

Farm for Sale

Busey Farm Brokerage



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Lone Tree Farm #1 – Macon County 75 Acres in Long Creek Township

Location

This farm is located approximately 1 mile south of Il Rt. 36 in Long Creek south of Bentonville Road.

Legal Description (abbreviated)

The NE 1/4 of the SW 1/4 of Sec 35, T16N, R3E and the NW 1/4 of the SW 1/4 Lots 1, 2, 3, & 4 of Sec 35, T16N R3E, Macon County, Illinois.

Listing Price

75 acres x \$9,300/acre
\$697,500.00 in Total

Lease/Possession

Lease is open for 2020

Contact Information



Tom Courson, Listing Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296
Steve Myers, Managing Broker 309-962-2311

busey.com

259 E. South Park—Decatur, IL 62523
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County FSA Data

Farm #	4717	Tract #	2862
Total Acres:	75	Cropland Acres:	70.42
Corn Base Acres:	35.6	Soybean Base Acres:	34.8
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield:	153	Soybean Yield:	48
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Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
09-13-35-300-002	35	18,736	\$1,279.78
09-13-35-300-001	40	13,415	\$916.32

Soil Test Results

pH: P: K: Organic:

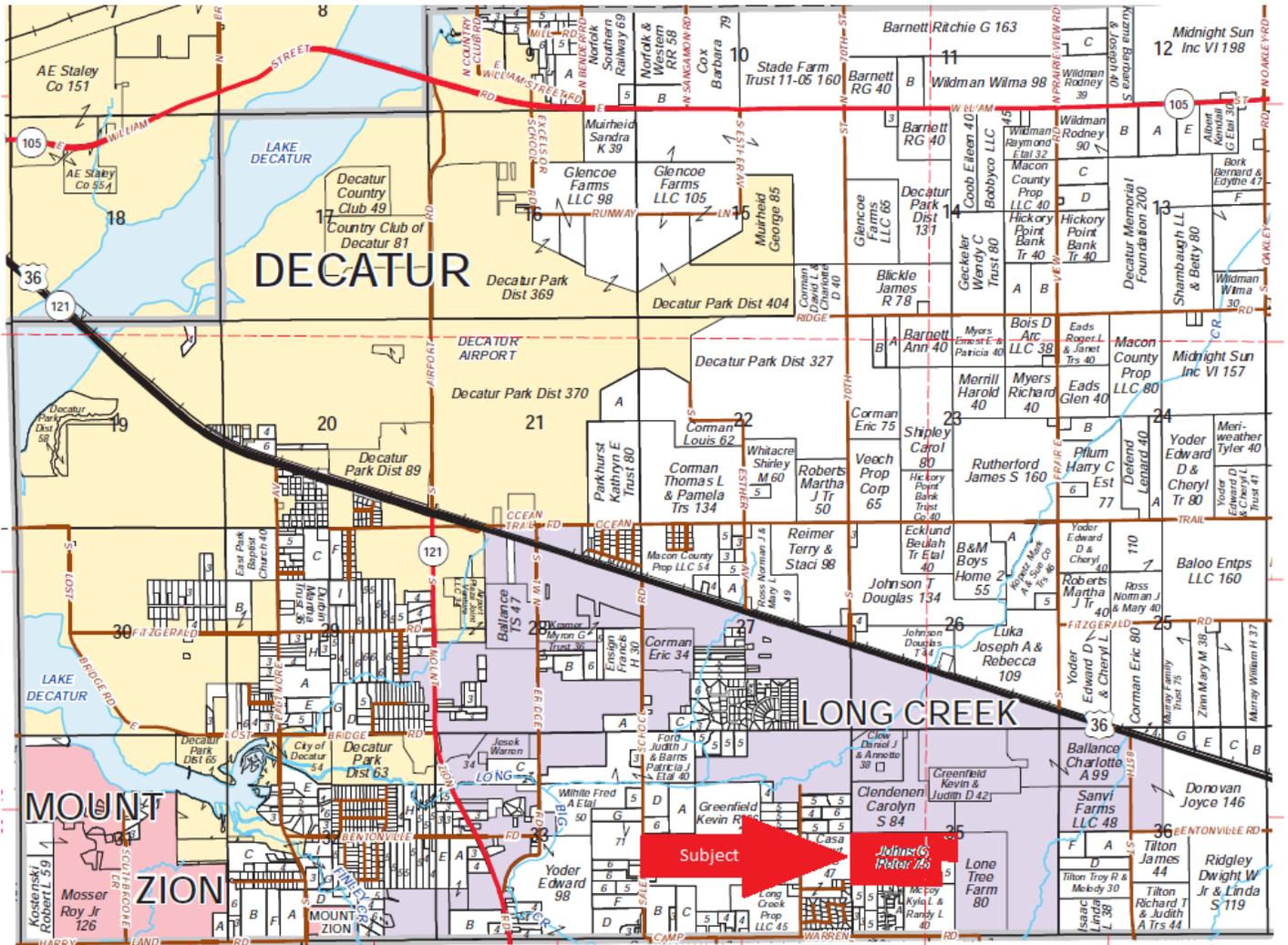
Yield Results

Year	Corn Yield	Soybean Yield
2018		63
2017	206	
2016		71
2015	200	

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— Long Creek Township



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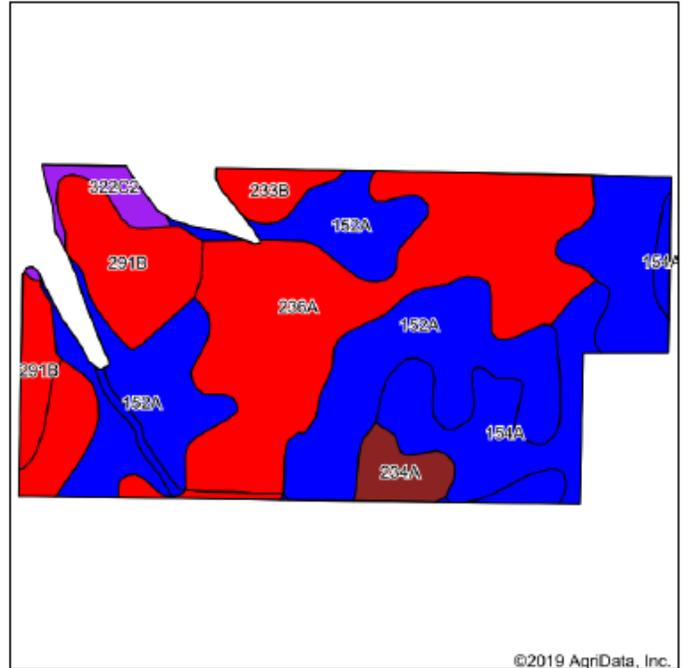
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Aerial Map and Soil Information



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Area Symbol: IL115, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.12	38.2%		195	63	144
236A	Sabina silt loam, 0 to 2 percent slopes	23.86	33.6%		168	52	122
154A	Flanagan silt loam, 0 to 2 percent slopes	7.67	10.8%		194	63	144
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	7.25	10.2%		**160	**50	**117
234A	Sunbury silt loam, 0 to 2 percent slopes	2.00	2.8%		179	57	131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	1.62	2.3%		**165	**51	**121
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	1.43	2.0%		**149	**47	**108
Weighted Average					180.2	57.2	132.2

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