

Farm for Sale

Busey Farm Brokerage



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Owens Farm—McLean County 80.00 Taxable acres in Randolph Township

Location

This farm is located 1.0 mile West of Heyworth Illinois, and is accessed via CR 1300 East on the west.

Legal Description

The South Half (S1/2) of the Northwest Quarter (NW 1/4) located in Section 5, Township 21 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois.

Listing Price

80.00 Acres @ \$ 8,962.50 /acre = \$ 717,000.00

Lease/Possession

The lease for this farm is currently open for 2021.

Contact Information



Corey Zelhart, Listing Broker 217-425-8245 (Office)
corey.zelhart@busey.com 217-493-2712 (Cell)

Nick Suess, Broker 217-425-8279
Hans Carmien, Broker 217-425-8296
Alex Rhoda, Broker 217-425-8821
Steve Myers, Managing Broker 217-425-8340

busey.com

259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

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

McLean County FSA Data

| | | | |
|-------------------------|---------------------------|------------------------|-------|
| Farm # 11000 | | Tract # 38916 | |
| Total Acres: | 80.0 | Cropland Acres: | 77.08 |
| Corn Base Acres: | 44.0 | Soy Base Acres: | 30.5 |
| Farm Program: | PLC-Corn/ARC County-Beans | | |

Price Loss Coverage (PLC) Yields

| | | | |
|--------------------|-----|-----------------------|----|
| Corn Yield: | 146 | Soybean Yield: | 41 |
|--------------------|-----|-----------------------|----|

Real Estate Tax Information

| Parcel ID # | Acres | 2019 Assessed Value | 2019 Taxes Payable 2020 |
|---------------|-------|---------------------|-------------------------|
| 35-05-100-005 | 80.0 | \$ 30,000.00 | \$2,577.56 |

Yield History

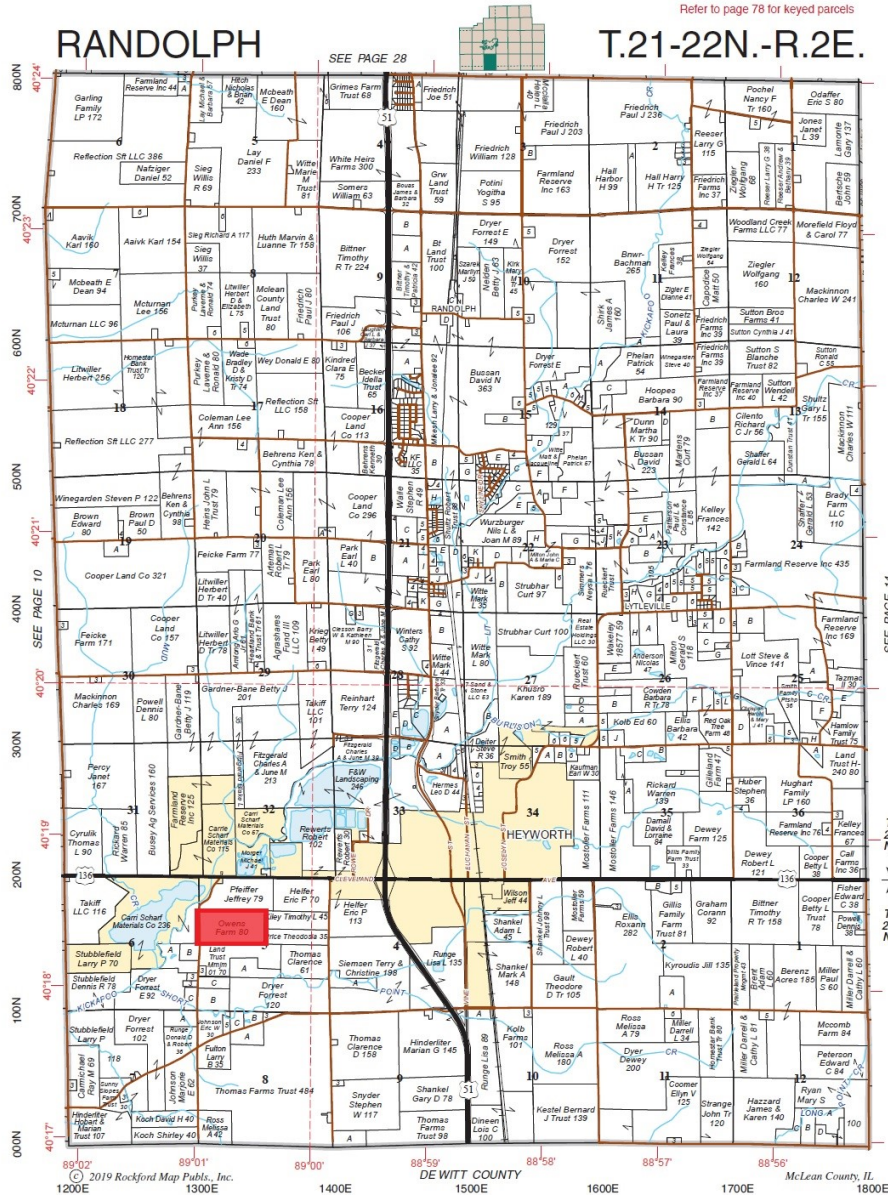
| | Corn | Soybeans |
|-------------|-------|----------|
| 2019 | 228.1 | - |
| 2018 | - | 76.7 |
| 2017 | 181.8 | - |
| 2016 | 233.3 | - |
| 2015 | 205.9 | - |

