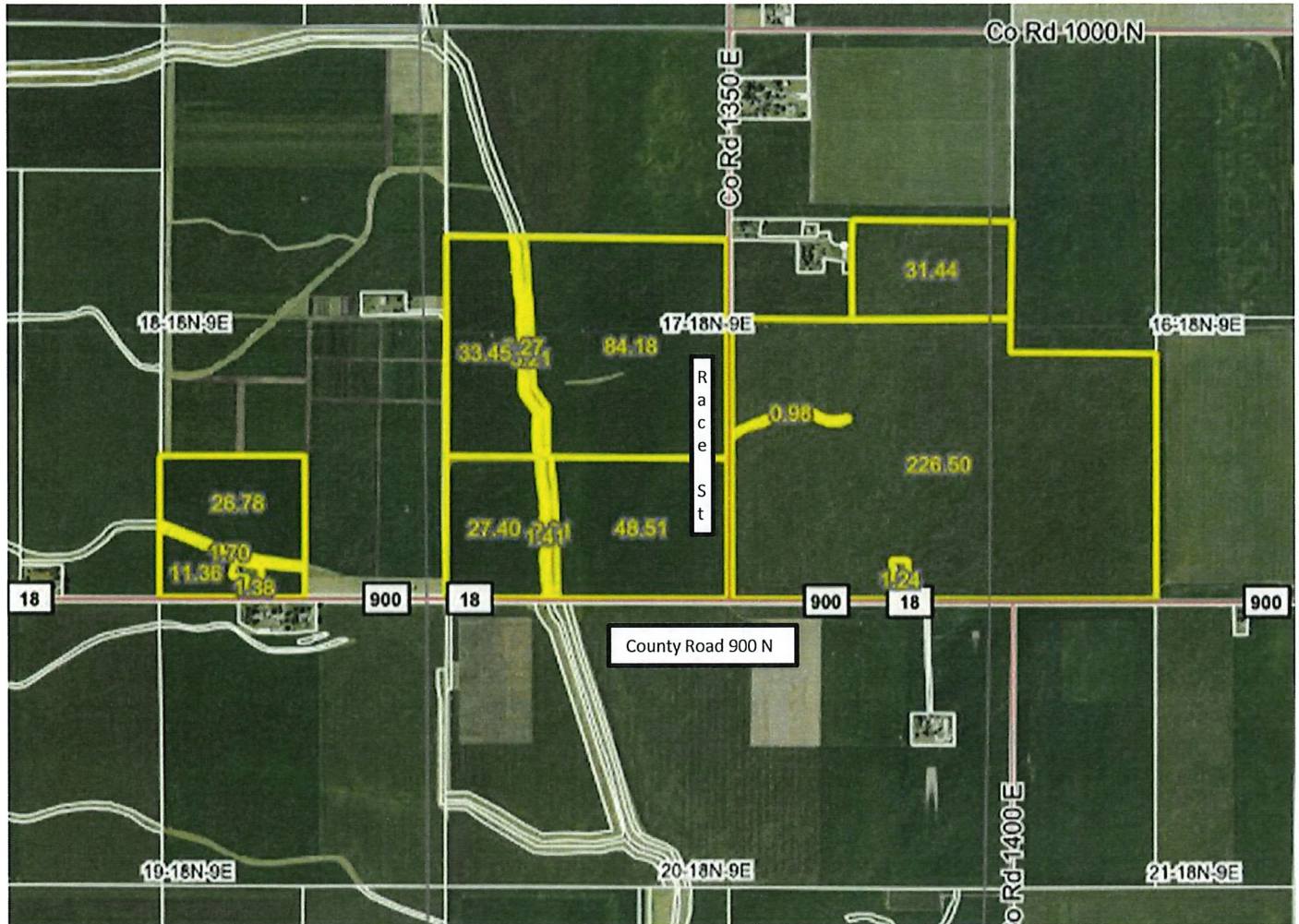


FARMLAND FOR SALE

BUSEY FARM BROKERAGE



LISTING PRICE

\$18,950.00/Acre
504.41 Taxable Acres x
\$18,950/Acre = \$9,558,569.50

STEVE MYERS, MANAGING BROKER

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309-275-4402 (Cell)

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busey.com

301 E. Cedar Street, LeRoy, IL 61752

COTTRELL-HARTMAN FARM
PHILO TOWNSHIP
CHAMPAIGN, IL
504.41 TAXABLE ACRES

Busey FARM
BROKERAGE

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FARMLAND FOR SALE

COTTRELL-HARTMAN FARM - CHAMPAIGN COUNTY, IL
504.41 TAXABLE ACRES

LOCATION

From IL-130, go West on County Road 900 North for 2 miles. Farm is located on the North side of the road. 2 miles Northwest of Philo, IL.
3 Miles East of US Highway 45
Coordinates: 40.011346, -88.199368

LEASE/POSSESSION

The farm is lease free for the 2026 crop year.

