

Farm for Sale

Busey Farm Brokerage



MCLEAN & DEWITT COUNTY – FARM FOR SALE

Odle Family Management Group LLC, Farm

240.00 +/- Acres

Funks Grove and Waynesville Townships, McLean and DeWitt County, Illinois

Location

The Odle Farm is located at the Southwest corner of the intersection of 50 North Rd and 1075 East Rd. 160 acres in McLean County with the continuous balance in DeWitt County.

Legal Description (Abbreviated)

The West ½ of the Southeast ¼ and the East ½ of the Southwest ¼, all in Section 11, Township 21 North, Range 1 East of the Third Principal Meridian in McLean County, Illinois. The Northwest ¼ of the Northeast ¼ and the Northeast ¼ of the Northwest ¼, all in Section 14, Township 21 North, Range 1 East of the Third Principal Meridian in De Witt County, Illinois.

Listing Price

\$1,700,000.00 or \$7,083.33/acre

Lease/Possession

The farm is leased for the 2017 crop year on a cash rent basis.

Contact Information



| | |
|--------------------|--------------------|
| Steve Myers | John Schuler |
| Managing Broker | Broker |
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busey.com

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McLean County FSA Data

| | | | |
|-----------------|-----------|--------------------------|---------------|
| Total Acres: | 240.09 | Tillable Acres: | 168.40 |
| Corn Base: | 113.00 | Soybean Base Acres: | 27.50 |
| HEL/Wetlands: | 1.1 A CRP | Program: | ARC-CO |
| PLC Corn Yield: | 152 | PLC Soybean Yield: | 36 |
| CRP Acres: | 8.7 | Payment Rate/Expiration: | \$262/A -2020 |

Real Estate Tax Information

| Parcel ID# | Acres | 2016 Assessed Value | 2015 Taxes Payable 2016 |
|---------------|-------|---------------------|-------------------------|
| 01-14-100-002 | 80.00 | \$14,450.00 | \$1,215.36 |
| 34-11-300-002 | 80.00 | \$21,181.00 | \$1,917.74 |
| 34-11-400-001 | 80.00 | \$26,318.00 | \$2,382.84 |

