

# Farm for Sale

Busey Farm Brokerage



## DeWitt COUNTY – FARM FOR SALE

### Little Trust Farm

80.00+/- Acres

Creek Township, DeWitt County, Illinois

#### Location

The Jane Little farm is located 3.5 miles West of Weldon, Illinois near the intersection of township road 1800 E and 300 N, approximately 11 miles Southeast of Clinton, Illinois

#### Legal Description

The North ½ of the Southeast ¼ of Section 13, Township 19 North, Range 3 East of the 3<sup>rd</sup> Principal Meridian situated in Creek Township, DeWitt County, Illinois.

#### Listing Price

80.00 Acres @\$11,300.00/A = \$904,000.00

#### Lease/Possession

The farm is leased for the 2016 crop year on a cash rent basis. The disposition of those proceeds are negotiable.

#### Contact Information



Dean Kyburz	John Schuler	Steve Myers
Managing Broker	Listing Broker	Broker
217-425-8291	309-962-2901	309-962-2901
	Cell: 309-706-2427	Cell: 309-275-4402

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

301 E Cedar St., Leroy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### DeWitt County FSA Data

Farm #	2758	Tract #	924
Total Acres:	80.95	Tillable Acres:	79.36
Corn Base Acres:	38.4	Soybean Base Acres:	23.4
HEL/Wetlands:	N/A	Program:	Open

#### PLC Payment Yields

Corn Yield:	158	Soybean Yield:	56
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#### Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
13-13-400-001	80.00	\$32,974	\$2,617.24

2015 Drainage Tax Paid in 2016 was \$226.20 (\$2.83/A)

#### Soil Test Results

KSI 2012	pH: 6.0	P1: 89	K: 419	OM: 3.5
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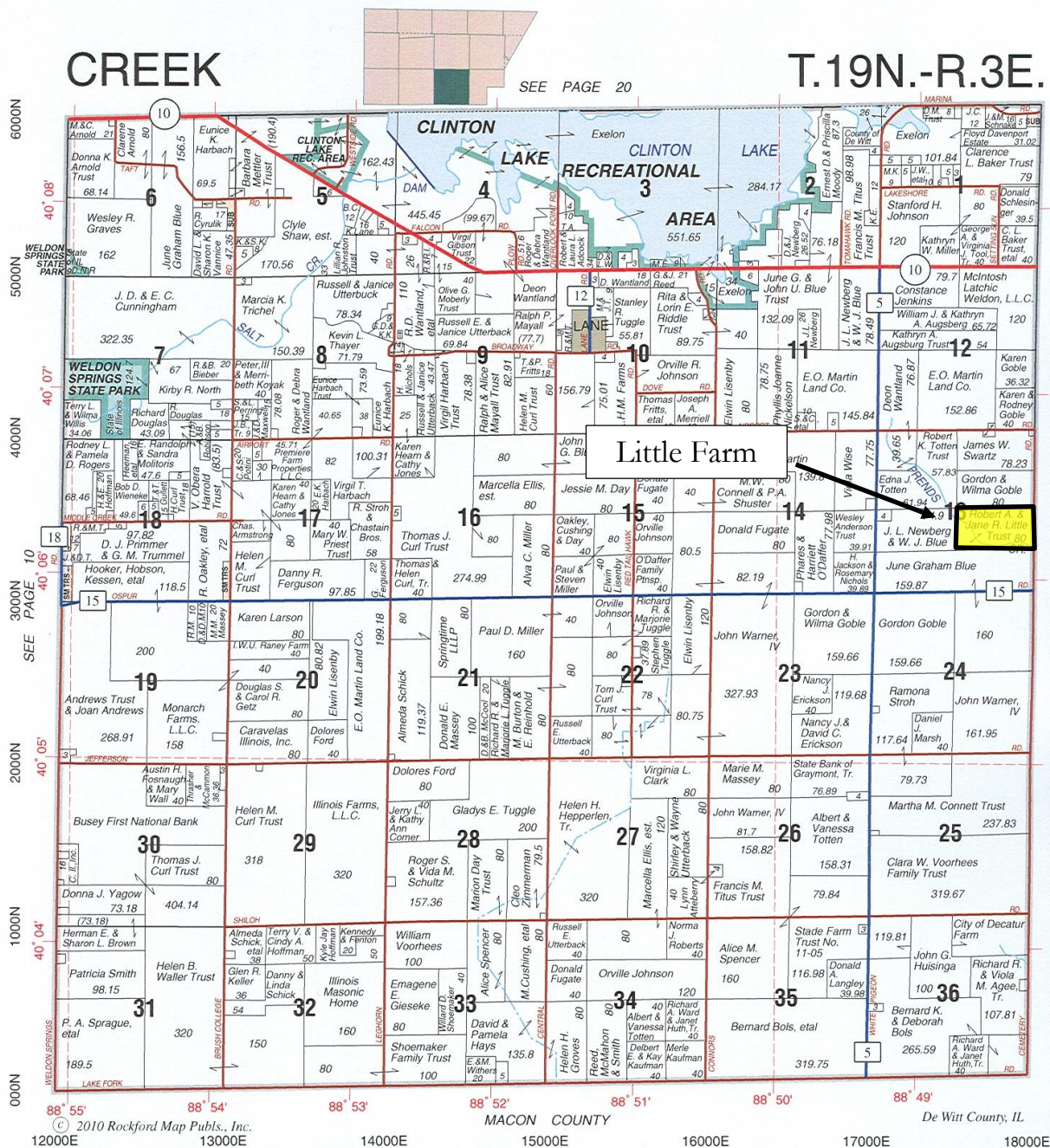
#### Yield History

	Corn	SB
2015	226	X
2014	X	68
2013	189	X
2012	X	65
2011	170	X
2010	130	X
2009	194	55
<b>Average</b>	<b>182</b>	<b>63</b>

**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

# Plat Map



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Phone: 309-962-2901

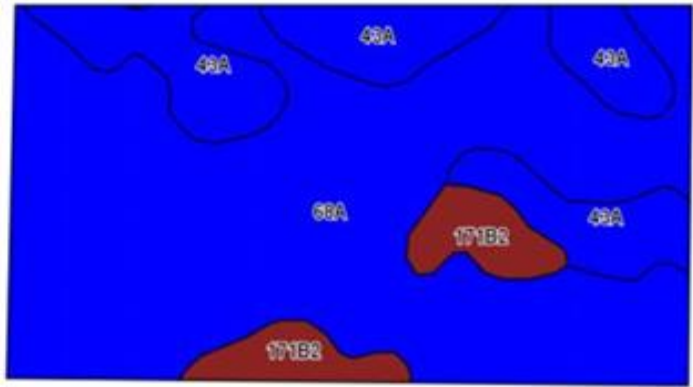
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## Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68A	Sable silty clay loam	57.43	71.8%	192	63	143
43A	Ipava silt loam	16.83	21.0%	191	62	142
171B2	Catlin silt loam	5.74	7.2%	178	56	131
<b>Weighted Average</b>				<b>190.8</b>	<b>62.3</b>	<b>141.9</b>



Licensed Real Estate Broker Corporation

**Dean Kyburz, Managing Broker**

Phone: 217-425-8290

[dean.kyburz@busey.com](mailto:dean.kyburz@busey.com)

**John Schuler, Listing Broker**

Phone: 309-962-2901

Cell: 309-706-2427

[john.schuler@busey.com](mailto:john.schuler@busey.com)

**Steve Myers, Broker**

Phone: 309-962-2901

Cell: 309-275-4402

[steve.myers@busey.com](mailto:steve.myers@busey.com)

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