

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



LAROI FARM
CONDIT TOWNSHIP
CHAMPAIGN COUNTY, IL
100.00 +/- TAXABLE ACRES

CONTACT INFORMATION



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LISTING PRICE

\$14,500.00 / A
100.00 Acres @ \$14,500.00/A =
\$1,450,000.00
busey.com/farmsforsale

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.

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LOCATION

5 miles North of Champaign on County Road 900E.

GPS Coordinates: 40.238240, -88.290305

LEGAL DESCRIPTION

Part of the SE 1/4 of Section 28, Township 21 North, 8 East, Champaign County, Illinois, and part of the NE 1/4 of Section 33, Township 21 North, 8 East, Champaign County, Illinois

CHAMPAIGN COUNTY FSA DATA

Farm # 14055 Tract # 16022

Total Acres: 100.01 Cropland Acres: 99.25

Corn Base Acres: 50.06 Soybean Base Acres: 48.48

Farm Program: ARC County – Corn and Soybean

Price Loss Coverage (PLC) Yields

Corn Yield: 186 Soybean Yield: 55

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
07-08-28-400-002	40.00	\$23,510.00	\$1,714.42
07-08-33-200-001	60.00	\$29,700.00	\$2,198.96

ADDITIONAL INFORMATION

Farm has 0.62 acres of CRP that generates \$186.00 annually with an expiration date of 09/30/2027.

FARM PRODUCTION

	Corn	Soybean
2024	268.6	80.7
5 yr-average	245.5	72.8

LEASE/POSSESSION

The farm is under a 50/50 crop share lease for the 2025 crop year. Please contact the broker for further information regarding the lease.

MINERAL RIGHTS

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

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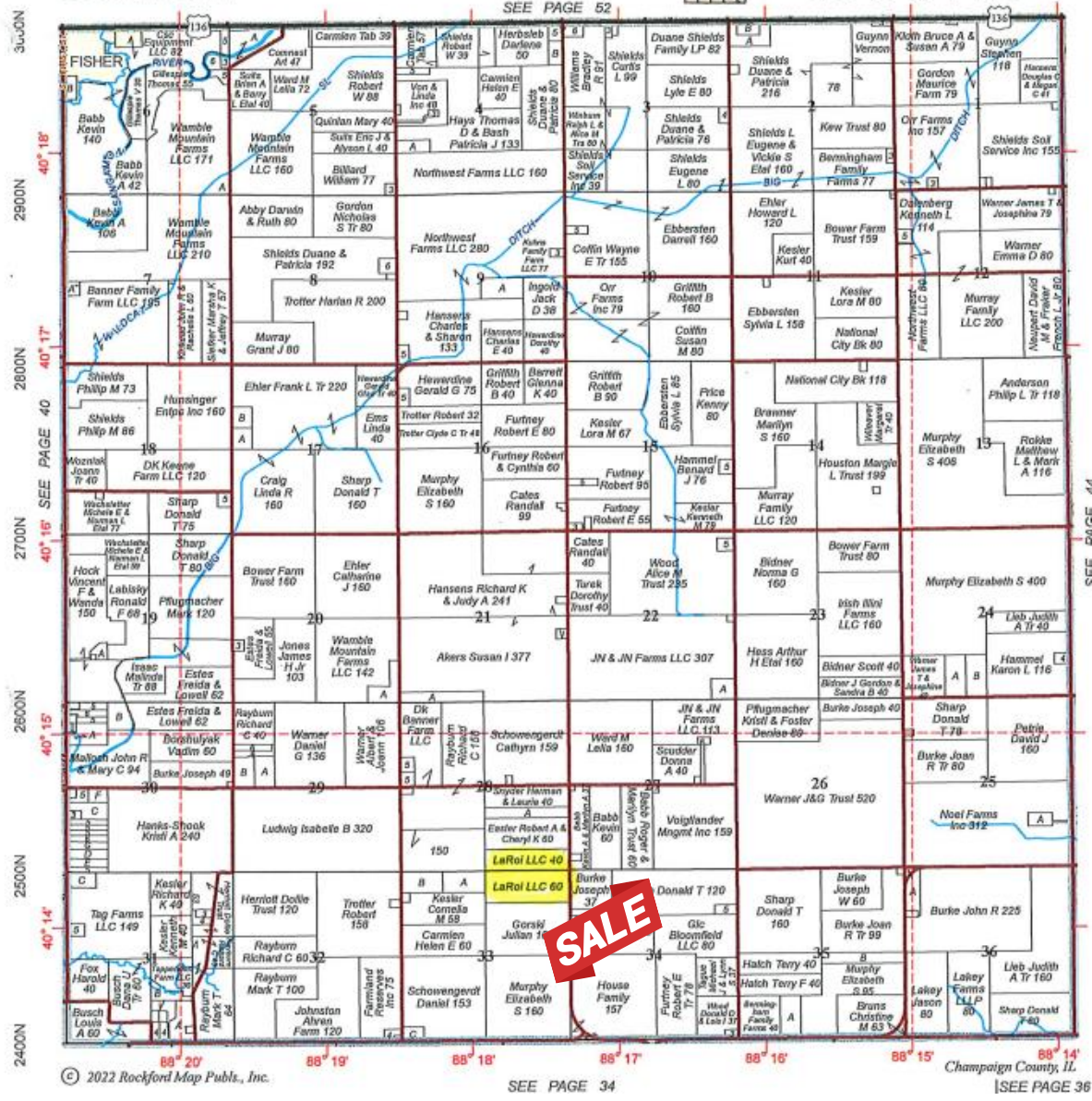
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CONDIT

Refer to page 77 for keyed parcels
T.21N.-R.8E.



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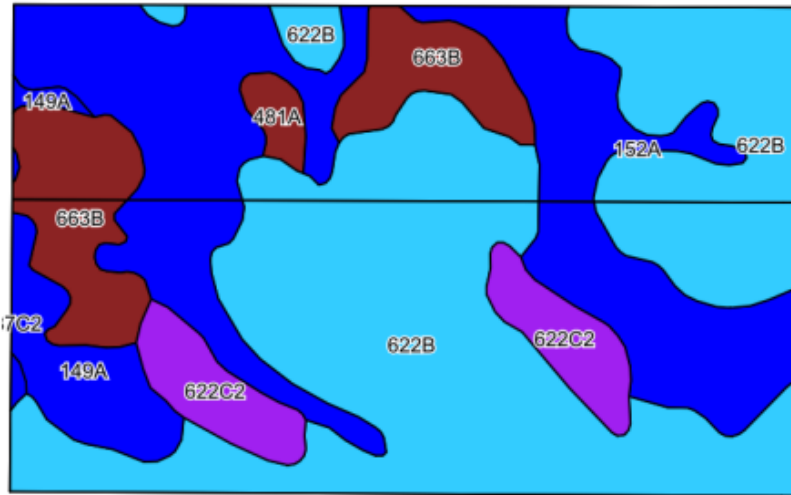


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Maps Provided By:



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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
622B	Wyanet Silt Loam	49.74	48.8%	Light Blue	158	52	118
152A	Drummer Silty Clay Loam	29.24	28.7%	Dark Blue	195	63	144
663B	Clare Silt Loam	10.25	10.1%	Dark Red	180	56	133
622C2	Wyanet Silt Loam	6.39	6.3%	Purple	150	49	112
149A	Brenton Silt Loam	5.09	5.0%	Dark Blue	195	60	141
481A	Raub Silt Loam	1.13	1.1%	Dark Red	183	58	134
Weighted Average					172.5	55.8	127.9

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