

# Farm for Sale

Busey Farm Brokerage



## MCLEAN COUNTY – FARM FOR SALE

### Beckley Trust, etal Farm

140.00 +/- Taxable Acres

Arrowsmith & Cheney's Grove Townships, McLean County, Illinois

#### Location/General Information

The Beckley Trust, etal farm is located two miles West of the village of Saybrook, in Southeast McLean County, IL. It is located ½ mile South of Highway 36 (Co Road 1000N) along Co. Road 3600E which is the access and East border. There are two wind turbines on the farm. Busey Farm Brokerage will share co-broke with IL Licensed Real Estate Brokers.

#### Legal Description

Part of the East ½ of Section 25, Arrowsmith Township and Part of the West ½ of Section 30, Cheney's Grove Township in McLean County, IL. A complete legal description available upon request.

#### Listing Price

140.00 Acres@ \$11,300.00/A = \$1,582,000.00

#### Lease/Possession

The farm is leased on a 50/50 crop share agreement for the 2021 crop year. Sellers to keep all 2021 farm proceeds unless otherwise negotiated.

#### Contact Information

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#### McLean County FSA Data

Farm #	5697	Tract #	5168
Total Acres:	140.94	Tillable Acres:	137.87
Corn Base:	137.87	Soybean Base Acres:	0
HEL:	None	Program:	PLC
PLC Yield Corn:	147	PLC Yield SB:	N/A

#### Real Estate Tax Information

Parcel ID#	Acres	2019 Assessed Value	2019 Taxes Payable 2020
4 Parcels (Wind)	2.06	x	x
24-25-400-005	79.73	\$40,933.00	\$3,423.42
24-25-200-006	38.64	\$16,755.00	\$1,376.74
25-30-300-007	9.79	\$3,988.00	\$348.56
25-30-100-011	9.78	\$3,913.00	\$342.00

#### Yield History

	Corn	SB
2020	228	x
2019	x	55
2018	255	x
2017	x	71
2016	251	x
2015	x	72

#### Soil Test – 2018

pH: 5.8 P: 99 K: 483

\*163 ton of lime was applied Fall 2018

**Busey** FARM BROKERAGE

**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

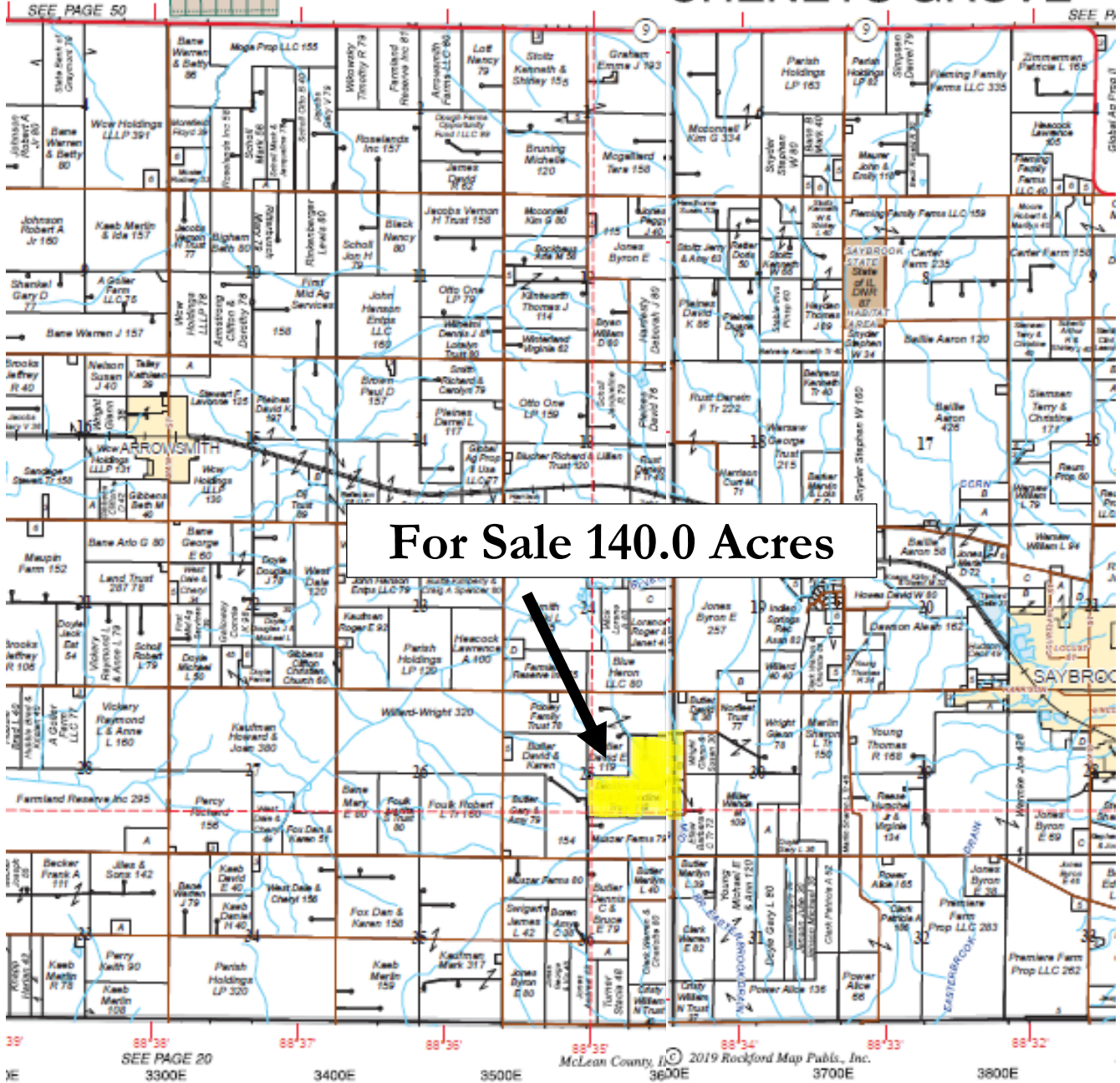
# Plat Map-Beckley Trust, etal

## ARROWSMITH

Refer to page 81 for keyed parcels

### T.23N.-R.6E.

### T.23N.-R.5E CHENEYS GROVE



**For Sale 140.0 Acres**

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# Aerial Map and Soil Information 140.00 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154 A	Flanagan Silt Loam	53.62	38.0%	194	63	144
145 B2	Saybrook Silt Loam	25.45	18.1%	170	54	125
622 B2	Wyanet Silt Loam	18.56	13.2%	153	50	114
171 B	Catlin Silt Loam	14.07	10.0%	185	58	137
330 A	Peotone Silty Clay Loam	9.19	6.5%	164	55	123
171 B2	Catlin Silt Loam	7.21	5.1%	178	56	131
68 A	Sable Silty Clay Loam	4.60	3.3%	192	63	143
43 A	Ipava Silt Loam	3.99	2.8%	191	62	142
622 C2	Wyanet Silt Loam	3.59	2.5%	150	49	112
60 C2	La Rose Silt Loam	0.66	0.5%	148	48	110
<b>Weighted Average</b>				<b>179.1</b>	<b>57.8</b>	<b>132.8</b>

## Wind Turbine Information

There are two wind turbines located on the farm. An existing agreement is in place with Old Trail Wind Farm. The agreement was signed in 2005 and has a 30-year term. Yearly receipts from Old Trail Wind Farm are \$6,572.60 each, for a grand total of \$13,145.20 for the two turbines (payments are received quarterly and indexed for inflation).



Licensed Real Estate Broker Corporation

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