

# Farm For Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY - FARM FOR SALE

### **Elliott Farm** 133.03 Surveyed Acres Condit Township, Champaign County, Illinois

#### Listing Price

**133.03 Ac x \$13,500/Ac = \$1,795,905.00**

#### Legal Description

A part of Section 4, T21N, R8E of the 3rd PM, Condit Township, Champaign County, Illinois (see attached survey of the farm)

#### Lease/Possession

The Farm is lease free for 2022. Sale of the farm is subject to close after June 1, 2022. Seller & Buyer to agree on Operating terms based on the closing date.

#### Contact Information



Steve Myers	Eric Roberts
Managing Broker	Broker
O: 309-962-2901	O: 217-351-6555
C: 309-275-4402	C: 217-772-1082

[busey.com](http://busey.com)

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-353-7101 Fax: 217-351-2848

#### Location

The Farm is located on the East side of 800E, 1/2 mile South of U.S. Rte. 136. 2.9 miles East of Fisher, IL, 2.6 miles Southwest of Dewey, IL

#### Real Estate Tax Information

Parcel ID #	Acres	2020 Assessment
07-08-04-100-013	133.03	\$50,720.00

#### Champaign County FSA Information (comingled)

Farm #	9671	Tract #	100-012
Total Acres:	133.03	Cropland Acres:	133.03
Corn Base:	94.24	Soybean Base:	62.21
Farm Program:	ARC County-SOY, PLC -Corn		
<b>Price Loss Coverage (PLC) Yields</b>			
Corn Yield:	133	Soybean Yield:	44