Soil Test Data

Atlanta Ag Center 2009: pH: 7.0 p1:105 K:282

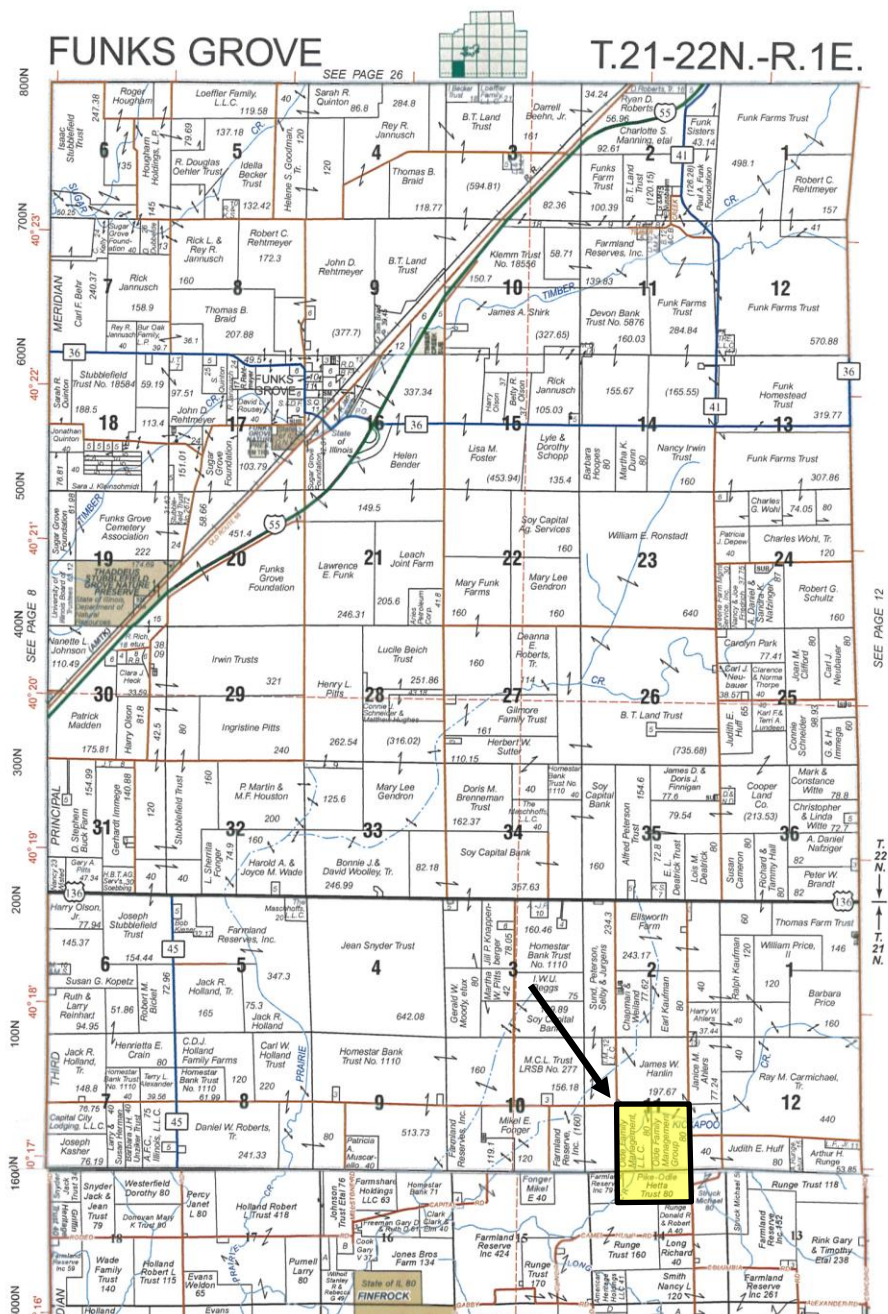
Yield History

| | Corn* | SB* | Corn** | SB** |
|----------------|--------------|-------------|--------------|-------------|
| 2016 | 224 | X | 241 | X |
| 2015 | 124 | 61 | X | 60 |
| 2014 | 250 | X | 258 | X |
| 2013 | 204 | 67 | X | 52 |
| 2012 | 105 | X | 102 | X |
| 2011 | 165 | 59 | X | 47 |
| 2010 | 130 | 52 | 185 | X |
| 2009 | 199 | 63 | X | 63 |
| 2008 | 228 | 46 | 216 | X |
| 2007 | 218 | 68 | 189 | X |
| Average | 184.4 | 59.4 | 198.5 | 55.5 |
| | *Co-mingled | *Co-mingled | Section 14 | Section 14 |

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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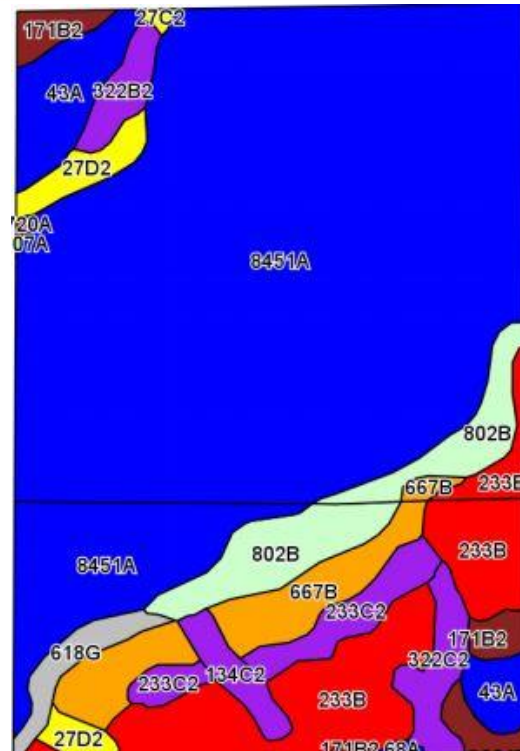
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Aerial Map and Soil Information



| Soil Code | Soil Description | Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|--------|------------------|--------------|-------------|--|
| 8720A | Aetna silt loam | 0.18 | 0.07% | 183 | 58 | 133 |
| 233B | Birkbeck silt loam | 24.70 | 10.28% | 165 | 51 | 121 |
| 233C2 | Birkbeck silt loam | 6.22 | 2.59% | 155 | 48 | 113 |
| 134C2 | Camden silt loam | 2.97 | 1.24% | 154 | 47 | 111 |
| 171B2 | Catlin silt loam | 5.43 | 2.26% | 178 | 56 | 131 |
| 43A | Ipava silt loam | 9.72 | 4.05% | 191 | 62 | 142 |
| 667B | Kaneville silt loam | 11.58 | 4.82% | 176 | 54 | 127 |
| 8451A | Lawson silt loam | 150.56 | 62.69% | 190 | 61 | 140 |
| 27D2 | Miami silt loam | 4.60 | 1.92% | 136 | 44 | 100 |
| 27C2 | Miami silt loam | 0.34 | 0.14% | 142 | 46 | 104 |
| 322B2 | Russell silt loam | 7.37 | 3.07% | 152 | 48 | 110 |
| 68A | Sable silty clay loam | 0.33 | 0.14% | 192 | 63 | 143 |
| 8107A | Sawmill silty clay loam | 0.06 | 0.02% | 189 | 60 | 139 |
| 618G | Senachwine silt loam | 3.25 | 1.35% | 70 | 23 | 51 |
| 802B | Orthents | 12.86 | 5.35% | -- | -- | -- |
| Weighted Average | | | | 180.8 | 57.6 | 132.9 |

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