2019 Soil Test Data

| | | |
|----------------|------------------|------------------|
| pH: 6.4 | P1: 42.49 | K: 354.57 |
|----------------|------------------|------------------|

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Plat Map



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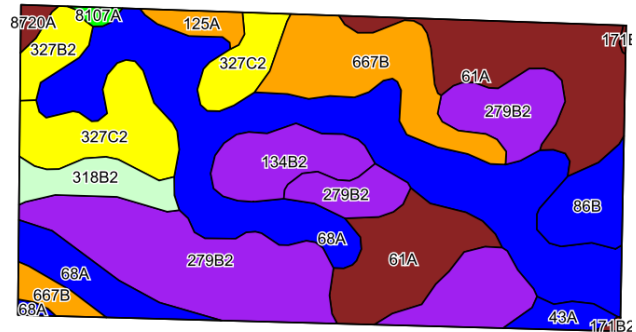
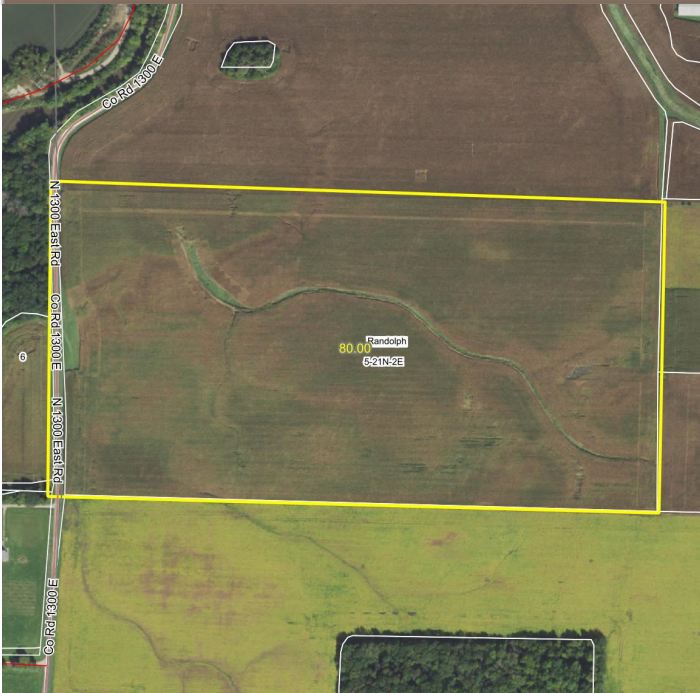
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Aerial Map and Soil Information



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| Area Symbol: IL 113, Soil Area Version: 16 | | | | | | | |
|--|--|-------|------------------|-------------------------------------|--------------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 22.60 | 28.3% | | 192 | 63 | 143 |
| **279B2 | Rozetta silt loam, 2 to 5 percent slopes, eroded | 17.91 | 22.4% | | **156 | **48 | **114 |
| 61A | Atterberry silt loam, 0 to 2 percent slopes | 12.84 | 16.0% | | 182 | 56 | 132 |
| **667B | Kaneville silt loam, 2 to 5 percent slopes | 7.19 | 9.0% | | **176 | **54 | **127 |
| **327C2 | Fox silt loam, 5 to 10 percent slopes, eroded | 6.59 | 8.2% | | **139 | **45 | **101 |
| **134B2 | Camden silt loam, 2 to 5 percent slopes, eroded | 3.55 | 4.4% | | **158 | **48 | **113 |
| **86B | Osco silt loam, 2 to 5 percent slopes | 2.62 | 3.3% | | **189 | **59 | **140 |
| **318B2 | Lorenzo silt loam, 2 to 5 percent slopes, eroded | 2.28 | 2.8% | | **133 | **44 | **98 |
| **327B2 | Fox silt loam, 2 to 5 percent slopes, eroded | 1.61 | 2.0% | | **142 | **46 | **104 |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 1.02 | 1.3% | | 191 | 62 | 142 |
| 125A | Selma loam, 0 to 2 percent slopes | 0.98 | 1.2% | | 176 | 57 | 129 |
| 8720A | Aetna silt loam, 0 to 2 percent slopes, occasionally flooded | 0.41 | 0.5% | | 183 | 58 | 133 |
| 8107A | Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded | 0.26 | 0.3% | | 189 | 60 | 139 |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 0.14 | 0.2% | | **178 | **56 | **131 |
| Weighted Average | | | | | 171.9 | 54.4 | 126.1 |

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