

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### One Hope United—Edgar County Farms 120.0 Total Acres in Two Tracts

#### Location

Tract 1 is located 3 miles west of Chrisman Illinois in Ross Township and Tract 2 is located 7 miles northeast of Chrisman Illinois in Prairie Township.

#### Legal Description

**Tract 1**— The NE ¼ of the SW ¼ of Section 29, T 16 N, R 12 W of the 3<sup>rd</sup> P.M., located in Edgar County, Illinois, containing approximately 40.0 acres.

**Tract 2**—The S ½ of the SE Lot 3, Section 7, T 16 N, R 10 W, of the 2<sup>nd</sup> P.M.; W ½ of the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ of Section 18, T 16 N, R 10 W, of the 2<sup>nd</sup> P.M. located in Edgar County, Illinois, containing approximately 80.0 acres

#### Listing Price

**Tract 1**— 40.00 Acres @ \$8,750/ac or \$ 350,000 Total

**Tract 2**— 80.00 Acres @ \$9,875/ac or \$ 790,000 Total

**Total**— 120.00 Acres @ \$9,500/ac or \$ 1,140,000 Total

#### Lease/Possession

The lease for these farms is currently open for 2018.

#### Contact Information



**Corey Zelhart, Listing Broker 217-425-8245**

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*busey.com*

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

#### Edgar County FSA Data

|                                         | TRACT 1    | TRACT 2     |
|-----------------------------------------|------------|-------------|
| <b>Farm #</b>                           | 7832       | 7832        |
| <b>Tract #</b>                          | 523        | 379         |
| <b>Total Acres:</b>                     | 39.97      | 80.50       |
| <b>Cropland Acres:</b>                  | 38.00      | 77.58       |
| <b>Corn Base Acres:</b>                 | 24.62      | 49.43       |
| <b>Soy Base Acres:</b>                  | 12.52      | 25.13       |
| <b>Farm Program:</b>                    | ARC-County | ARC -County |
| <b>Price Loss Coverage (PLC) Yields</b> |            |             |
| <b>Corn Yield:</b>                      | 149        | 149         |
| <b>Soybean Yield:</b>                   | 48         | 48          |

#### Real Estate Tax Information

| Parcel ID #      | Acres | 2016 Assessed Value | 2016 Taxes Payable 2017 |
|------------------|-------|---------------------|-------------------------|
| 11-03-29-300-002 | 40.0  | \$16,620.00         | \$1,136.08              |
| 10-05-18-200-001 | 60.0  | \$27,140.00         | \$2,089.40              |
| 10-05-07-400-004 | 20.0  | \$6,510.00          | \$523.62                |

