

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Waters Farm—Logan County 99 Acres +/-

Location

This farm is located approximately 2.5 miles North of Latham, IL

Legal Description

Part of the SE 1/4 of the SE 1/4 lying North and West of County Road 2300E in Section 14 consisting of 38.5 acres. AND The North 60.5 acres in the W 1/2 of the SW 1/4 of Section 13, ALL in Township 18 North, Range 1 West of the 3rd P.M., Logan County, IL. Consisting of 99.0 +/- acres.

Listing Price

99 acres x \$7,500/acre = \$742,500.00

Lease/Possession

Possession upon closing, subject to the terms of the existing CRP contracts. **CRP buyout option.** Buyer may opt out of CRP CP42/22 CRP Program for a nominal fee. Details upon request. CP42 Pollinator has not been planted. Cost share of \$23,523 available for CP42.

Contact Information



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busey.com

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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

County FSA Data

Farm #	456	Tract #	888
Cropland Acres:	89.4	CRP Enrolled Cropland	89.4

HEL Classification: Non-HEL

CRP Information

Contract 1—CP42/22

Practice:	CP42/22	Contract Acres:	81.8
Per Acre Rate:	\$318.66	Duration:	10/1/2016—9/30/2026

Contract 2—CP21 Filter Strip

Practice:	Filter Strip	Contract Acres:	7.60
Per Acre Rate:	\$187.70	Duration:	Expires 2019

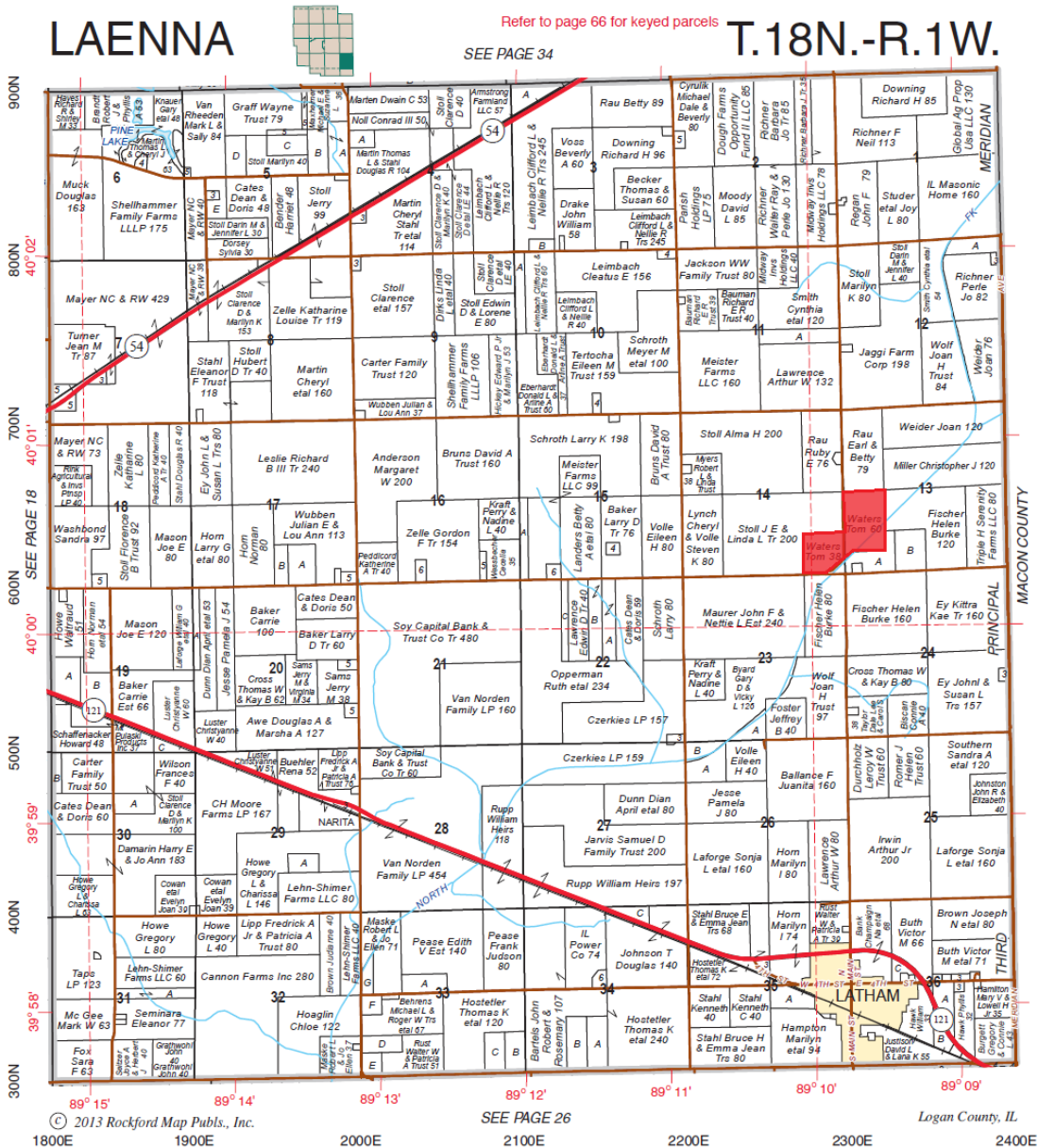
Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
02-013-007-00	60.50	\$16,340	\$1,449.50
02-014-008-00	38.50	\$14,110	\$1,232.18
Total	99.00		\$2,681.68

