

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



**IRWIN FARM
DOWNS TOWNSHIP
MCLEAN COUNTY, IL
80.00 TAXABLE ACRES**

CONTACT INFORMATION

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309-962-2901

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LISTING PRICE

\$18,000/Acre

**80.00 Taxable Acres x \$18,000/Acre
= \$1,440,000.00**

Busey FARM
BROKERAGE

busey.com 301 E. Cedar Street, LeRoy, IL 61752

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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LOCATION

Located along North 2000 East Road, ¼ mile north of East 300 North Road.

From US Highway 136, go north 1.25 miles on North 2000 East Road.

Coordinates: 40.331149, -88.881201

LEGAL DESCRIPTION

The North ½ of the Southeast ¼ of Section 29, Township 22 North, Range 3 East of the Third Principal Meridian, McLean County, IL

EDGAR COUNTY FSA DATA

Farm # 12684

Tract # 4659

Total Acres: 80.65

Cropland Acres: 80.65

Corn Base Acres: 40.30

Soybean Base Acres: 40.30

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 185

Soybean PLC Yield: 54

FARM PRODUCTION

	Corn	Soybean
2025	X	81.62
2024	275.59	X
2023	X	76.85
2022	261.34	X

LEASE/POSSESSION

The farm is under a cash rent lease for the 2025 crop year. The Seller/Tenant will retain all income attributable to the 2025 crop year and before and will pay all expenses for the same. The farm is lease free for the 2026 crop year.

SOIL TEST RESULTS

2022 pH: 6.1 P: 113 K: 339

174 Ton of Lime applied in 2022

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
29-29-400-001	80.00	\$64,261	\$5,297.74

OTHER INFORMATION

The farm is signed into the Diamond Grove Wind Farm Project.

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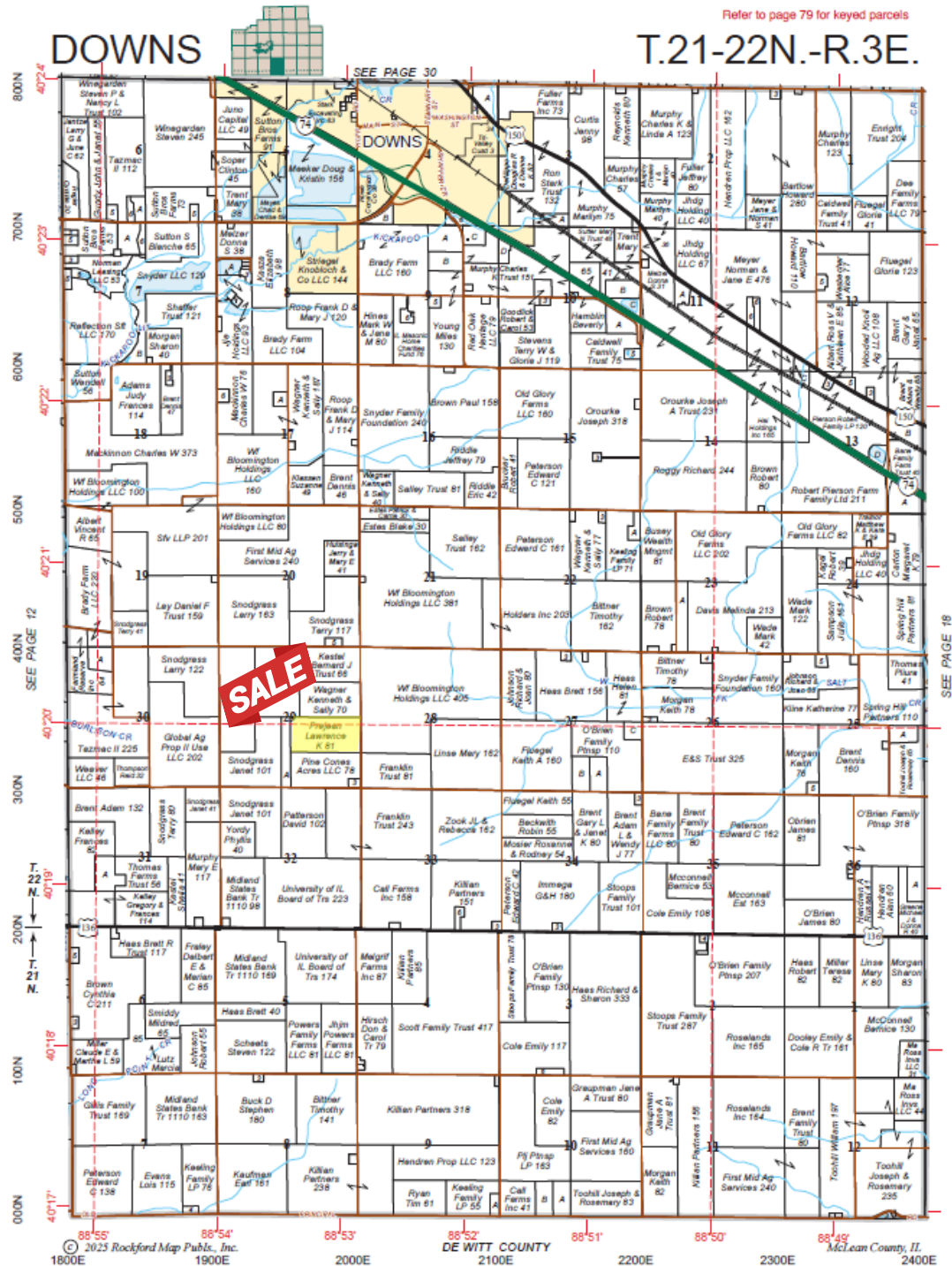
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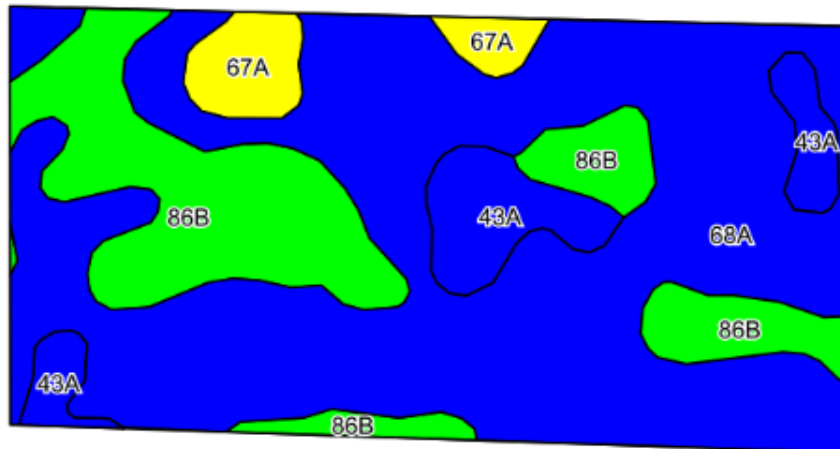
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
68A	Sable Silty Clay Loam	52.43	65.0%		192	63	143
86B	Osco Silt Loam	18.36	22.8%		187	59	138
43A	Ipava Silt Loam	6.38	7.9%		191	62	142
67A	Harpster Silty Clay Loam	3.48	4.3%		182	57	133
Weighted Average					190.4	61.8	141.4

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