#### Yield History

	Corn	Soybeans
2021	208	X
2020	X	78
2019	201	X
2018	X	74
2017	205	X
2016	X	65

#### Soil Test Data

pH: 6.4 P: 102 K: 453

**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

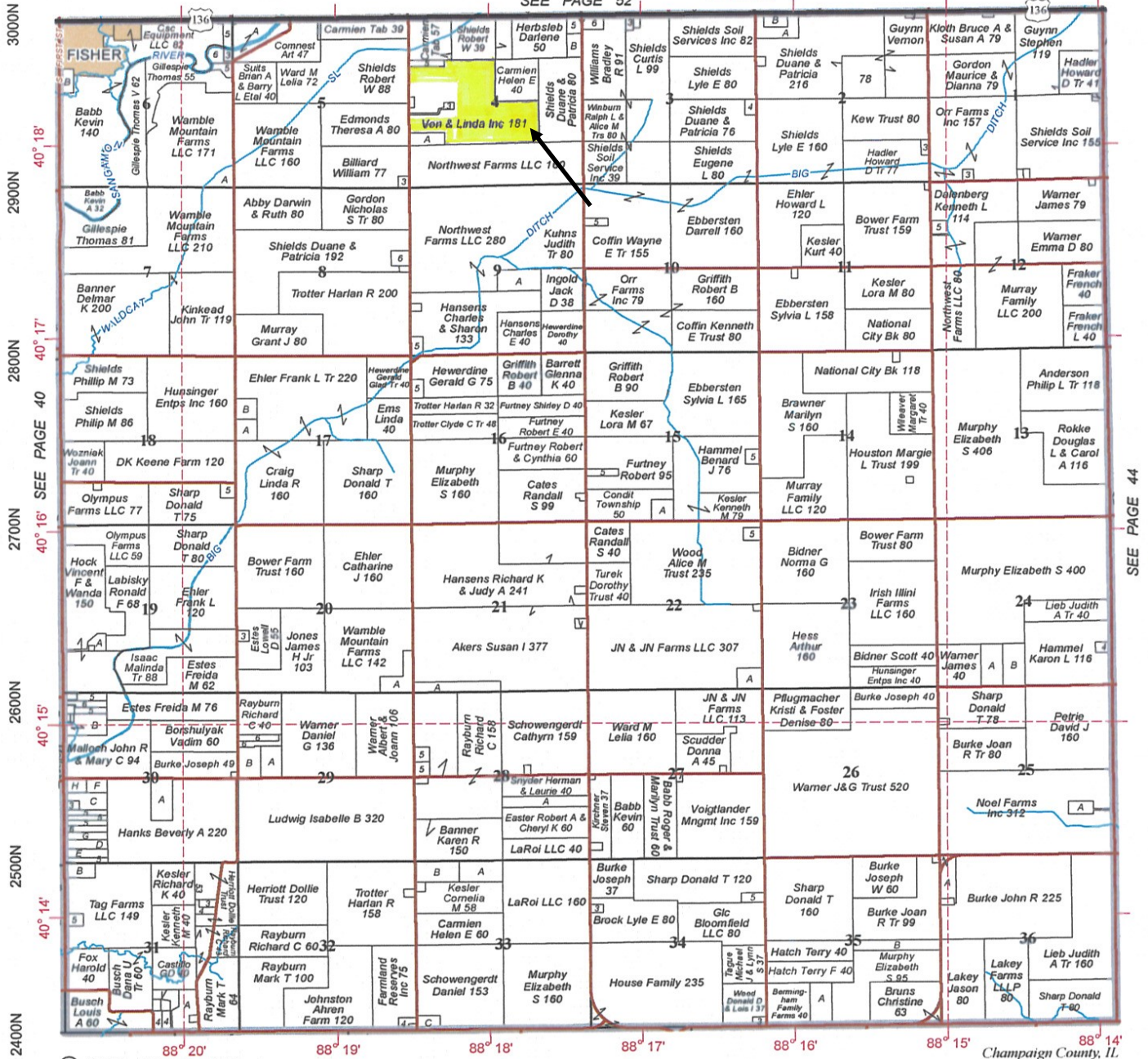
# Plat Map - The Elliott Farm

For Sale 133.03 Acres

CONDIT

T.21N.-R.8E.

SEE PAGE 52



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SEE PAGE 34

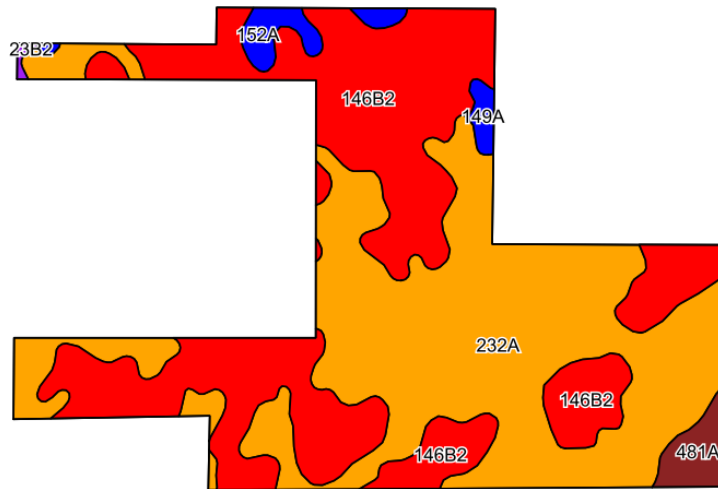
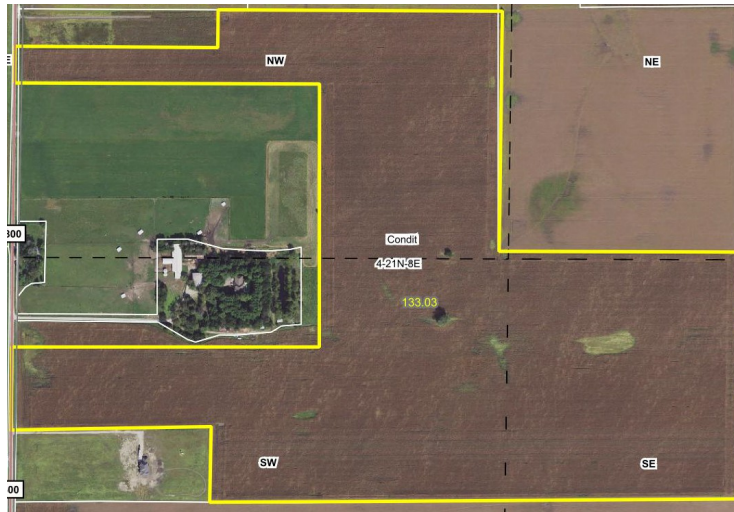
SEE PAGE 36