#### Yield History

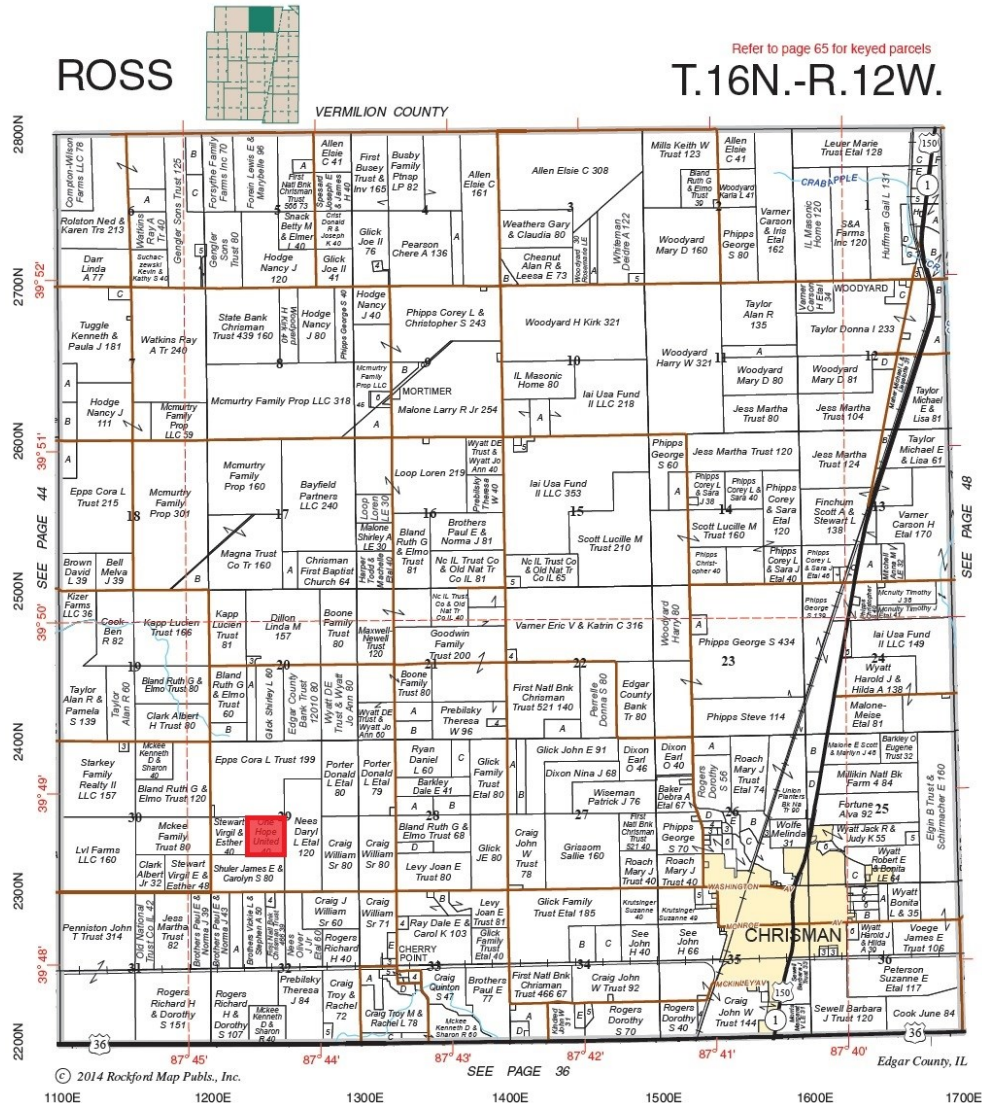
|             | Tract 1    | Tract 2    |
|-------------|------------|------------|
| <b>2017</b> | 61.0 Soy   | 233.0 Corn |
| <b>2016</b> | 163.0 Corn | 74.0 Soy   |
| <b>2015</b> | 72.0 Soy   | 228.0 Corn |
| <b>2014</b> | 140.0 Corn | 68.0 Soy   |
| <b>2013</b> | 62.0 Soy   | 207.0 Corn |

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# Farm for Sale

Plat Map—Tract 1



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**Busey** FARM  
BROKERAGE

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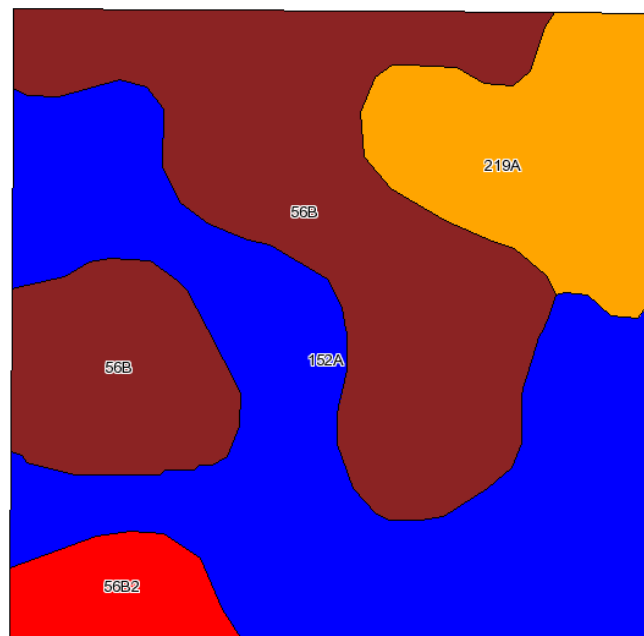
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# Farm for Sale

## Aerial Map and Soil Information Tract 1



| Code             | Soil Description                               | Acres | Percent of field | Ill. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|------------------------------------------------|-------|------------------|--------------------------------------|-----------|---------------|------------------------------------------------|
| **56B            | Dana silt loam, 2 to 5 percent slopes          | 15.8  | 40.5%            |                                      | **178     | **55          | **130                                          |
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes | 15.7  | 40.1%            |                                      | 195       | 63            | 144                                            |
| 219A             | Millbrook silt loam, 0 to 2 percent slopes     | 5.6   | 14.4%            |                                      | 177       | 55            | 129                                            |
| **56B2           | Dana silt loam, 2 to 5 percent slopes, eroded  | 2     | 5.0%             |                                      | **171     | **53          | **124                                          |
| Weighted Average |                                                |       |                  |                                      | 184.3     | 58.1          | 135.2                                          |

