Farm for Sale

Busey Farm Brokerage



Farm for Sale

Roby Family Limited Partnership Farm—Macon County 218.73 Acres in Illini Township

Location

This farm is located northwest of Warrensburg, IL on Illinois Route 121.

Legal Description (abbreviated)

218.73 Surveyed Acres in The East Half of Section 5, Township 17 North, Range 1 East of the 3rd P.M., in Illini Township, Macon County, Illinois

Listing Price

218.73 acres x \$10,500/acre = \$ 2,296,665

Lease/Possession

Lease will be open for 2018.

Contact Information



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busey.com

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County FSA Data *Data combined with larger tract.

Farm #	746	Tract #	1682			
Total Acres:	294.83	Cropland Acres:	285.43			
Corn Base Acres:	141.5	Soybean Base Acres:	141.5			
Farm Program:		ARC-County				
Price Loss Coverage (PLC) Yields						
Corn Yield:	164	Sovbean Yield:	55			

164 Soybean Yield: 55

Real Estate Tax Information					
Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017		
08-06-05-400-003*	294.91	141,004	\$12,853.98		

*218.73 acres is combined with this larger tract.

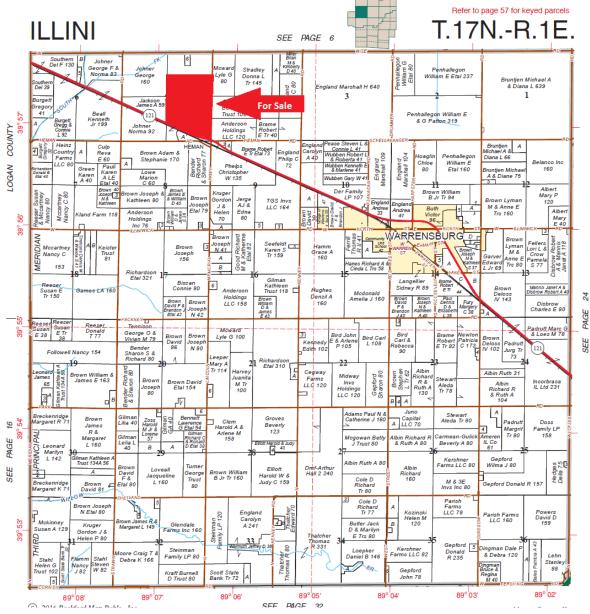
Soil Test Results

pH: 6.6	P:	73.8	K: 303.	1 Organic: 3.56		
Yield Results						
Year		Cor	n Yield	Soybean Yield		
2017			240	NA		
2016			240	69		
2015			181	68		
2014			262	68		

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

Farm for Sale

Plat Map



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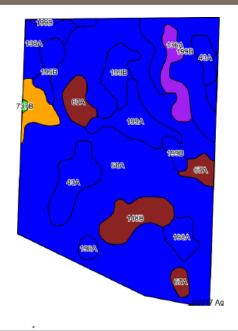


Licensed Real Estate Broker Corporation

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Aerial Map and Soil Information





Area S	Area Symbol: IL115, Soil Area Version: 13						
Code	Soll Description	Acres	Percent of fleid	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable slity clay loam, 0 to 2 percent slopes	120.81	54.9%		192	63	143
"199B	Plano slit loam, 2 to 5 percent slopes	32.29	14.7%		"192	**59	"141
43A	Ipava silt loam, 0 to 2 percent slopes	13.44	6.1%		191	62	142
198A	Elburn silt loam, 0 to 2 percent slopes	12.59	5.7%		197	61	143
199A	Plano slit loam, 0 to 2 percent slopes	9.85	4.5%		194	60	142
67A	Harpster silty clay loam, 0 to 2 percent slopes	9.79	4.4%		182	57	133
**148B	Proctor silt loam, 2 to 5 percent slopes	9.44	4.3%		"183	**57	"134
136A	Brooklyn silt loam, 0 to 2 percent slopes	6.41	2.9%		152	49	112
206A	Thorp silt loam, 0 to 2 percent slopes	5.12	2.3%		170	55	126
**737B	Tama slit loam, very deep to sand, 2 to 5 percent slopes	0.26	0.1%		"186	**59	"138
Weighted Average			189.8	61	140.5		

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



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https://www.ideals.illinois.edu/handle/2142/1027/.

Indexes adjusted for slope and erosion according to Bulletin 811 Table S3