

# Farm For Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY - FARM FOR SALE BY PRIVATE TREATY

## Sutter Trust Farm

37.34 +/- Taxable Acres  
Ludlow Township, Champaign County, Illinois

### Listing Price

**37.34 Ac x \$17,500.00/Ac = \$653,450.00**

### Legal Description

NW1/4 NW1/4 OF Section 20, Township 22 North, 9 East, Champaign County, Illinois

### Lease/Possession

The Farm is under lease for 2023.

### Contact Information



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[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 corner of 3300 N & 1300 E, 5.9 miles North East of Rantoul, IL

### Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2021 Taxes Payable 2022
14-03-20-100-014	37.34	\$24,230.00	\$2,138.32

### Champaign County FSA Information

Farm #	8500	Tract #	408
Total Acres:	38.89	Cropland Acres:	35.73
Corn Base:	18.83	Soybean Base:	16.90
Farm Program:	ARC County-Soy,Corn PLC-none		

### Price Loss Coverage (PLC) Yields

Corn Yield:	171	Soybean Yield:	56
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### Yield History

	Corn	Soybeans
2022		72
2021	244	
2020		65
2019	194	
2018		74
2017	266	

### Soil Test Data

pH: 5.8 P: 86.0 K: 173.8

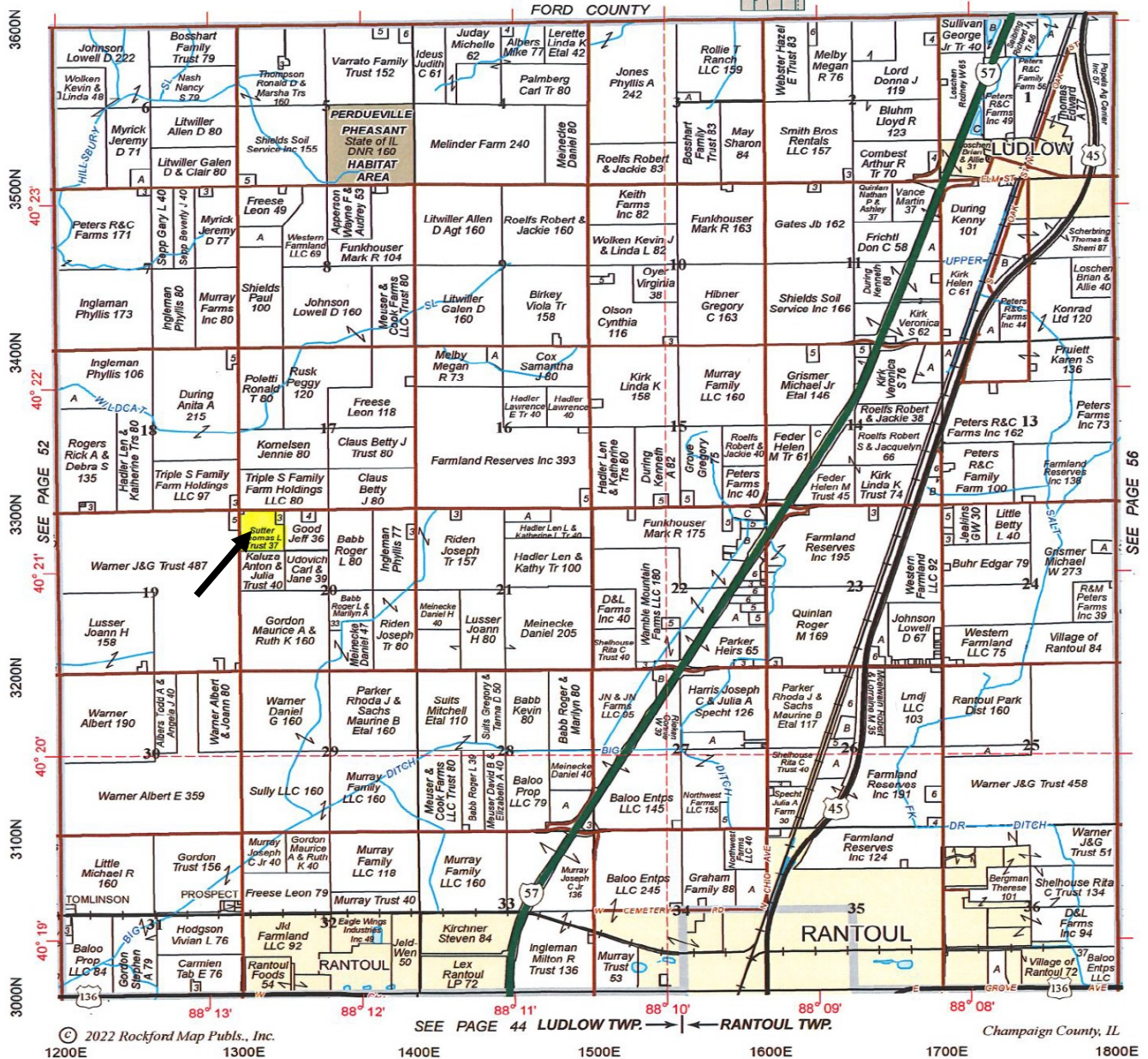
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# Plat Map - Sutter Trust Farm

