

Farm for Sale

Busey Farm Brokerage



VERMILION COUNTY – FARM FOR SALE

Balbach Farm

208.69+/- Acres

Grant Township, Vermilion County, Illinois

Location

The Balbach farms are located south of Hoopston, Illinois. Tract 1 is a ½ mile south of Route 9 on the west side of township road 1475 E and Tract 2 is 1 ½ miles south of Route 9 on the west side of township road 1550 E.

Legal Description (Abbreviated)

21.75 acres located in the N ½ of the N ½ of the SE ¼ of Section 14; 22.72 acres in the SE ¼ of the SE ¼ of the SE ¼ of Section 23; 64.22 acres in the S ½ of the SW ¼ of Section 24; 40.00 acres in the W ½ of the W ½ of the NW ¼ of Section 25; and the East 60 acres in the NE ¼ of Section 26, Township 23 North, Range 12 West, Grant Township, Vermilion County, Illinois.

Contact Information



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busey.com

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Phone: 217-351-2744 Fax: 217-351-2848

Vermilion County FSA Data

Tract 1

Farm #	2246	Tract #	340
Total Acres:	22.73	Tillable Acres:	20.70
Corn Base Acres:	10.9	Soybean Base Acres:	9.8
HEL/Wetlands:	No	Program:	

Direct Payment Yields

Corn Yield:	109	Soybean Yield:	35
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Counter-Cyclical Payment Yields

Corn Yield:	109	Soybean Yield:	35
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Tract 2

Farm #	2246	Tract #	341
Total Acres:	184.89	Tillable Acres:	154.73
Corn Base Acres:	90.7	Soybean Base Acres:	47.4
Wheat Base Acres:	0.7	HEL/Wetlands:	Yes

Direct Payment Yields

Corn Yield:	109	Soybean Yield:	35	Wheat Yield:	44
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Counter-Cyclical Payment Yields

Corn Yield:	109	Soybean Yield:	35	Wheat Yield:	44
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Lease/Possession

The farm is leased for the 2014 crop year on a crop share basis. The disposition of those proceeds are negotiable. A hunting lease is in place until 1/31/15.

Listing Price

21.75 Acres @ \$10,500.00/A = \$ 228,375.00
186.94 Acres @ \$ 8,500.00/A = \$1,588,990.00

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 Information

Real Estate Tax Information

Tract	Parcel ID#	Acres	2013 Assessed Value	2012 Taxes Payable 2013
1	03-14-400-003-0021	21.75	\$5,434	\$455.04
2	03-23-400-008-0021	18.00	\$1,874	\$158.52
2	03-23-400-007-0021	4.72	\$ 209	\$ 17.36
2	03-24-300-003-0021	64.22	\$9,211	\$765.80
2	03-25-100-001-0021	40.00	\$7,734	\$677.52
2	03-26-200-002-0021	60.00	\$7,751	\$679.02

Soil Test Results

Tract 1 (11/2013)	pH: 6.1	P1: 128	K: 355	OM: 3.2
Tract 2 – North (11/2013)	pH: 6.5	P1: 72	K: 323	OM: 2.9
Tract 2 – South (11/2008)	pH: 6.3	P1: 53	K: 292	OM: 2.6

Yield History

	Corn	SB
2013	177.3	44.3
2012	134.8	55.3
2011	163.9	44.0
2010	177.1	51.6
2009	220.9	47.6
5 Year Average	174.8	48.6



