

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

Excellent
Hunting
Opportunity!



FORCUM FARM
HOLLAND TOWNSHIP
SHELBY COUNTY, IL
120.66 TAXABLE ACRES

CONTACT INFORMATION



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LISTING PRICE

\$5,500.00 / A

120.66 Acres @ \$5,500.00/A =
\$663,630.00

busey.com/farmsforsale

Busey FARM
BROKERAGE

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

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LOCATION

3 miles NE of Cowden and 2 miles NW of Fancher
Accessed via 450 N. Rd.

GPS Coordinates: 39.281305, -88.796907

LEGAL DESCRIPTION

See final page for full legal description

SHELBY COUNTY FSA DATA

Farm # 9243 **Tract # 8006**
Total Acres: 120.66 **Cropland Acres: 47.38**
Corn Base Acres: 31.90 **Soybean Base Acres: 29.80**
Farm Program: PLC- Corn/ PLC Wheat

Price Loss Coverage (PLC) Yields

Corn Yield: 105 Wheat Yield: 45

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
0819-30-00-300-010	120.66	\$18,714.00	\$1,148.78

FARM PRODUCTION

	Wheat	Soybean
2024	90.0	Double Crop
2023	X	60.0

LEASE/POSSESSION

The farm is under a crop share lease for the 2024 crop year. The seller/tenant will retain all income attributable to the 2024 crop year and will pay all expenses for the same. The farm is lease free for the 2025 crop year.

ADDITIONAL INFORMATION

Farm has 8.73 acres of CRP that generates \$2,376.00 annually with an expiration date of 09/30/2032.

This farm features approximately 73.28+/- acres of quality timber.

MINERAL RIGHTS

All mineral rights owned by seller, if any, will be transferred to the buyer.

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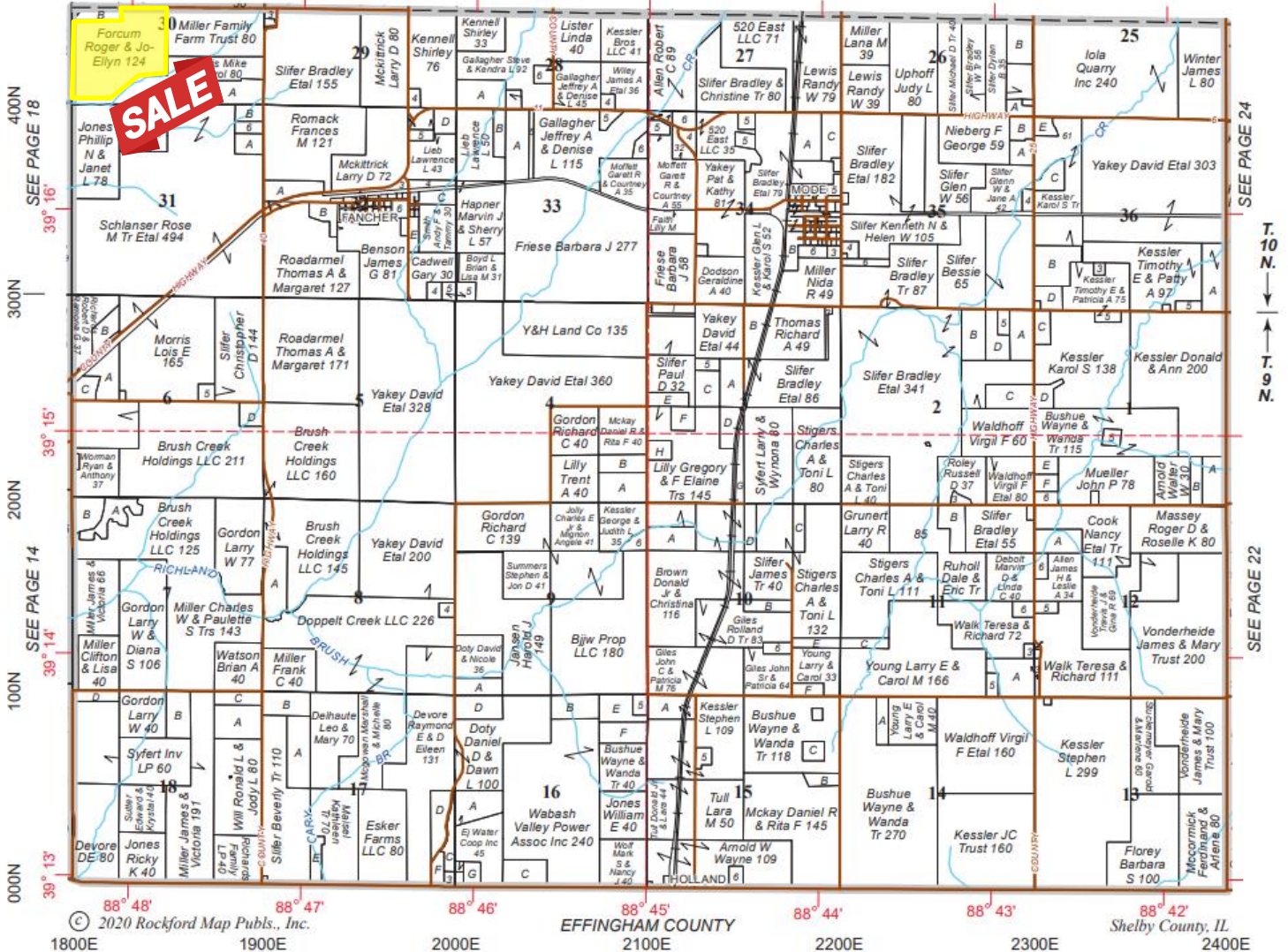
120.66 TAXABLE ACRES

HOLLAND

T.9-10N.-R.4E.

