

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Birkett Farm

8.485 +/- Surveyed Acres
Sidney Township, Champaign County, Illinois

Location

The Birkett Farm is located 1.5 miles East of Sidney, IL. It is located on the south side of the Sidney Slab at the corner of 1000 N and 2300E.

Abbreviated Legal Description

All that part of Lot 8 of a Subdivision of a part of the East Half of the East Half of Section 11, Township 18 North, Range 10 East of the 3rd Principal Meridian situated in Sidney Township, Champaign County, IL.

Contact Information



Daniel Herriott
Listing Broker
O: 217-351-2757
C: 217-722-5979

busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker
O: 309-962-2901 C: 309-275-4402
steve.myers@busey.com

Listing Price

8.485 Acres x \$9,000/Ac = \$76,365

Lease/Possession

The farm lease is open for the 2020 crop year.

Champaign County FSA Data

Farm #	3100	Tract #	3838
Total Acres:	7.19	Tillable Acres:	7.19
Corn Base Acres:	3.50	Soybean Base Acres:	3.50
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	175	Soybean Yield:	47
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Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2017
24-28-11-400-004	8.66	\$5,060.00	\$319.04

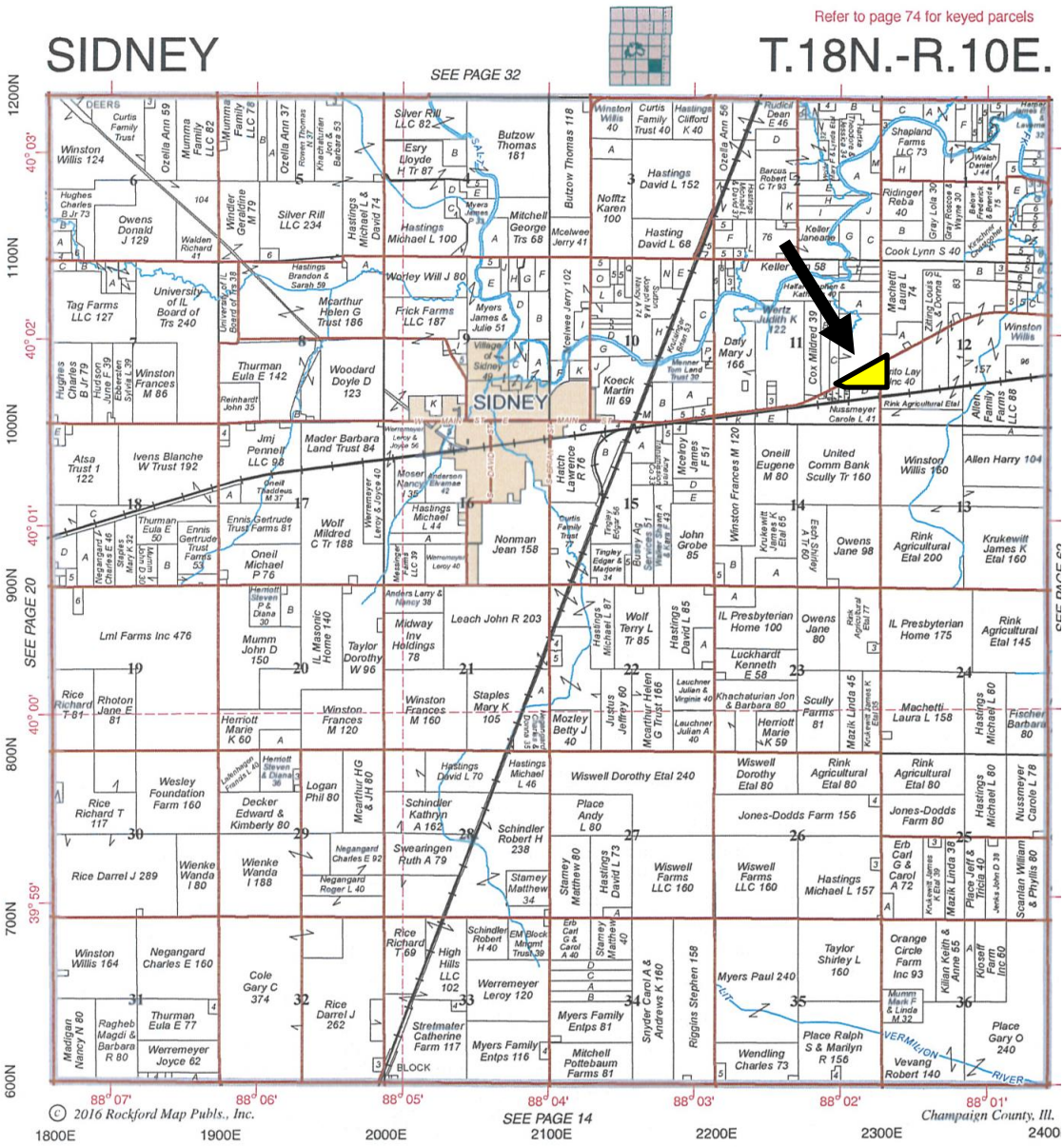
Yield History

	Corn	SB
2018		Hay Field
2017	195.3	-
2016	-	80.0
2015	203.0	-

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



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Busey Farm Brokerage

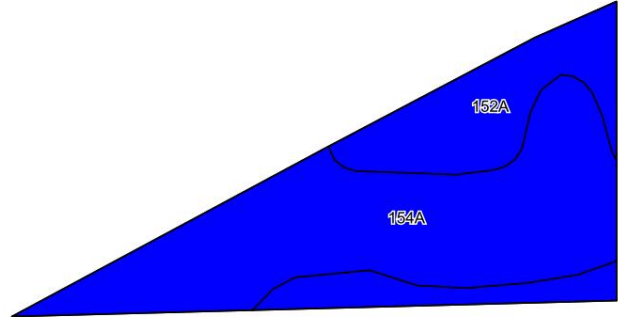
Phone: 217-353-7101

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Aerial Map and Soil Information



Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	4.79	66.6%	194	63	144
152A	Drummer silty clay loam	2.40	33.4%	195	63	144
Weighted Average				194.3	63.0	144.0



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Listing Broker

