

# Farm for Sale

Busey Farm Brokerage



## DeWitt County – FARM FOR SALE

### Wilson Farm

60.00 +/- Acres

Harp Township, DeWitt County, Illinois

#### Location

The Wilson Farm is 25 minutes Southeast of Bloomington, Illinois. The farm is located on the East side of 1625 E Pear Tree Road and less than a ¼ of a mile South from the intersection of 1200 N Parnell Rd and 1625 E Pear Tree Rd.

#### Legal Description

(Abbreviated)

The farm is generally described as the Northeast ¼ of the Southwest ¼ and the West ½ of the Northwest ¼ of the Southeast ¼, all in Section 2, Township 20 North, Range 3 East of the Third Principal Meridian, DeWitt, County, Illinois.

#### Contact Information



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#### DeWitt County FSA Data

##### Tract 1

Farm #	495	Tract #	1
Total Acres:	55.00	Tillable Acres:	26.54
Corn Base Acres:	14.54	Soybean Base Acres:	12.00
HEL/Wetlands:	No	Program:	ARC - CO

##### PLC Payment Yields

Corn Yield:	139	Soybean Yield:	49
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##### Lease/Possession

The farm is leased for the 2015 crop year on a cash rent basis. There are no hunting leases present.

##### Listing Price

60.00 Acres @ \$6,250.00/A = \$375,000.00



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**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	2014 Assessed Value	2014 Taxes Payable 2015
1	08-02-300-002	40.00	\$5,916.00	\$324.58
1	08-02-400-001	20.00	\$303.00	\$16.62

### Soil Test Results

Tract 1	pH: 5.7	P1: 64	K: 220
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### Yield History

	Corn	SB
2014	201.0	--
2013	--	41.0
2012	117.0	-
2011	--	43.0
2010	146.0	73.0
2009	191.0	52.0
2008	155.0	50.0
2007	179.0	54.0
2006	--	48.0
Average	165.0	52



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Phone: 309-962-2901

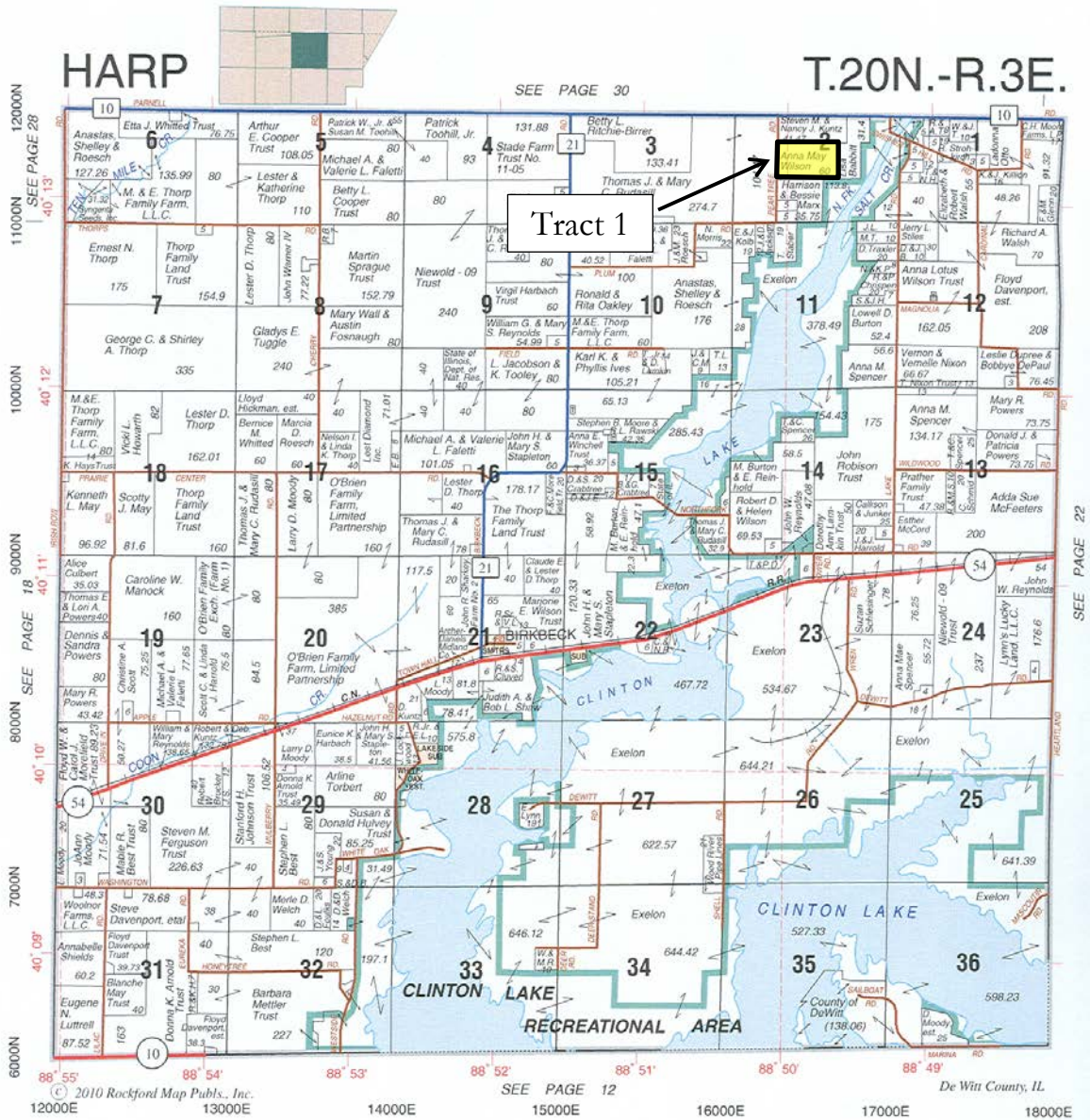
Fax: 309-962-6026

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# Plat Map



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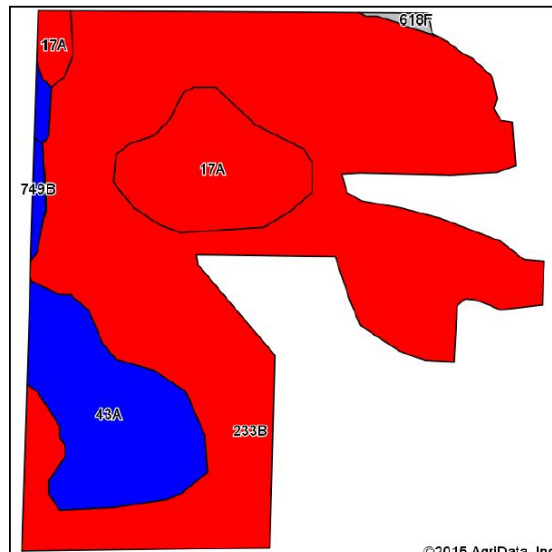
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# Aerial Map and Soil Information

## Tract 1



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
233B	Birkbeck silt loam	19.47	73.6%	165	51	121
43A	Ipava silt loam	3.65	13.8%	191	62	142
17A	Keomah silt loam	3.08	11.6%	161	51	119
749B	Buckhart silt loam	0.17	0.5%	188	60	141
618F	Senachwine silt loam	0.17	0.5%	104	33	76
<b>Weighted Average</b>				<b>168.0</b>	<b>52.5</b>	<b>123.6</b>



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