Transitioning out of CRP to CRP CP42/22 or
ROW CROP Production potential.
Transition Details, Cost Share availability, upon request

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Plat Map



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Busey FARM
BROKERAGE

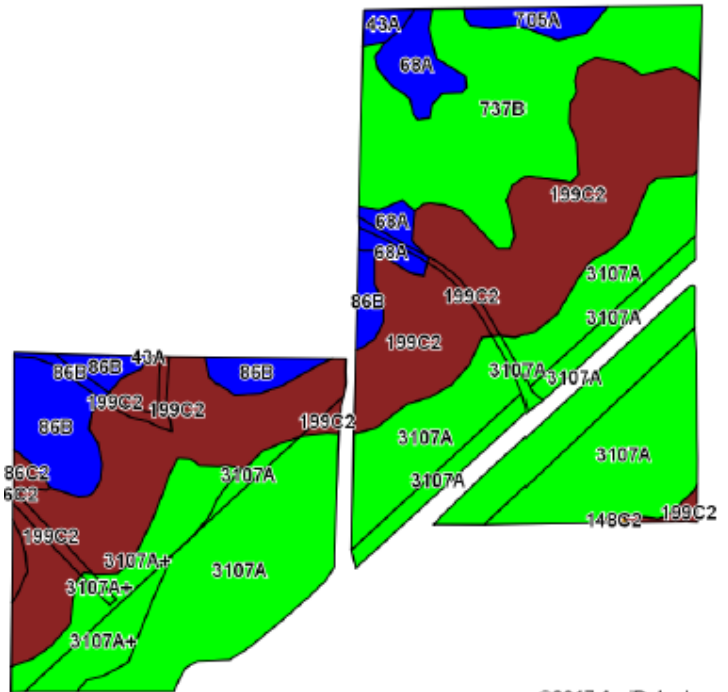
Licensed Real Estate Broker Corporation

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Aerial Maps and Soil Information



Soil Code	Soil Description	Acres	Percent	Crop Productivity Index for optimum management
3107A	Sawmill silty clay loam	32.24	35.8%	139
199C2	Plano silt loam	28.79	32.0%	132
737B	Tama silt loam	13.41	14.9%	138
86B	Osco silt loam	5.65	6.3%	140
3107A+	Sawmill silt loam	5.22	5.8%	139
68A	Sable silty clay loam	2.74	3.0%	143
705A	Buckhart silt loam	1.01	1.1%	142
86C2	Osco silt loam	0.55	0.6%	131
43A	Ipava silt loam	0.43	0.5%	142
Weighted Average				136.8

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