

Farm for Sale

Multi-use - Income Producing and Recreational Farm along the Mackinaw River



Keith McClure Trust

38.41 Acres at \$4,900.00/acre or \$188,209.00
Martin Township, McLean County, Illinois

Location

The farm is located on the Southwest side of Colfax, IL and is accessed by road 1900 North on the South, 3375 East (South Grove Street) to the East and West South Street on the North. It is 18 miles East of Bloomington-Normal, IL.

Legal Description (Abbreviated)

The SW ¼ of the SE ¼ of Section 3, Township 24 North, Range 3 East in Martin Township, McLean County, IL.

Contact Information



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Managing Broker
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Broker
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Busey.com

301 E Cedar St. LeRoy, IL 61752
(309) 962-2901

Real Estate Tax Information

Tract	Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Due in 2018
1	17-03-451-004	38.41	\$9,997.00	\$825.74

Yield History

	Corn 5 Yr. Avg. 201	Soybeans 5 Yr. Avg. 65
Tract 1		

Lease

The farm is under a custom farming lease for 2018

McLean County FSA Data

Farm #:2594	Tract #: 1896		
Total Acres:	37.38	Tillable Acres:	29.63
Corn Base Acres:	6.50	Soybean Base Acres:	0.00
Wheat Base Acres:	0.00		
CRP:	4.70 Acres at \$150.56/Acre Expires 09/2020		
	15.90 Acres at \$310.25/Acre Expires 09/2026		
	2.20 Acres at \$300.00/Acre Expires 09/2027		

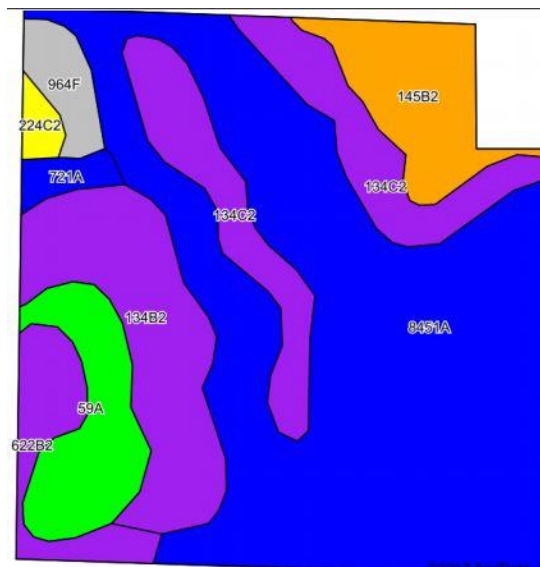
PLC Yields

Corn Yield: 153	Soybean Yield: N/A
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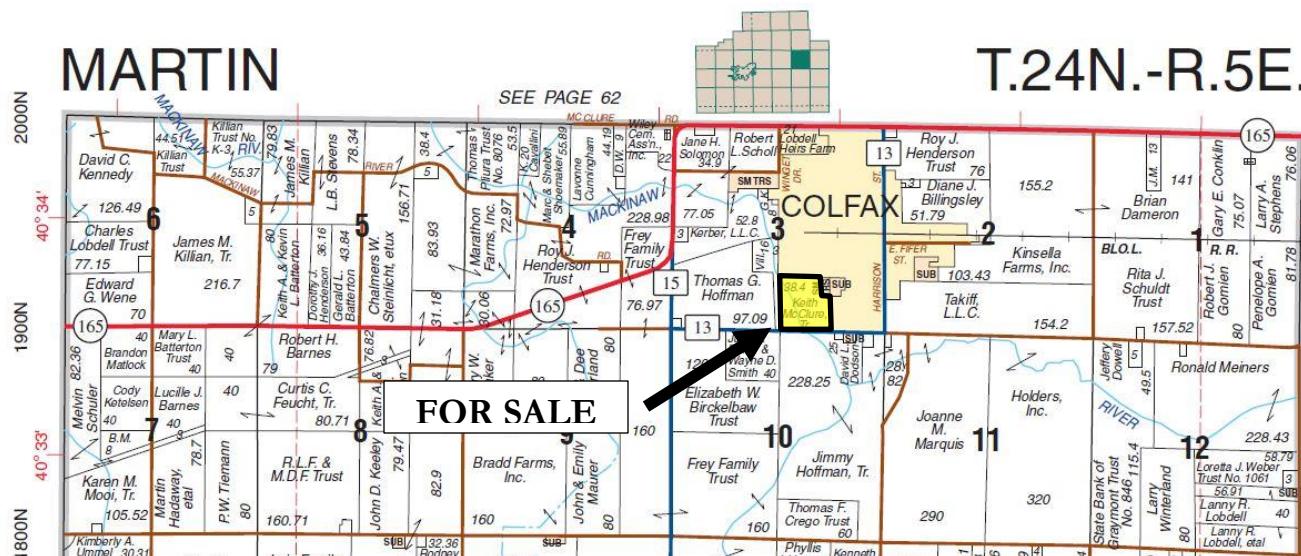
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