### 2017 Soil Test Results

pH: 6.12

P: 65.00

K: 366.78

OM: 3.90

CEC: 20.70



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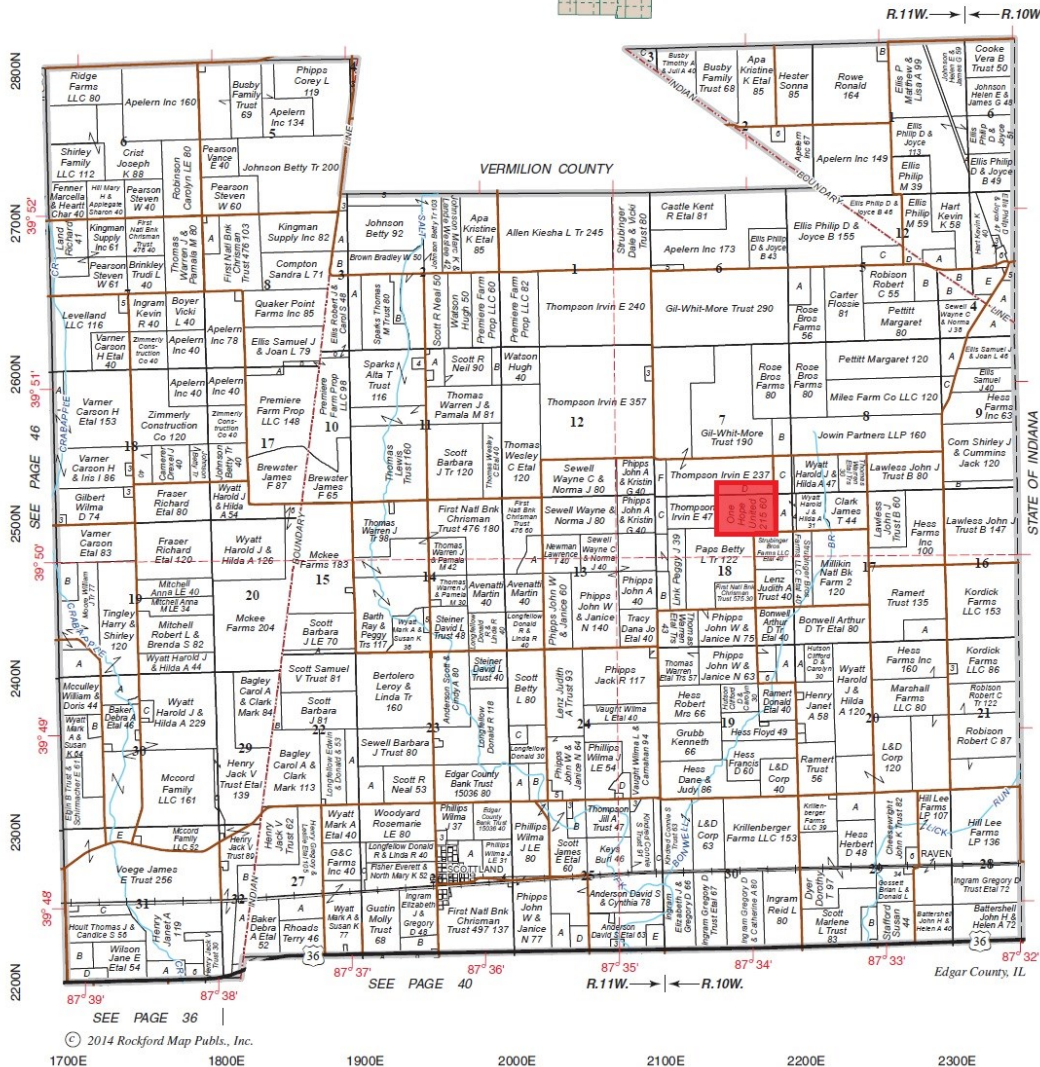
# Farm for Sale

Plat Map—Tract 2

PRAIRIE

T.16N.-R.11-10W.