For Sale 37.34 +/- Acres

LUDLOW NORTH PART RANTOUL

T.22N.-R.9E.



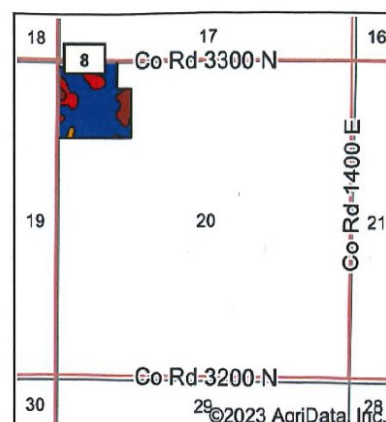
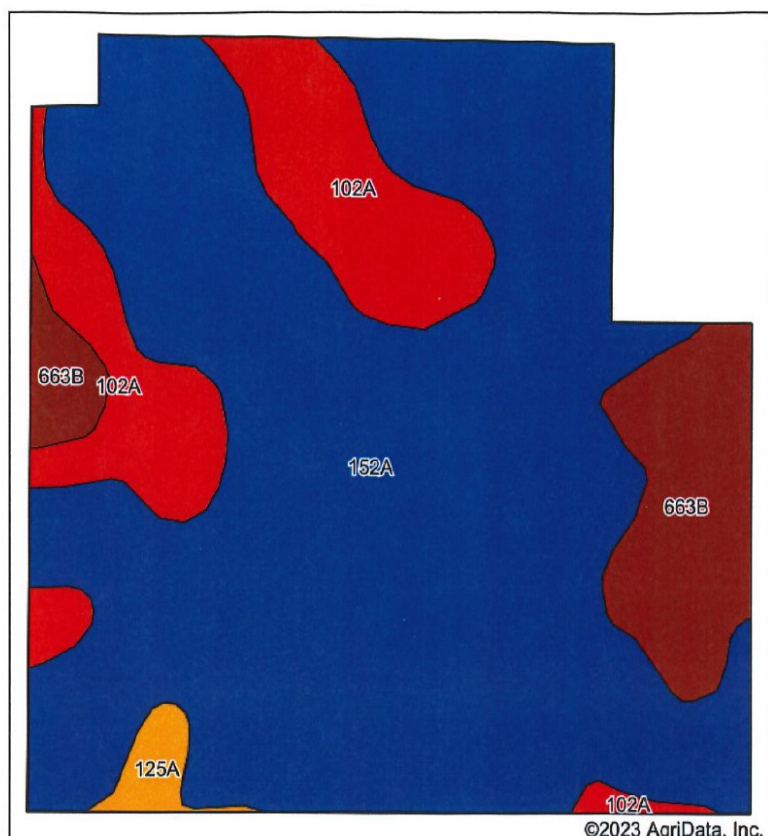
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# Soil Information– Sutter Trust Farm

## Soils Map



State: Illinois  
 County: Champaign  
 Location: 20-22N-9E  
 Township: Ludlow  
 Acres: 37.34  
 Date: 1/20/2023



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 17

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	27.53	73.7%		195	63	144
102A	La Hogue loam, 0 to 2 percent slopes	5.57	14.9%		162	52	121
**663B	Clare silt loam, 2 to 5 percent slopes	3.75	10.0%		**180	**56	**133
125A	Selma loam, 0 to 2 percent slopes	0.49	1.3%		176	57	129
Weighted Average					188.3	60.6	139.3