Aerial, Soil, and Plat Map Information: 38.41 Taxable Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
8451A	Lawson silt loam	19.84	51.70%	190	61	140
134C2	Camden silt loam	5.03	13.10%	154	47	111
134B2	Camden silt loam	4.67	12.20%	158	48	113
145B2	Saybrook silt loam	2.76	7.20%	170	54	125
59A	Lisbon silt loam	2.66	6.90%	188	59	136
622B2	Wyand silt loam	1.66	4.30%	153	50	114
964F	Miami and Hennepin	0.93	2.40%	111	38	83
721A	Drummer & Elpaso silty clay	0.50	1.30%	194	63	143
224C2	Strawn Loam	0.35	0.90%	130	44	98
Weighted Average				175.8	55.8	128.7



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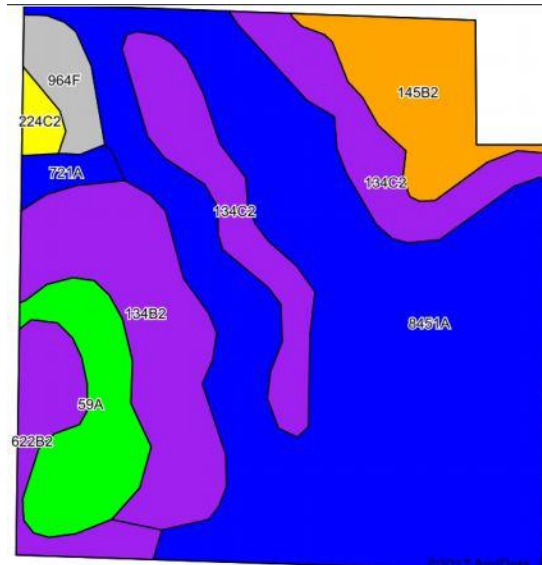
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Land Use Summary

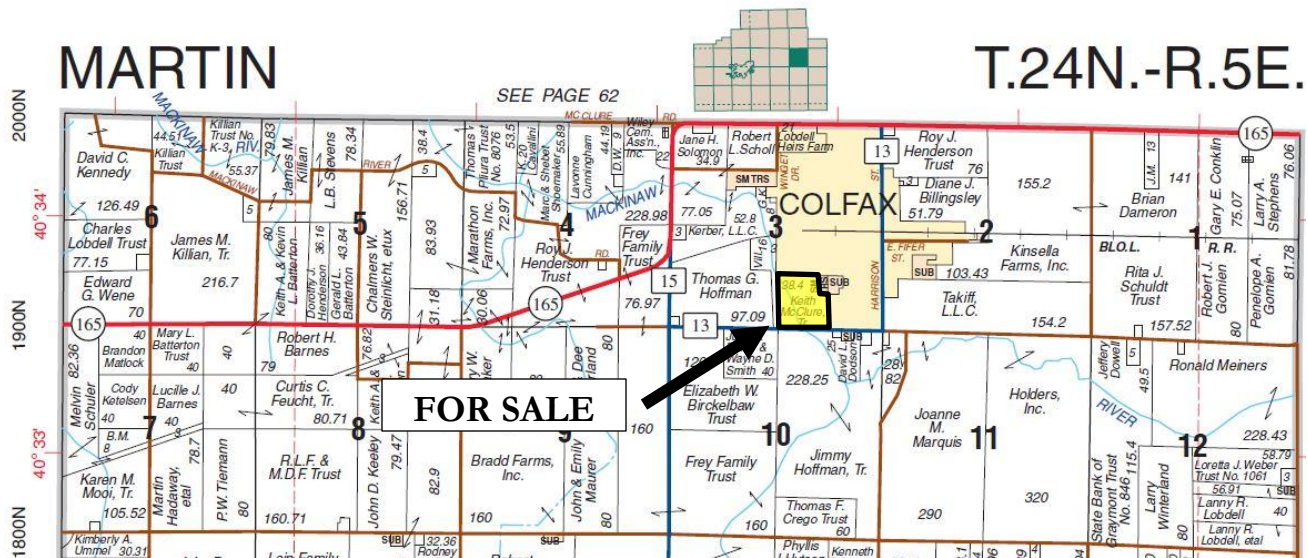


<u>Contract #</u>	<u>Practice</u>	<u>Acres</u>	<u>Payment/Acre</u>	<u>Expiration</u>
1849	CP-21	4.70	\$150.56	September 2020
11559B	CP-42	0.80	\$310.25	September 2026
11559B	CP-42	7.10	\$310.25	September 2026
11559B	Cp-42	8.00	\$310.25	September 2026
11559B	CP-21	.90	\$300.00	September 2027
11684	CP-21	1.30	\$300.00	September 2027
Total CRP Acres:		22.80		
Total Cropland Acres:		6.53		
Cropland A:	5.23 Acres	125.8 PI	Lisbon, Camden, Wyonet, and Lawson Soils Saybrook soil	
Cropland B:	1.30 Acres	125.0 PI		

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