600E 700E 800E 900E 1000E 1100E 1200E



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# Aerial Map and Soil Information



Area Symbol: IL019, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	65.86	49.5%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	58.49	44.0%		**160	**52	**119
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.25	3.2%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.68	2.0%		183	58	134
149A	Brenton silt loam, 0 to 2 percent slopes	0.90	0.7%		195	60	141
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.85	0.6%		**150	**48	**110
Weighted Average					166.7	54.5	124.2



Licensed Real Estate Broker Corporation

**Steve Myers, Managing Broker**

Phone: 309-962-2901

Cell: 309-275-4402

[Steve.Myers@busey.com](mailto:Steve.Myers@busey.com)

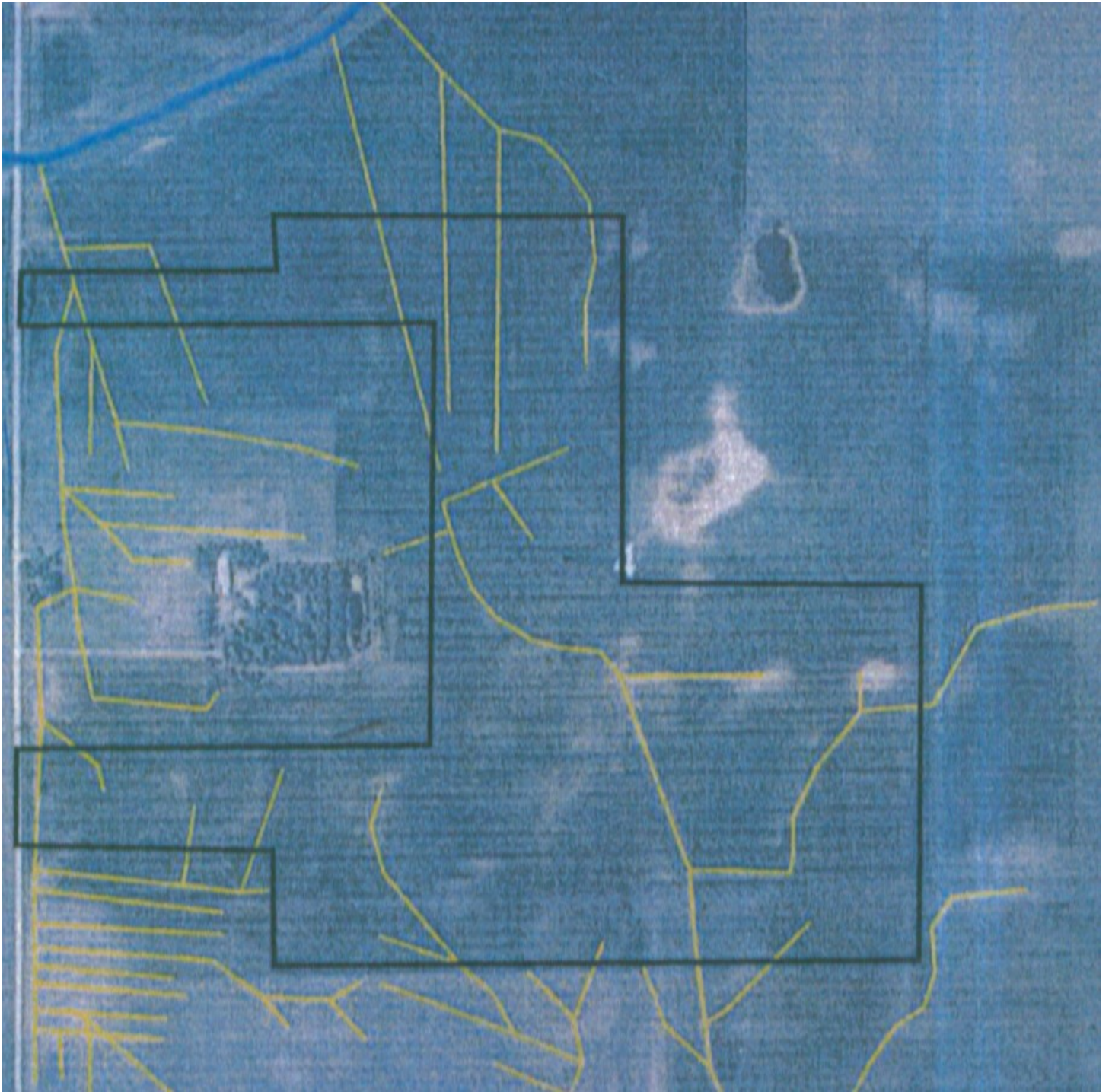
**Eric Roberts, Broker**

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Cell: 217-772-1082

[Eric.Roberts@busey.com](mailto:Eric.Roberts@busey.com)