Licensed Real Estate Broker Corporation
Busey Farm Brokerage

Phone: 217-351-2744

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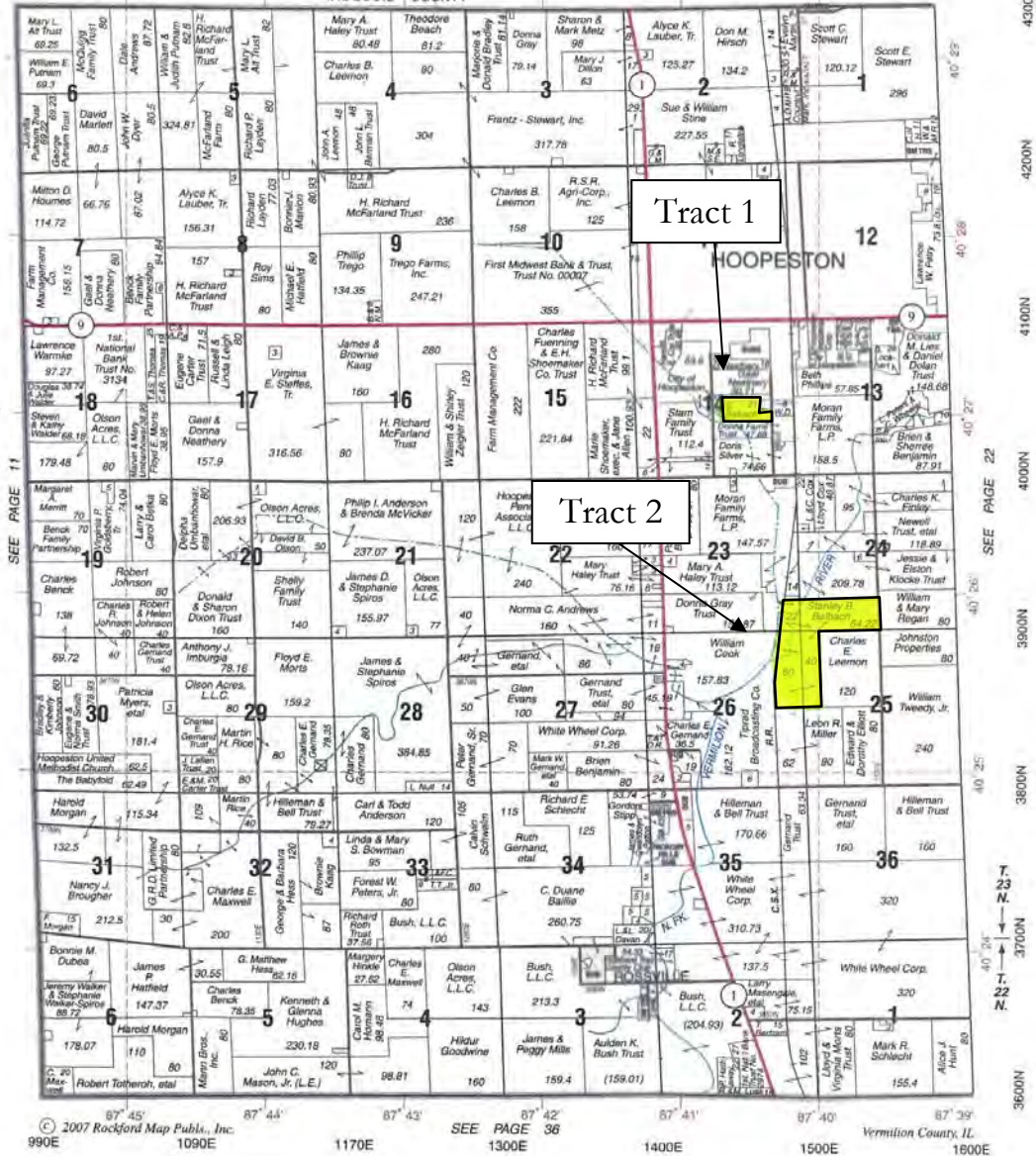
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WEST GRANT PART

T.22-23N.-R.12W.

IROQUOIS COUNTY



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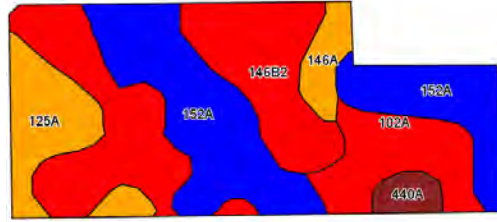
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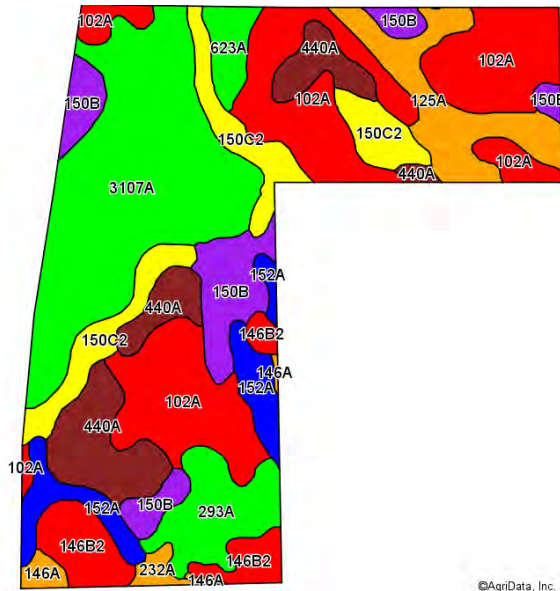
Aerial Map and Soil Information

Tract 1



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	6.98	33.7%	195	63	144
102A	LaHogue loam	6.52	31.5%	162	52	121
146B2	Elliott silty clay loam	3.35	16.2%	160	52	119
125A	Selma loam	2.41	11.6%	176	57	129
146A	Elliott silt loam	0.88	4.3%	168	55	125
440A	Jasper loam	0.56	2.7%	175	57	130
Weighted Average				175	56.6	129.8

Tract 2



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Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
102A	LaHogue loam	46.36	24.8%	162	52	121
3107A	Sawmill silty clay loam	43.21	23.1%	189	60	139
440A	Jasper loam	18.04	9.7%	175	57	130
150C2	Onarga fine sandy loam	16.13	8.6%	138	45	102
150B	Onarga fine sandy loam	14.65	7.8%	147	48	109
125A	Selma loam	12.79	6.8%	176	57	129
293A	Andres silt loam	10.07	5.4%	184	59	135
146B2	Elliott silty clay loam	9.80	5.2%	160	52	119
152A	Drummer silty clay loam	9.09	4.9%	195	63	144
623A	Kishwaukee silt loam	3.76	2.0%	182	58	135
146A	Elliott silt loam	1.71	0.9%	168	55	125
232A	Ashkum silty clay loam	1.33	0.7%	170	56	127
Weighted Average				170.4	54.8	126.1

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