-425-8290  
Nick Suess, Broker 217-425-8296  
Steve Myers, Managing Broker 309-962-2901

[busey.com](http://busey.com)

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

#### County FSA Data

Farm #	1467		
Total Acres:	430.0	Cropland Acres:	422.56
Corn Base Acres:	320.15	Soybean Base Acres:	101.55
Farm Program:	ARC-County		

#### Tax Information

Parcel I.D.	Total Acres	2016 R.E Taxes	Assessment
Tract #1 06-010-009-00	80.00	\$ 2,462.58	\$ 31,940
Tract #2 06-015-003-00	40.00	\$ 1,428.28	\$ 18,110
Tract #3 06-014-004-00	80.00	\$ 2,908.22	\$ 36,890
Tract #4 06-015-005-00	160.0	\$ 6,572.02	\$ 83,580
Tract #5 06-013-011-00	75.00	\$ 2,949.86	\$ 38,260

#### Yield Data

YEAR	CORN	SOYBEANS
2016	227 bu/ac	70 bu/ac
2015	208 bu/ac	69 bu/ac
2014	240 bu/ac	76 bu/ac

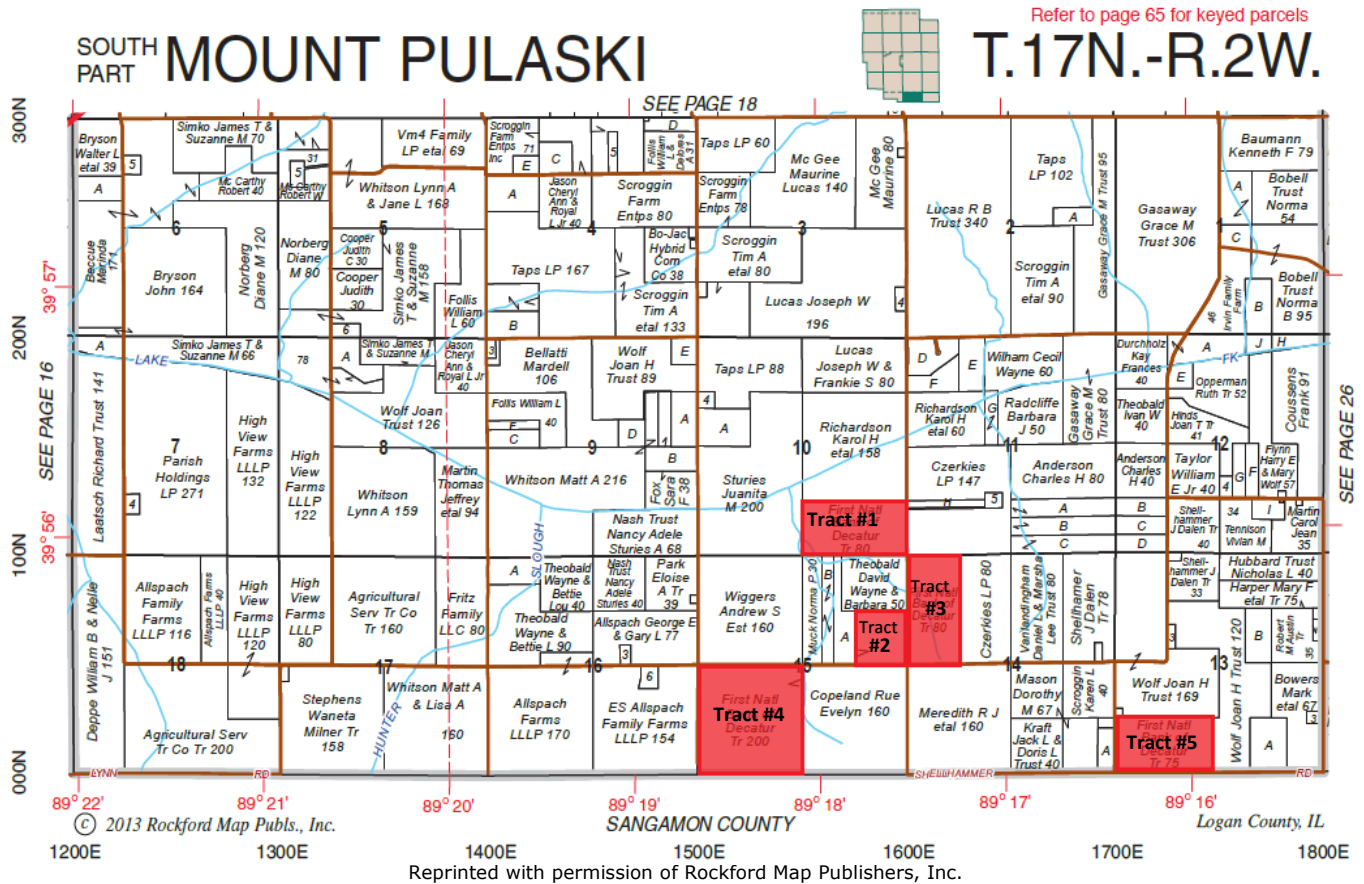
#### Soil Test

Tract	Location	pH	P	K1
Tract # 1	80 Ac (Sec 10)	6.3	107	358
Tract # 2	40 Ac (Sec 15)	6.6	76	337
Tract #3	80 Ac (Sec 14)	5.8	53	360
Tract # 4	160Ac (Sec 15)	6.1	50	360
Tract # 4	75 Ac (Sec 13)	5.9	64	391

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## Plat Map



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## Aerial Map and Soil Information

The map shows a coastal or estuarine environment with several labeled areas. A red-shaded area is labeled '49A'. Other labeled areas include '66B', '706A', '48A', '68A', '712A', '706B', '705E', '43A', '64A', and another '49A' at the bottom right. The map also includes a scale bar indicating distances from 0 to 10 km.

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## Aerial Map and Soil Information

Area Symbol: IL107, Soil Area Version: 11  
Area Symbol: IL167, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	124.64	29.5%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	98.27	23.3%		192	63	143
705A	Buckhart silt loam, 0 to 2 percent slopes	45.55	10.8%		190	61	142