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# PLAT OF SURVEY

## A PART OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

SURVEYOR/ENGINEER  
PRECISION ENGINEERING GROUP, INC.  
CHAMPAIGN, IL 61824-0784  
PH. 217-607-8489



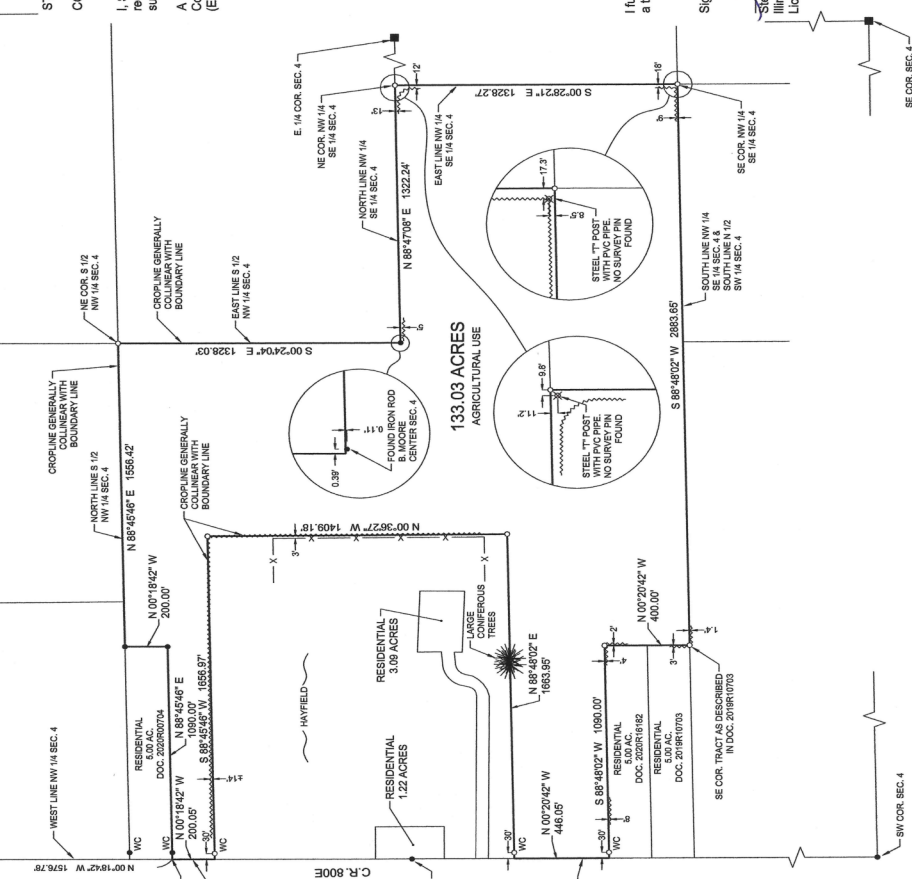
POINT OF COMMENCEMENT  
NE COR. SEC. 4, T. 21 N.,  
R. 8 E., S. 30D P.M.  
MONUMENT PLAT

LOCATION MAP  
NOT TO SCALE

- LEGEND**
- BOUNDARY OF TRACT SURVEYED
  - EXISTING LOT LINE
  - FENCE LINE
  - CROP LINE
  - S 90°00'00" W 100.00' MEASURED BEARING & DIMENSION
  - (S 90°00'00" W 100.00') RECORD BEARING & DIMENSION
  - FOUND IRON ROD
  - SET 1/2" X 30" IRON ROD WITH PLASTIC CAP PLS 3178/PLS 3920"
  - FOUND WITNESS CORNER/SET WITNESS CORNER
  - MONUMENT VAULT OR TABLET