Refer to page 67 for keyed parcels

SEE PAGE 20



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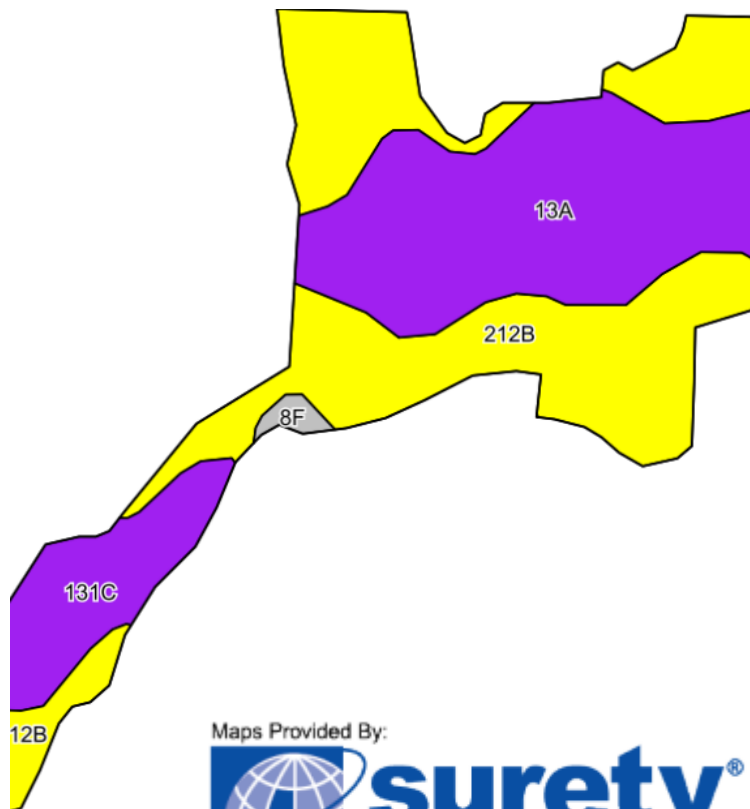


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Maps Provided By:



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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
212B	Thebes Silt Loam	13.69	49.2%		147	48	109
13A	Bluford Silt Loam	10.54	37.9%		136	44	101
131C	Alvin Fine Sandy Loam	3.35	12.0%		140	45	103
8F	Hickory Silt Loam	0.24	0.9%		89	30	68
Weighted Average					141.5	46	104.9

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The Land is described as follows:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY (30), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN SHELBY COUNTY, ILLINOIS; AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY (30), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, IN SHELBY COUNTY, ILLINOIS. EXCEPT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY (30), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY (30); THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST (ASSUMED BEARINGS) -3001.00 FEET ON THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION THIRTY (30) TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST -240.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST -545.00; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST -240.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30; THENCE 89 DEGREES 43 MINUTES 38 SECONDS EAST -545.00 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING SHOWN ON PLAT OF SURVEY DATED JULY 19, 2023 AND COMPLETED BY JADE R. REID, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3798 WITH HAMMOND & REID LAND SURVEYING, LTD. (EXCEPT ~~GOAL AND OTHER MINERALS PREVIOUSLY RESERVED OR CONVEYED AND THE RIGHT TO MINE AND REMOVE THE SAME~~). SITUATED IN SHELBY COUNTY, ILLINOIS. EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S. 89° 58' 58" W. 3915.04 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 30; THENCE S. 0° 16' 16" E. 17.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 0° 16' 16" E. 340.00 FEET TO AN IRON PIN SET; THENCE S. 89° 58' 58" W. 1304.78 FEET TO AN IRON PIN SET ON THE EASTERLY BANK OF THE KASKASKIA RIVER; THENCE N. 10° 15' 22" E. 69.22 FEET ALONG SAID RIVER BANK; THENCE N. 40° 17' 13" E. 186.13 FEET ALONG SAID RIVER BANK; THENCE N. 37° 37' 21" E. 158.08 FEET ALONG SAID RIVER BANK; THENCE N. 89° 43' 45" E. 1074.00 FEET TO THE POINT OF BEGINNING, EXCEPT ALL COAL UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME. EXCEPT THAT PART OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION THIRTY (30), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION THIRTY (30); THENCE SOUTH 89° 52' 09" WEST -2618.70 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION THIRTY (30) TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY (30); THENCE NORTH 0° 11' 38" WEST -176.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION THIRTY (30) TO AN IRON PIN SET; THENCE NORTH 89° 52' 09" EAST -1034.00 FEET TO AN IRON PIN SET; THENCE NORTH 52° 50' 33" EAST -1021.63 FEET TO AN IRON PIN SET; THENCE NORTH 89° 52' 09" EAST -769.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION THIRTY (30); THENCE SOUTH 0° 06' 20" EAST -791.22 FEET TO THE POINT OF BEGINNING, AND ALL THAT PART OF THE SOUTH HALF (S-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS, LYING EAST OF THE CENTER OF THE KASKASKIA RIVER, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS LYING EAST OF THE CENTER OF THE KASKASKIA RIVER; PER PLAT OF SURVEY ATTACHED HERETO, EXCEPT ALL COAL UNDERLYING SAID PREMISES. SITUATED IN THE COUNTY OF SHELBY, IN THE STATE OF ILLINOIS.