Refer to page 65 for keyed parcels



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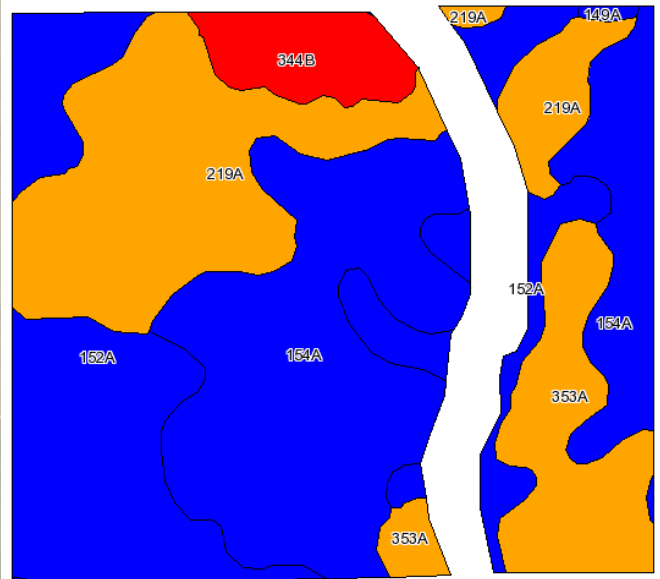
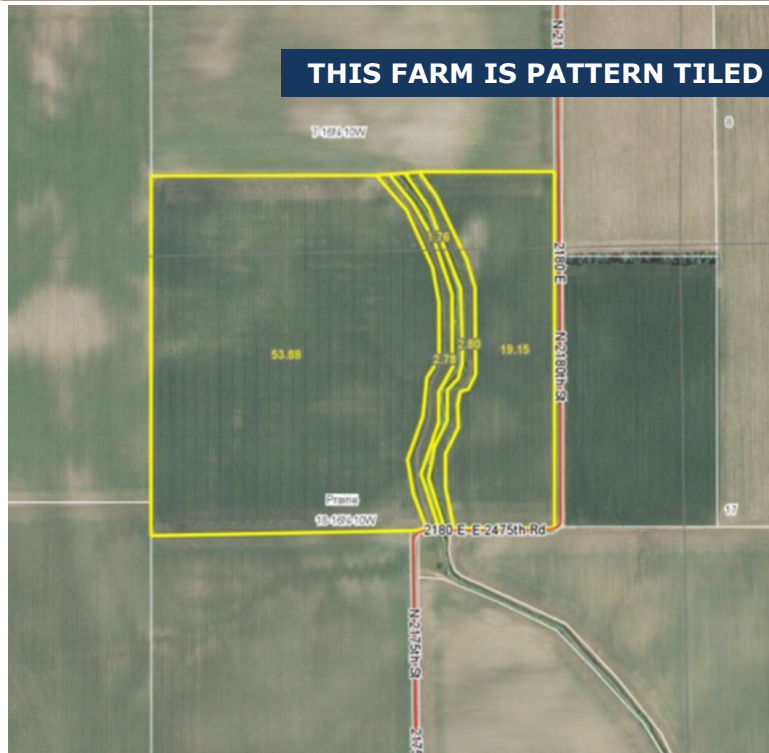
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# Farm for Sale

## Aerial Map and Soil Information Tract 2

**THIS FARM IS PATTERN TILED ON 60 FT. SPACINGS**



| Code             | Soil Description                               | Acres | Percent of field | Ill. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|------------------------------------------------|-------|------------------|--------------------------------------|-----------|---------------|------------------------------------------------|
| 154A             | Flanagan silt loam, 0 to 2 percent slopes      | 25.4  | 34.7%            |                                      | 194       | 63            | 144                                            |
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes | 18.8  | 25.5%            |                                      | 195       | 63            | 144                                            |
| 219A             | Millbrook silt loam, 0 to 2 percent slopes     | 17.2  | 23.6%            |                                      | 177       | 55            | 129                                            |
| 353A             | Toronto silt loam, 0 to 2 percent slopes       | 8     | 11.0%            |                                      | 174       | 56            | 128                                            |
| **344B           | Harvard silt loam, 2 to 5 percent slopes       | 3.8   | 5.0%             |                                      | **169     | **53          | **124                                          |
| 149A             | Brenton silt loam, 0 to 2 percent slopes       | 0.2   | 0.2%             |                                      | 195       | 60            | 141                                            |
| Weighted Average |                                                |       |                  |                                      | 186.8     | 59.8          | 137.7                                          |

### 2016 Soil Test Results

pH: 6.29

P: 65.00

K: 367.26

OM: 3.97

CEC: 15.84

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