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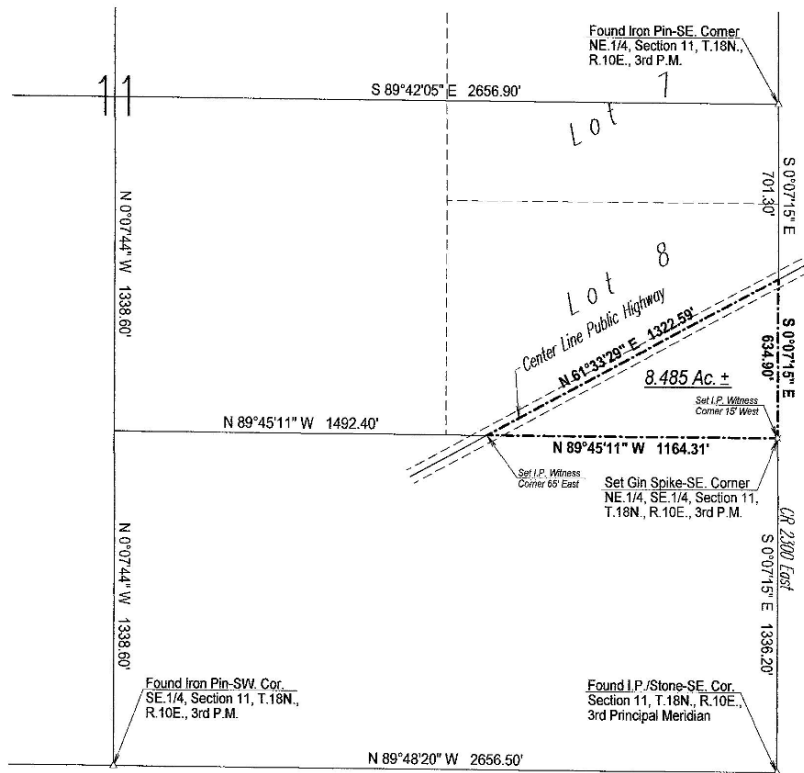
COX LAND SURVEYING
 P.O. Box 74, Findlay, IL 62534
 Phone: (217)759-3232
 ALTA BOUNDARY
 SUBDIVISION TOPOGRAPHICAL
 Established 1979

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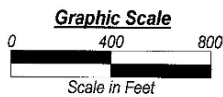
(Busey Bank)
 Proj. No. 163-17
 P.C.S. File '17

Plat of Survey

All that part of Lot 8 of a Subdivision of a part of the East Half of the East Half of Section 11, Township 18 North, Range 10 East of the Third Principal Meridian, in Champaign County, Illinois, made by the Commissioners appointed to divide the Estate of Joseph V. George, deceased, recorded in Decree Record P at Page 581 in the Estate of Joseph V. George, lying South of the State road. (Legal Description as shown by a Warranty Deed filed for record in the Champaign County Recorder's Office as document number 2015R20330.)



Legend
 Scale: 1" = 400'
 C = Iron Pipe or Pin From Prev. Surveys
 ● = 5/8" Iron Pin Set This Survey



Bearings are based on the Illinois State Plane Coordinate System - (East Zone)

- Survey Notes:**
- 1.) The field and office procedures were performed by me, or under my direct supervision in the month December 2017.
 - 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
 - 3.) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
 - 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 11 and the surrounding sections.
 - 5.) This professional service conforms with the current IPLSA Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor, No. 2242, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of December, 2017, in accordance with state statutes governing survey work in the State of Illinois.

December 20, 2017

Fieldwork completed: 12/19/17 (CL)

Robert L. Cox
 IL Professional Land Surveyor, No. 2242
 (License Expires November 30, 2019)

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