ADDITIONAL INFORMATION

- Buyer to cooperate in a 1031 exchange.
- Buyer to reimburse Seller for Fall Tillage and Limestone Applied, as follows
Tillage \$13,382.58
Limestone \$43,020.18
Total \$56,402.76
-Details provided upon request

CHAMPAIGN COUNTY FSA DATA (Combined)

Farm # 2428, 2238 Tract # 4105,4109,4096,4110

Total Acres: 504.12 Cropland Acres: 496.12

Corn Base Acres: 259.4 Soybean Base Acres: 224.4

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 157 Soybean PLC Yield: 48

5.52 Acres CRP

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MARK NEMEC, LISTING BROKER
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512-289-7129 (Cell)
mark.nemec@busey.com

SOIL TEST RESULTS

May 2025	pH	P (lb/ac)	K (lb/ac)
East 257.38 Ac	5.6	81.4	319
West 225.74 Ac	6.0	63.4	349

IMPROVEMENTS

The only improvements are on the West 40 acres, 3 grain bins and 1 machine shed.

FARM PRODUCTION

	Corn	Soybean
2025	241.8	72.1
2024	238.2	84.9
2023	223.1	80.5
2022	219.1	72.2
2021	244.3	76.1

REAL ESTATE TAX INFORMATION

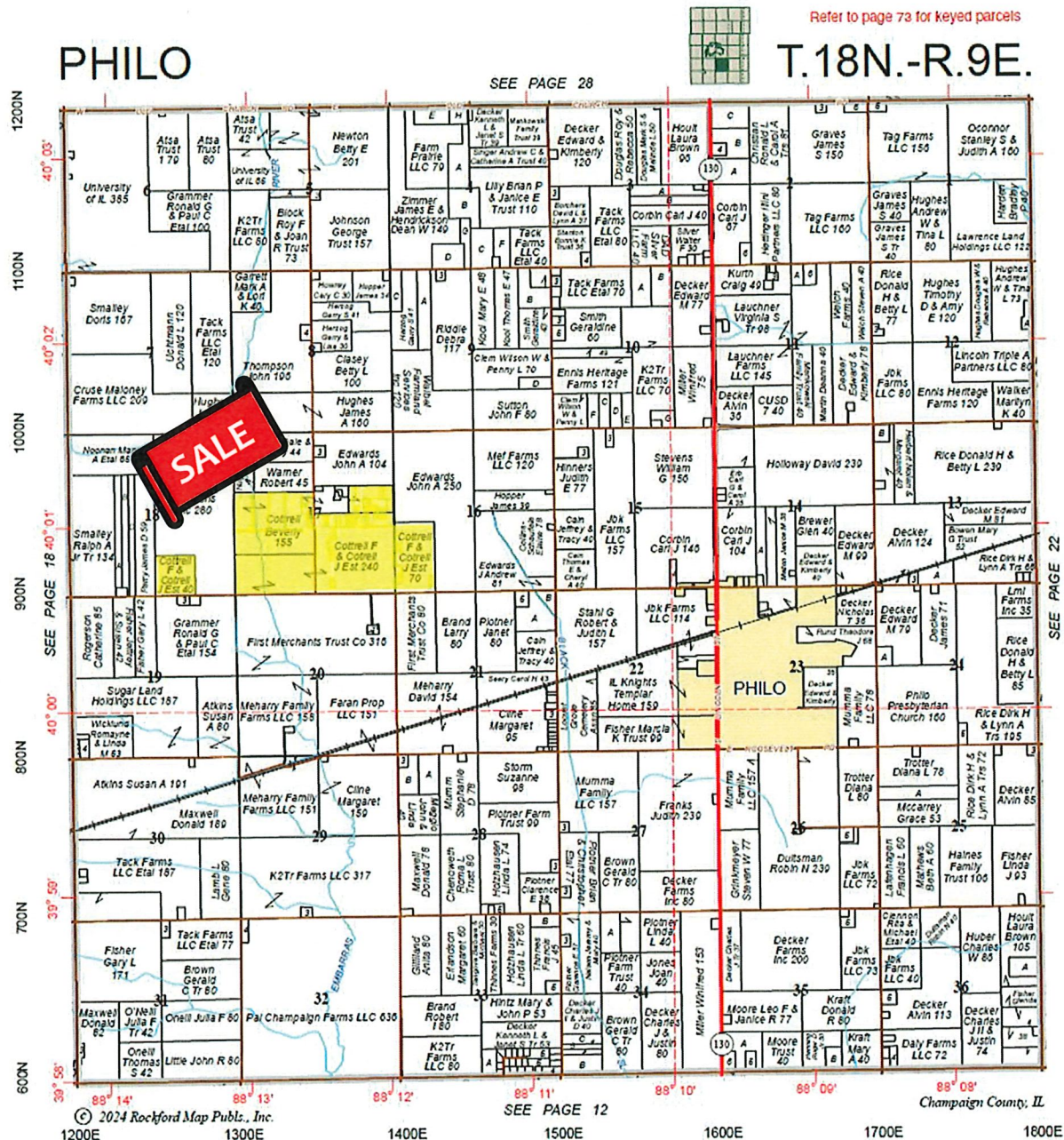
Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Paid 2025
19-27-16-300-001	70.00	\$61,320.00	\$3,686.73
19-27-17-200-005	30.44	\$24,120.00	\$1,417.52
19-27-17-300-001	124.28	\$80,690.00	\$4,570.70
19-27-17-300-002	80.00	\$54,140.00	\$3,353.16
19-27-17-400-001	159.69	\$132,330.00	\$7,948.33
19-27-18-400-002	40.00	\$43,200.00	\$2,624.52