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 BB11

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

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



Licensed Real Estate Broker Corporation

**Steve Myers, Managing Broker**

**Eric Roberts, Broker**

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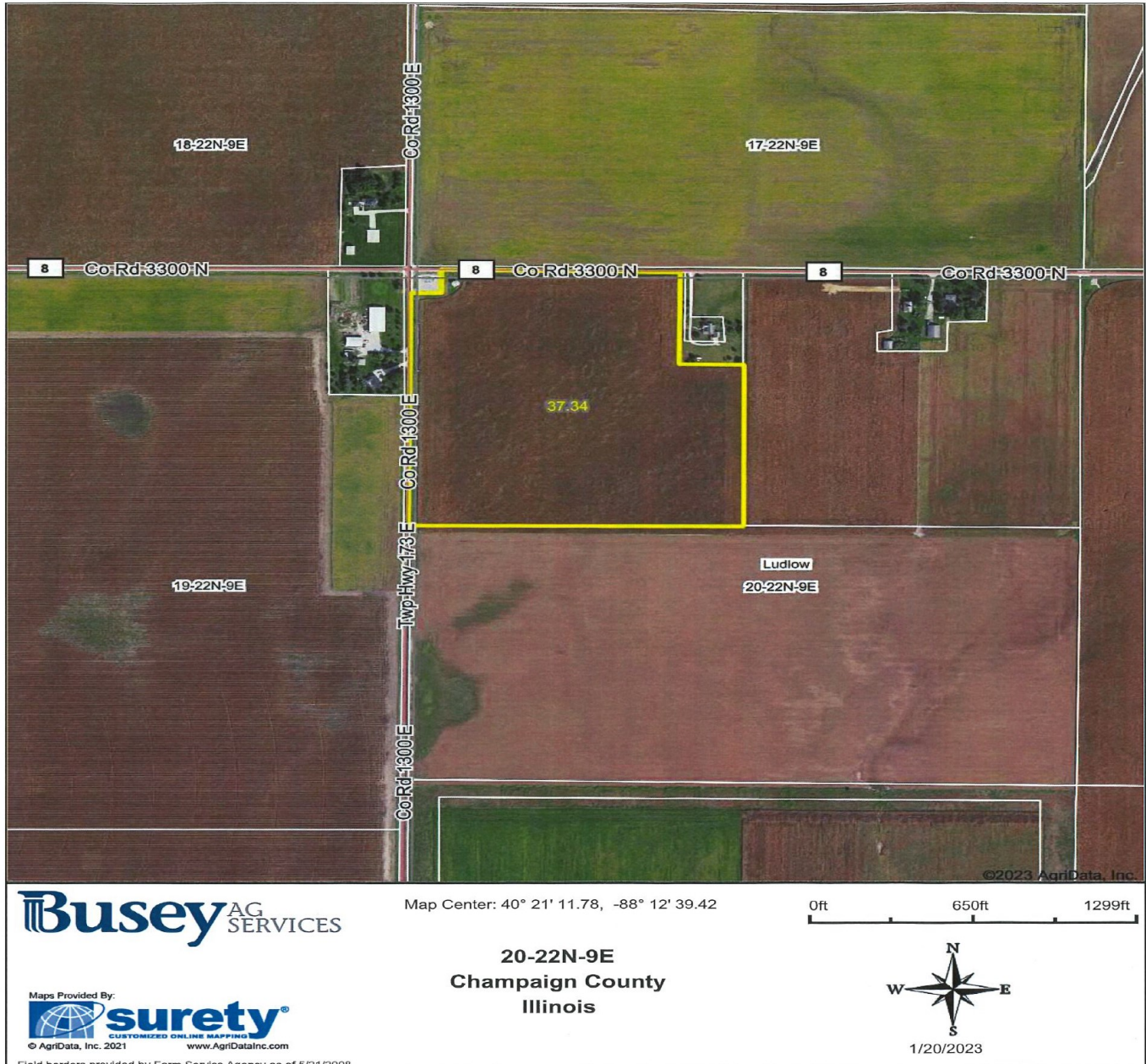
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# Aerial Map- Sutter Trust Farm

## Aerial Map



**Busey** FARM BROKERAGE

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