

# Farm for Sale

Busey Farm Brokerage

## H.M. Owen Heirs Farm — Christian County

162.1 taxable acres in Buckhart Township



### Location

This farm is located 5.0 miles northwest of Stonington, Illinois, in the northeast corner of Buckhart township.

### Legal Description

The northwest quarter NW 1/4 of Section 1, Township 14 North, Range 2 West of the Third Principal Meridian, except for one acre in the northeast corner thereof for church purposes, in Christian County, Illinois.

### Listing Price

162.1 Acres @ \$ 14,000 /acre \$2,269,400.00

### Lease/Possession

The lease for this farm is currently open for 2022.

### Contact Information



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

### Christian County FSA Data

Farm # 9960	Tract # 1947	
<b>Total Acres:</b>	160.31	<b>Cropland Acres:</b> 154.72
<b>Corn Base Acres:</b>	<b>76.5</b>	<b>Soy Base Acres:</b> <b>76.5</b>
<b>Farm Program:</b>	Corn: PLC Beans: ARC-County	
Price Loss Coverage PLC Yields		
<b>Corn Yield:</b>	175	<b>Soybean Yield:</b> 57

### Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2020 Taxes Payable 2021
03-08-01-100-001	162.1	\$ 95,880.00	\$5,851.94

### Yield History

	Corn	Soybeans
<b>2021</b>	248	83
<b>2020</b>	236	68
<b>2019</b>	214	59
<b>2018</b>	257	83
<b>2017</b>	240	73

### 2020/2021 Soil Test Data

pH: 6.1 P1: 42.5 K: 306

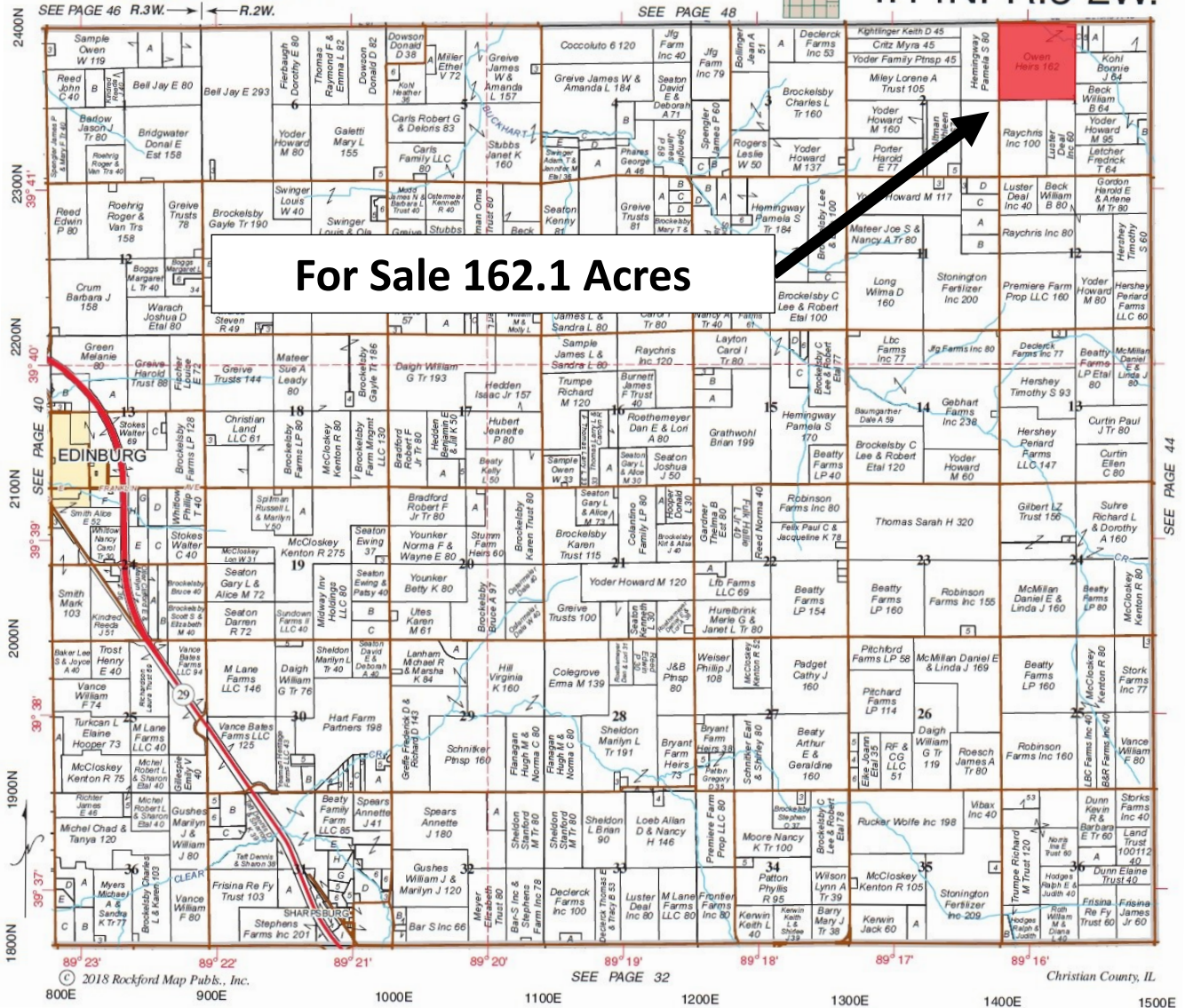
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Plat Map

EAST PART BUCKHART

Refer to page 61 for keyed parcels

T.14N.-R.3-2W.



**For Sale 162.1 Acres**

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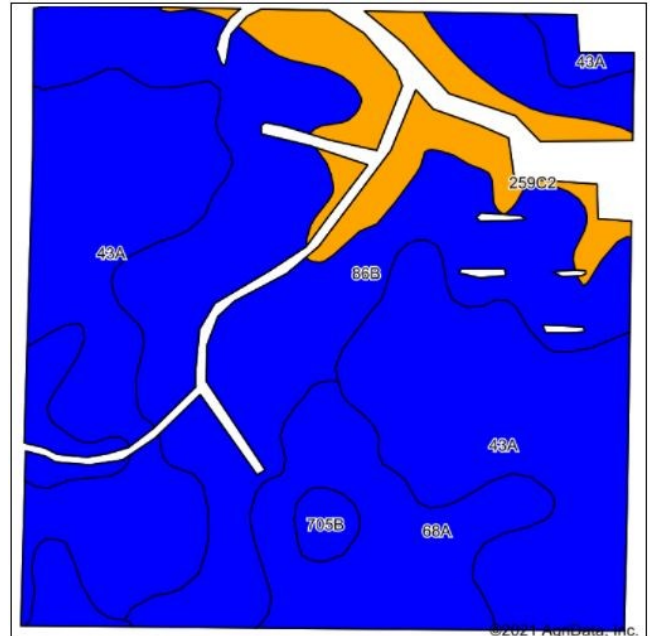
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## Aerial Map and Soil Information



Area Symbol: IL021, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	59.03	39.3%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	53.94	35.9%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	22.12	14.7%		192	63	143
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	13.64	9.1%		**152	**48	**111
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.63	1.1%		**188	**60	**141
<b>Weighted Average</b>					<b>186.9</b>	<b>59.8</b>	<b>138.6</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



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