

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Ingleman Farm

84.20 Surveyed Acres

Ludlow Township, Champaign County, Illinois

Location/General Information

The Ingleman Farm is located four miles Northwest of Rantoul. It is ½ mile East of the intersection of Township Road 3300 N and 1200 East.

Legal Description

The East 84.20 Acres lying South of the drainage ditch in the West ½ of Section 18, Township 18 North, Range 9 East.

Listing Price

84.20 +/- Acres at \$11,000.00/A = \$926,200.00.

Lease/Possession

The farm is lease free for the 2020 crop year. Buyer will reimburse current tenant for fertilizer, lime and tillage.

Contact Information

Busey FARM BROKERAGE
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Champaign County FSA Data

Farm #	1403	Tract #	383
Total Acres:	N/A	Tillable Acres:	N/A
Corn Base:	N/A	Soybean Base Acres:	N/A
HEL:	None	Program:	N/A
PLC Yield Corn:	N/A	PLC Yield SB:	N/A
CRP Filter Strip:	2.3	CRP Rental/Acre	\$225.47

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
14-03-18-300-002	236.00	\$107,920.00	\$9,715.22

This parcel is a part of a larger parcel. The current real estate taxes are \$41.17/acre

Yield History

	<u>Corn</u>	<u>SB</u>
2019	173	49
2018	241	72
2017	233	66
2016	257	74
2015	185	61
2014	231	64

Soil Test November 2017 (estimated)

pH:6.0 P:59 K:270

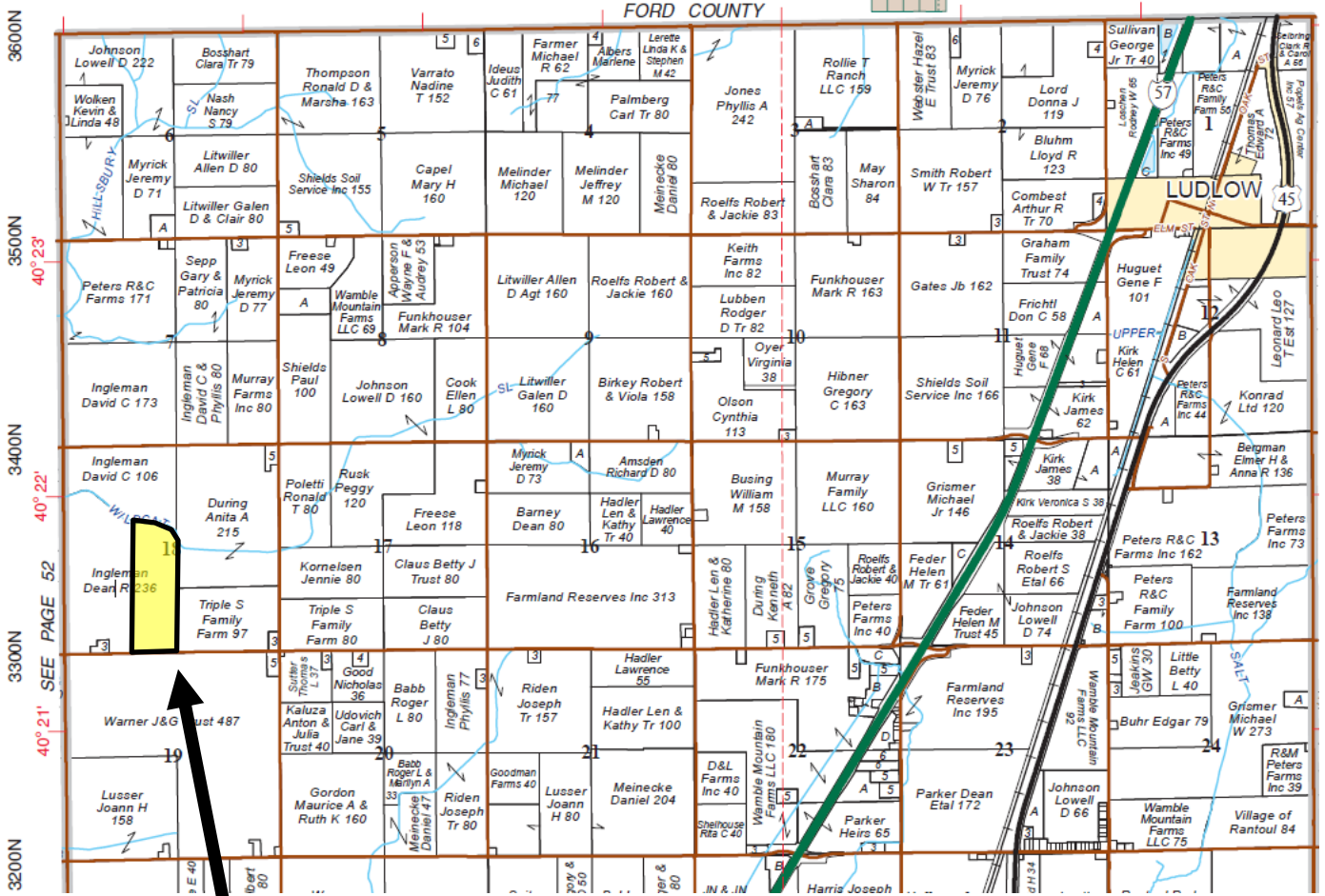
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