**SURVEYOR'S NOTES**

- Field work was completed for this project on May 13, 2021.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- I set or found the corner monuments as shown on the Plat.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- There has been no investigation or independent search for easements or other encumbrances, restrictive covenants, or other interests in the land or other factors which may affect the title or ownership of this parcel.
- The tract of land is located in Zone "X" (area of minimal flood hazard) on the Special Flood Hazard Area identified for the County of Champaign, Illinois (Community Number 8894) by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 17019C0175D, dated October 2, 2013.
- A strip of land along the West side of the tract of land is used by the public for a roadway.
- All measured bearings on the face of the Plat are on Illinois State Plane (East) NAD 83 datum unless noted otherwise.



PRESENTED FOR RECORDING BY:

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF CHAMPAIGN } s.s.

I, Stephen J. Pfeiffer, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of Robin E. Lind, I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A part of Section 4, Township 21 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois being more particularly described as follows with bearings based on Illinois State Plane (East) Datum:

Commencing at the Northwest corner of said Section 4, proceed South 00° 18' 42" East 1576.78 feet along the West line of the Northwest Quarter of said Section 4 to the Southwest corner of a tract of land described in Document 2020R0704 recorded in the Office of the Recorder for Champaign County, Illinois as monumented and occupied and for the True Point of Beginning; thence, North 88° 45' 48" East 1090.00 feet along the South line of said tract of land to the Southeast corner thereof; thence, North 00° 18' 42" West 200.00 feet along the East line of said tract of land to the Northeast corner thereof and the North line of the South Half of the Northwest Quarter of said Section 4; thence, North 88° 45' 48" East 1566.42 feet along said North line to the Northwest corner of said South Half of the Northwest Quarter; thence, South 00° 24' 04" East 1328.08 feet along the East line of said South Half of the Northwest Quarter to the Center of said Section 4; thence, North 88° 47' 08" East 1322.24 feet along the North line of the Northwest Quarter of said Section 4 to the Northeast corner thereof; thence, South 00° 28' 21" East 1328.27 feet along the East line of said Northwest Quarter of the Southeast Quarter of said Section 4 to the Southeast corner thereof; thence, South 88° 48' 02" West 2853.65 feet along the South line of said Northwest Quarter of the Southeast Quarter and the South line of the North Half of the Southwest Quarter of said Section 4 to the Southeast corner of a tract of land described in Document 2019R10703 recorded in said Office of the Recorder; thence North 00° 20' 42" West 400.00 feet along the East line of said tract of land and the East line of a tract of land described in Document 2020R16192 recorded in said Office of the Recorder to the Northeast corner thereof; thence, South 88° 48' 02" West 1090.00 feet along the North line of said tract of land to the Northwest corner thereof and the West line of the Southwest Quarter of said Section 4; thence, North 00° 20' 42" West 446.05 feet along said West line; thence, North 88° 48' 02" East 1663.95 feet; thence, North 00° 36' 27" West 1409.18 feet; thence, South 88° 48' 48" West 1666.97 feet to the West line of the Northwest Quarter of said Section 4; thence, North 00° 18' 42" West 200.05 feet along said West line to the True Point of Beginning, encompassing 133.03 acres, more or less.

I further certify that I have surveyed the tract of land above described and that the hereon drawn plat is a true representation thereof.



Signed and sealed on this 17th day of May, 2021.  
Stephen J. Pfeiffer  
Illinois Professional Land Surveyor No. 3176  
License Expires 1/13/22

PRECISION ENGINEERING GROUP, INC. P.O. BOX 217078 CHAMPAIGN, IL 61824-0784 PHONE 217-607-8489 FAX 217-607-8489 ILLINOIS DESIGNER REGISTRATION NO. 18007295	
FILE # 10421003 SHEET 1 OF 1	
ELLIOTT SURVEY PART OF SEC. 4, T. 21 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS	
PLAT OF SURVEY	
REV. #	REVISION MADE:
DATE: 05/17/21	SCALE: AS SHOWN
FIELD BOOK: ---	DRAWN BY: MAM
CHECKED BY: SJF	