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	30.34	7.2%		189	60	139
272A	Edgington silt loam, 0 to 2 percent slopes	20.42	4.8%		166	54	124
**199B	Plano silt loam, 2 to 5 percent slopes	19.97	4.7%		**192	**59	**141
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	17.48	4.1%		186	57	135
**705B	Buckhart silt loam, 2 to 5 percent slopes	16.88	4.0%		**188	**60	**141
**748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	12.57	3.0%		**184	**56	**134
712A	Spaulding silty clay loam, 0 to 2 percent slopes	12.51	3.0%		183	58	134
7191A	Knight silt loam, 0 to 2 percent slopes, rarely flooded	8.64	2.0%		162	54	121
138A	Shiloh silty clay loam, 0 to 2 percent slopes	4.34	1.0%		175	57	130
**86B	Oско silt loam, 2 to 5 percent slopes	3.11	0.7%		**189	**59	**140
726A	Elburn silt loam, sandy substratum, 0 to 2 percent slopes	2.26	0.5%		188	58	136
**737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	2.16	0.5%		**186	**59	**138
45A	Denny silt loam, 0 to 2 percent slopes	1.79	0.4%		159	52	118
191A	Knight silt loam, 0 to 2 percent slopes	1.31	0.3%		162	54	121
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	0.31	0.1%		182	59	134
68A	Sable silty clay loam, 0 to 2 percent slopes	0.09	0.0%		192	63	143
Weighted Average					188	60.5	139.5

Tract	Total Acres	Tillable Acres	% Tillable	Productivity Index
Tract # 1—80 Ac (Section 10)	80.0	77.44	96.8%	137.4
Tract # 2—40 Ac (Section 15)	40.0	36.70	92.8%	139.4
Tract # 3—80 Ac (Section 14)	80.0	76.79	96.0%	138.4
Tract # 4—160 Ac (Section 15)	160.0	158.69	99.2%	140.6
Tract # 5—75 Ac (Section 13)	75.0	73.02	97.4%	140.5



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## Aerial Map and Soil Information

### Aerial Map

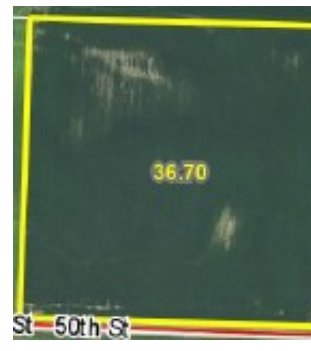
Tract # 1



Tract # 3



Tract # 2



Tract # 4



Tract # 5



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