

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



**BEACH FARM
GRANT TOWNSHIP
VERMILION COUNTY, IL
81.20 +/- TAXABLE ACRES**

CONTACT INFORMATION



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LISTING PRICE

\$13,000.00 / A
81.20 +/- Taxable Acres @ \$13,000.00 / A =
\$1,055,600.00

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

Located 3.5 miles Northwest of Hoopeston, IL on the corner of 4300 North and 1300 East Road, 1 mile West of State Highway Rt. 1.

GPS Coordinates: 40.487822, -87.709497

VERMILION COUNTY FSA DATA

Farm # 1647 **Tract # 125**
Total Acres: 75.82 **Cropland Acres: 75.20**
Corn Base Acres: 38.50 **Soybean Base Acres: 36.70**
Farm Program: ARC County for Corn and Beans

Price Loss Coverage (PLC) Yields

Corn Yield: 157.0 Soybean Yield: 48.0

LEASE/POSSESSION

The farm is under a cash rent lease for the 2024 crop year. Please contact the broker for further information regarding the lease.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
03-04-200-001	81.20	\$40,939.00	\$3,476.46

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LEGAL DESCRIPTION

N ½ of NE ¼ of Section 4, T23N, R12W of 2nd P.M. located in the County of Vermilion, and State of Illinois.

FARM PRODUCTION

	Corn	Soybean
2023	234.44	X
2022	X	66.4
2021	190.8	X
2020	X	69.0
2019	129.0	49.0

SOIL TEST RESULTS

2019 pH: 6.3 P: 54.7 K: 396.2

MINERAL RIGHTS

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

ADDITIONAL INFORMATION

Hedgerow removed December of 2020

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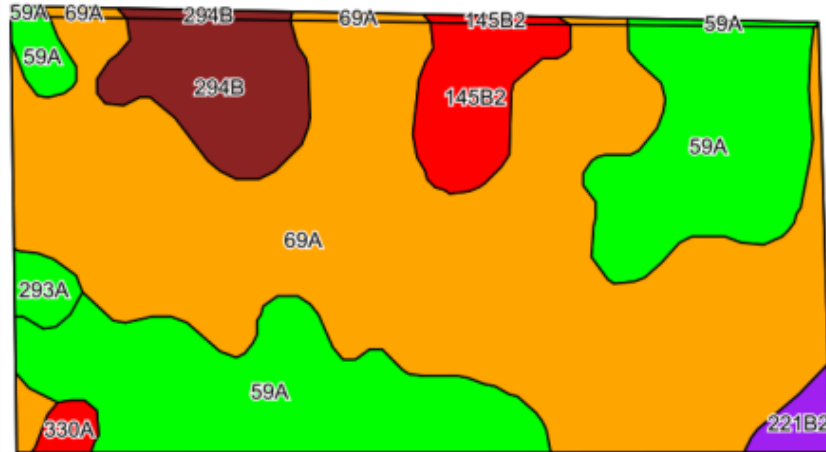


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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
69A	Milford Silty Clay Loam	44.95	55.4%		171	57	128
59A	Lisbon Silt Loam	22.62	27.9%		188	59	136
294B	Symerton Silt Loam	5.42	6.7%		177	55	130
145B2	Saybrook Silt Loam	3.81	4.7%		168	54	124
221B2	Parr Silt Loam	0.95	1.2%		151	49	113
293A	Andres Silt Loam	0.90	1.1%		184	59	135
330A	Peotone Silty Clay	0.61	0.8%		164	55	123
69A	Milford Silty Clay Loam	0.56	0.7%		171	57	128
Weighted Average					176	57.2	130.1

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View of Beach Farm looking West in 2023.



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