

Farm for Sale

Busey Farm Brokerage



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Lynn & Charlotte Rainey Farm

76.69 +/- Acres in One Tract, Willow Branch Township, Piatt County, Illinois

Location

Approximately 4 miles West of Bement located on the corner of 1000N and 500E

Legal Description (abbreviated)

The North Half of the Northwest Quarter of Section 16, Township 17N, Range 5E, of the 3rd P.M., Piatt County, Illinois.

Lease/Possession

The farm is currently under lease for 2020. The farm is lease free for 2021.

Contact Information



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Listing Price

76.69 acres x \$10,250/acre or \$786,072.50

County FSA Data

Farm #	1434	Tract #	797
Total Acres:	80.0	Cropland Acres:	72.53
Corn Base Acres:	35.6	Soybean Base Acres:	35.5
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield: Soybean Yield:

Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-16-17-005-004-00	80	85,621.00	6,193.00

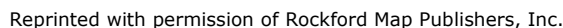
*Parcel ID includes 3.31 acres of house lot which is to be sold separately

Yield Results

Year	Corn Yield	Soybean Yield
2019	206.0	58.0
2018	208.3	74.2
2017	182.9	45.2
2016	184.3	75.6

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map—Willow Branch Township

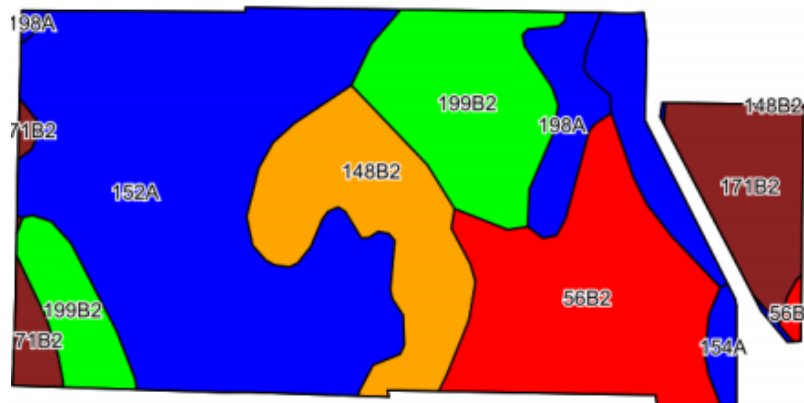


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Aerial Map & Soil Information



Area Symbol: IL 147. 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	30.17	42.6%		195	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	12.28	17.3%		**171	**53	**124
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	10.41	14.7%		**184	**57	**135
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	8.39	11.8%		**176	**55	**128
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	6.13	8.6%		**178	**56	**131
198A	Elburn silt loam, 0 to 2 percent slopes	2.69	3.8%		197	61	143
154A	Flanagan silt loam, 0 to 2 percent slopes	0.83	1.2%		194	63	144
Weighted Average					185.6	58.8	136.2

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: <http://soilproductivity.nres.illinois.edu/>

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



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Additional Photos



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