

Farm for Sale

Busey Farm Brokerage



MACON COUNTY - FARM FOR SALE

Smith and French Farm

118.0 +/- Acres

Maroa Township, Macon County, Illinois

Location

This Farm is located 2½ miles West of Maroa along Washington St. and Bearsdale Road.

Legal Description

Part of the West ½ of the South West ¼ and the South West ¼ of the North West ¼ of Section 5, Township 18 North, Range 2 East of the 3rd Principal Meridian, Macon County, IL

Listing Price

118.0 Acres @\$9,350.00 = \$1,103,300

Contact Information



Dean Kyburz – Managing Broker 217-425-8290
Tom Courson – Broker 217-425-8291
Corey Zelhart – Broker 217-425-8245
Steve Myers – Broker 309-962-2901

busey.com

253 South Park – Decatur, IL 612523
Phone: 217-425-8340 – Fax: 217-362-2724

Macon County FSA Data

Farm #	2488	Tract #	3760
Total Acres:	118.0	DCP Acres:	113.16
CRP Acres:	7.7	Effective DCP Ac:	105.46
Corn Base Acres:	56.0	Wheat Base Acres:	29.1
Soybean Base Ac:	20.4		
HEL/Wetlands:	No	Program:	DCP
CRP Expires:	2017	CRP Payment/Acre:	\$177.80

Direct Payment Yields

Corn Yield:	134	Soybean Yield:	39
		Wheat Yield:	55

Counter-Cyclical Payment Yields

Corn Yield:	134	Soybean Yield:	39
		Wheat Yield:	55

Real Estate Tax Information

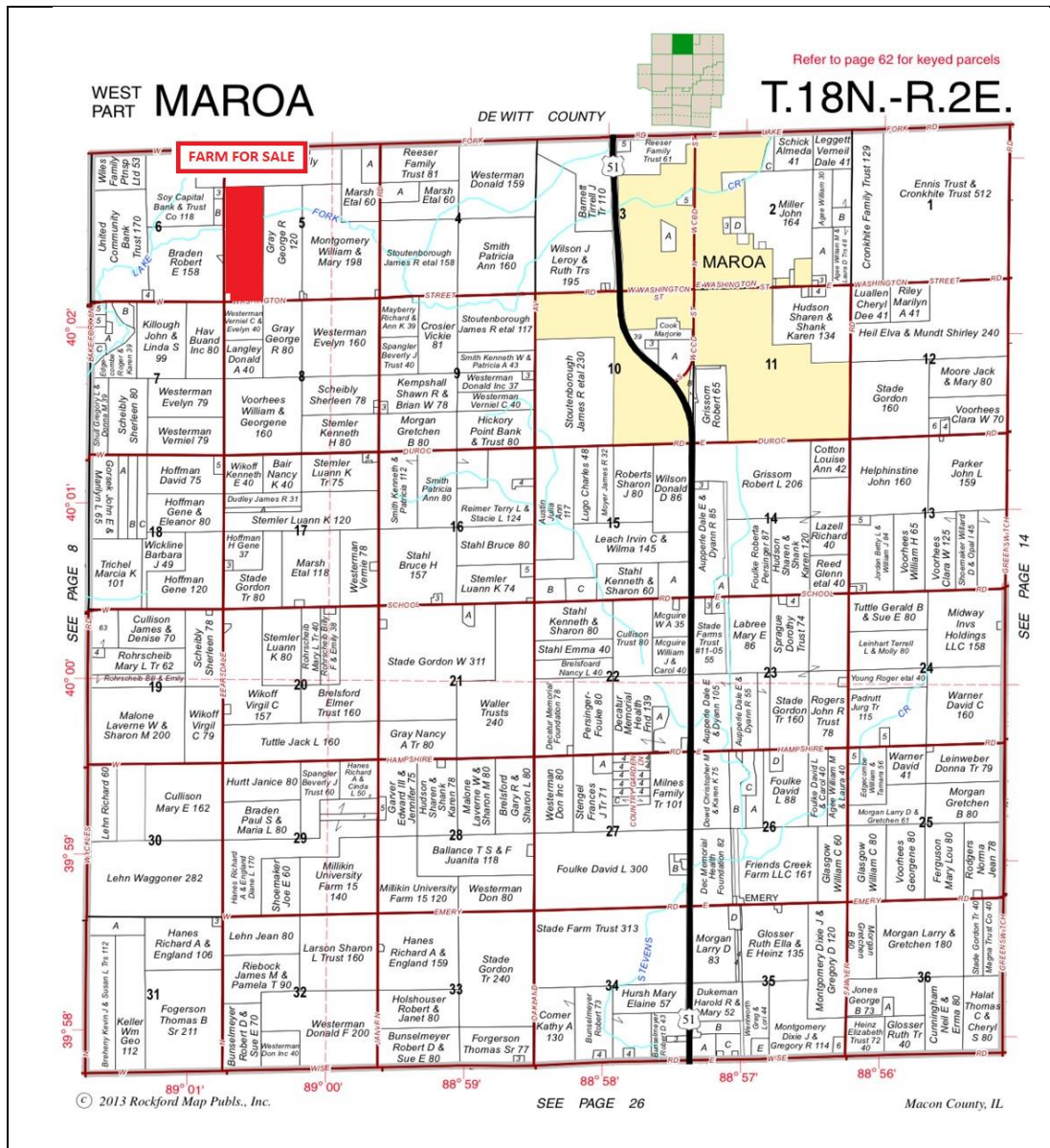
Parcel ID#	Acres	2012 Assessed Value	2012 Taxes Payable 2013
02-05-300-008	118.0	\$ 29,697	\$ 2130.00

Lease/Possession

The farm is leased for the 2013 crop.
The farm is not leased for 2014

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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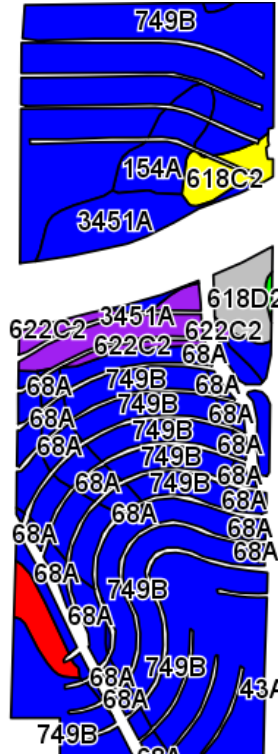


Licensed Real Estate Broker Corporation
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Aerial Map and Soils Information



Soil Code	Soil Description	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
749B	Buckhart Silt Loam	66.5%	188	60	141
68A	Sable Silty Clay Loam	14.2%	192	63	143
622C2	Wyanet Silt Loam	5.4%	150	49	112
3451A	Lawson Silt Loam	4.3%	190	61	140
154A	Flanagan Silt Loam	3.2%	194	63	144
618D2	Senachwine Silt Loam	2.4%	130	42	95
618C2	Senachwine Silt Loam	2.1%	136	44	100
56C2	Dana Silty Clay Loam	1.7%	167	52	122
43A	Ipava Silt Loam	0.1%	191	62	142
171B	Catlin Silt Loam	0.1%	185	58	137
Average			184	59.1	137.5



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