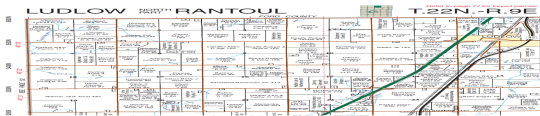
Plat Map

LUDLOW NORTH PART RANTOUL

Refer to page 77 for keyed parcels
T.22N.-R.9E.



For Sale

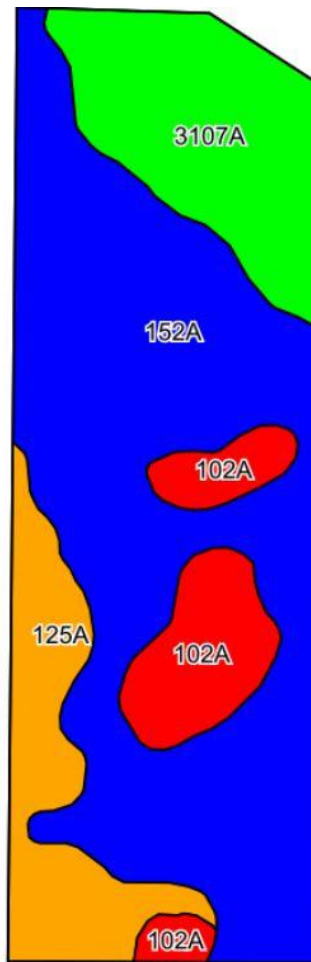
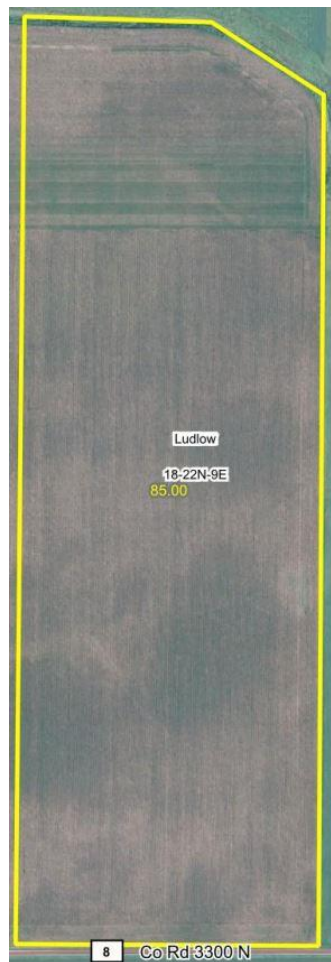


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Aerial Map and Soil Information 84.20 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	49.89	58.70%	195	63	144
3107A	Sawmill silty clay loam	15.16	17.80%	189	60	139
125A	Selma loam	10.87	12.80%	176	57	129
102A	La Hogue loam	9.11	10.70%	162	52	121
Weighted Average				188.0	60.5	138.7

The CRP Filter strip was enrolled October 1, 2019 and expires September 30, 2029. The estimated annual rent for this contract is \$518.58 or \$225.47/acre for 2.3 acres. This estimation is subject to a FSA RECON as this farm and the contract are being divided from a larger tract.

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