

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Class A Douglas County Farmland 57.29 surveyed acres

Location

This farm is located approximately 3 1/2 miles north of Tuscola

Legal Description (abbrev.)

Part of Section 3, Township 16 North, Range 8 East of the 3rd PM, Douglas County, Illinois

Listing Price / Terms

57.29 acres x \$11,000/acre = \$630,190
~~\$11,500/acre~~

****Owner willing to sell farm on contract for**

Contact Information



Daniel Herriott	Steve Myers	Matt Rhodes
Listing Broker	Managing Broker	Broker
O: 217-351-2757	O: 309-962-2901	O: 217-351-2744
C: 217-722-5979	C: 309-275-4402	C: 217-255-2018

busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101—Fax 217-351-2848

County FSA Information—Farm 6160

*FSA Tract 5471

Total Acres:	110.82	Cropland Acres:	107.45
Corn Base Acres:	55.70	Soybean Base Acres:	51.60
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield:	134	Soybean Yield:	42
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*This tract contains an additional 49.45 cropland acres not included in this sale.

Lease/Possession

The farm is leased for the 2018 crop year. Please contact us for further details of the lease and future possession.

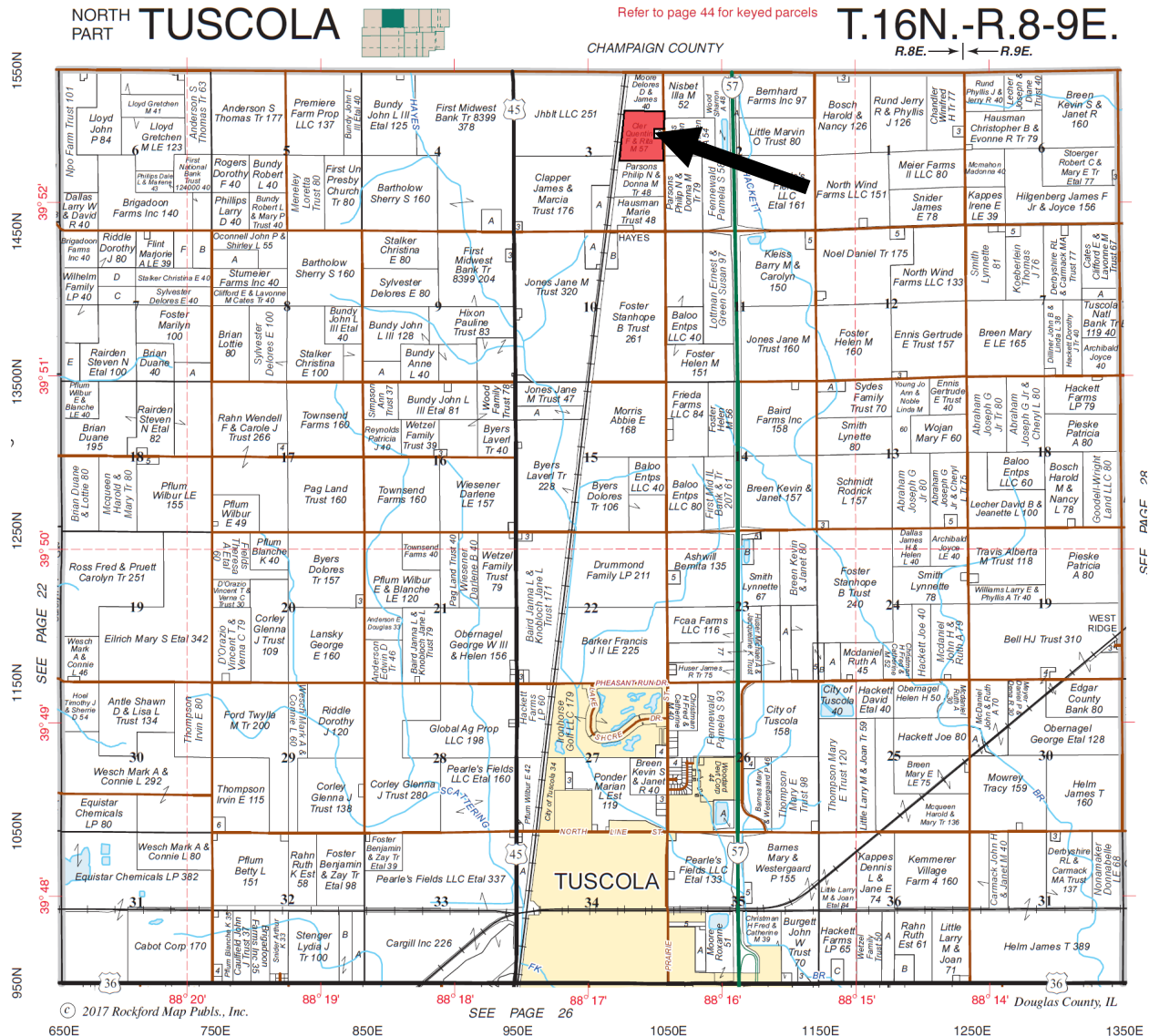
Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
09-02-03-200-002	57.48	\$33,195	\$2,497.30

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

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Plat Map



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Busey FARM BROKERAGE

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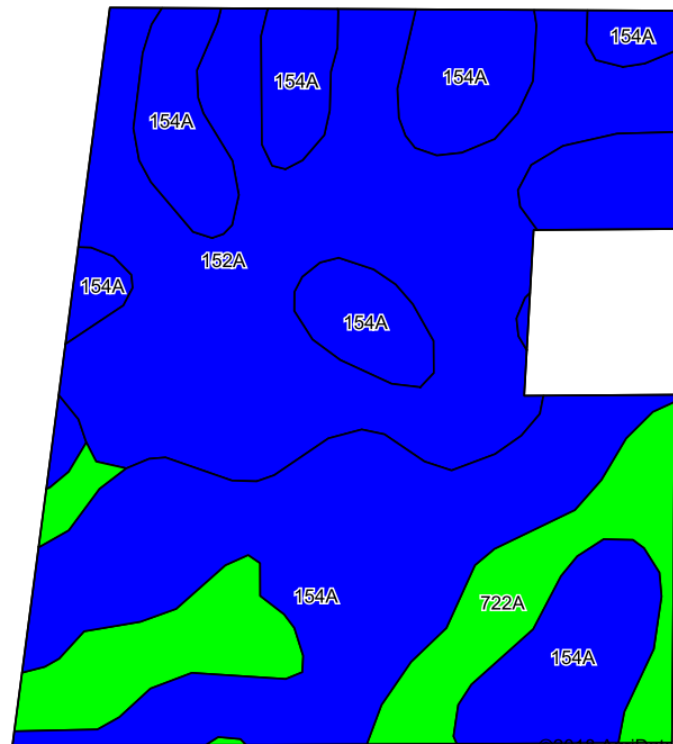
Daniel Herriott, Listing Broker
Matt Rhodes, Broker
Steve Myers, Managing Broker

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Aerial Map and Soil Information



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Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
154A	Flanagan Silt Loam	28.00	49.3%	194	63	144
152A	Drummer Silty Clay Loam	20.77	36.6%	195	63	144
722A	Drummer-Milford Silty Clay Loam	8.03	14.1%	184	60	137
Weighted Average				193	62.6	143.0

****Owner willing to sell farm on contract for deed arrangement under negotiable terms**



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