Busey FARM BROKERAGE

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FARMLAND FOR SALE

COTTRELL-HARTMAN FARM - CHAMPAIGN COUNTY, IL
504.41 TAXABLE ACRES



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Busey FARM
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COTTRELL-HARTMAN FARM - CHAMPAIGN COUNTY, IL
504.41 TAXABLE ACRES



Weighted Average	188.4	60.7	139.4
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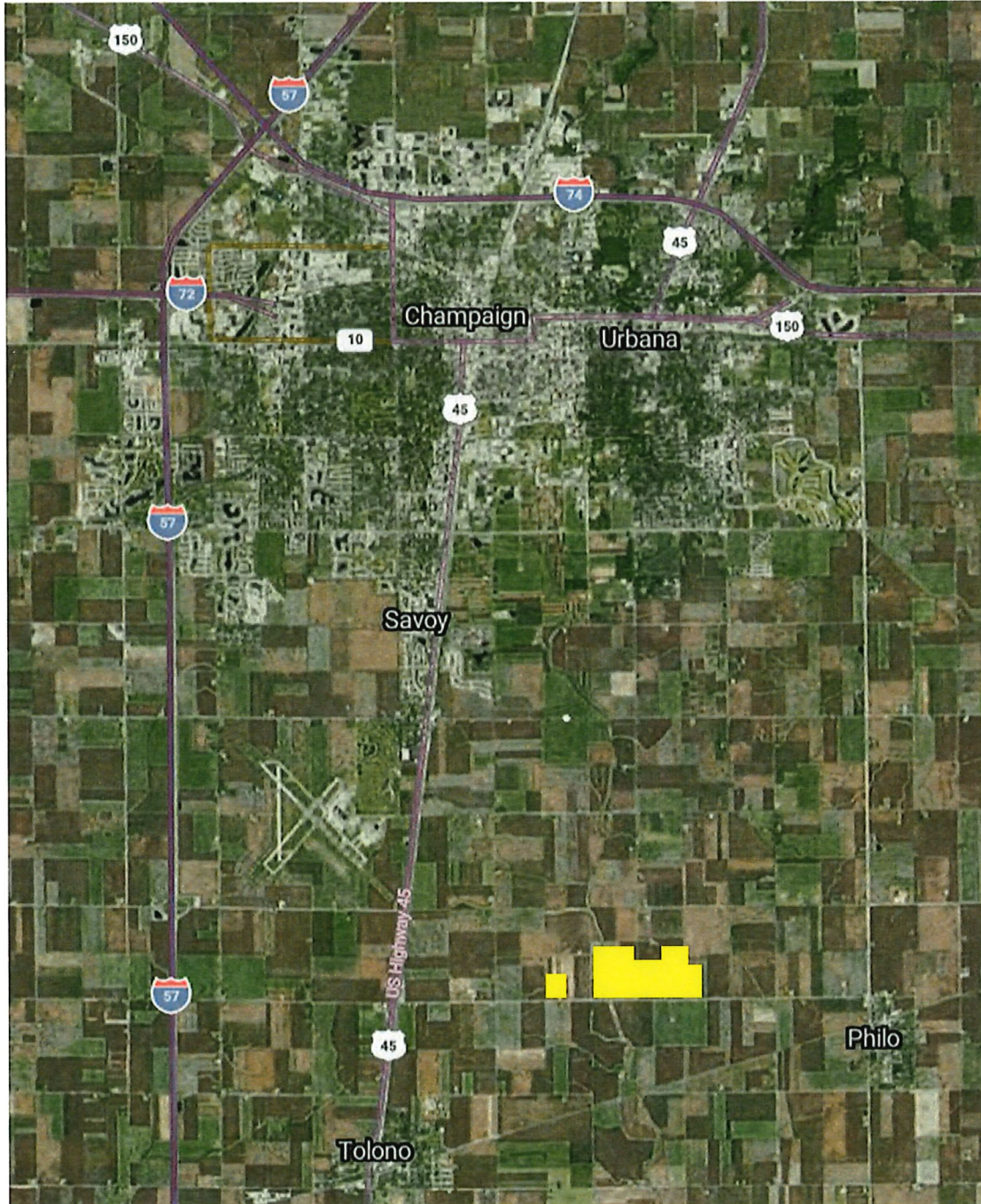


Busey FARM
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