

Farm for Sale

Busey Farm Brokerage



Vermilion COUNTY – FARM FOR SALE

Rice Farm

463.08 +/- Total Acres in Two Tracts
Middlefork Township, Vermilion County, Illinois

Listing Price

Tract 1

336.13 Ac x \$7,500/Ac = \$2,520,975.00

Tract 2

126.95 Ac x \$8,100/Ac = \$1,028,295.00

Location

The Rice Farm is located near Potomac, IL. Tract 1 is located on the Northwest side of Potomac. Tract 2 is located east of Potomac along County Road 840 E.

Lease/Possession

The farm lease is open for the 2021 crop year.

Contact Information



| | | |
|-----------------|-----------------|-----------------|
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| Listing Broker | Broker | Managing Broker |
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busey.com

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Phone: 217-353-7101 Fax: 217-351-2848

CRP Information – Tract 1

1.51 Ac. @ \$255.60/Acre = \$386.00 – Exp. 2024
4.69 Ac. @ \$300.00/Acre = \$1,407.00 – Exp. 2027
6.19 Ac. @ \$300.00/Acre = \$1,857.00 – Exp. 2027

Real Estate Tax Information – Tract 1

| Parcel ID# | Acres | 2019 Assessed Value | 2019 Taxes Payable 2020 |
|---------------|--------|---------------------|-------------------------|
| 07-33-400-005 | 40.00 | | \$1,073.92 |
| 07-34-300-002 | 80.00 | | \$2,006.46 |
| 07-34-300-003 | 40.00 | | \$1,139.12 |
| 12-03-100-002 | 135.12 | | \$3,828.12 |
| 12-03-100-003 | 18.00 | | \$147.78 |
| 12-03-200-002 | 23.01 | | \$606.18 |

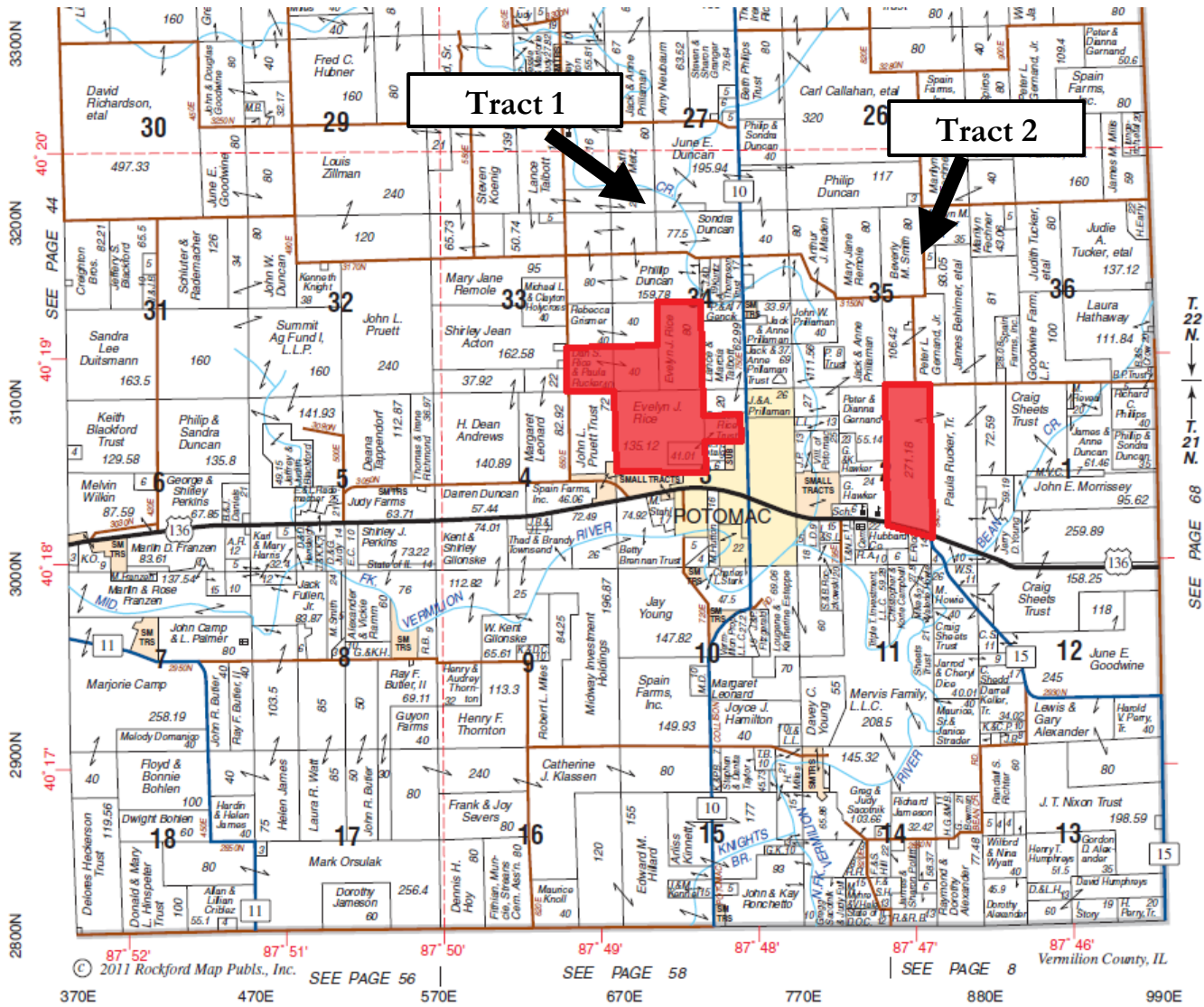
Real Estate Tax Information – Tract 2

| Parcel ID# | Acres | 2019 Assessed Value | 2019 Taxes Payable 2020 |
|---------------|-------|---------------------|-------------------------|
| 12-02-200-001 | 79.00 | | \$2,364.92 |
| 12-02-400-009 | 22.00 | | \$637.58 |
| 12-02-400-014 | 25.95 | | \$696.38 |

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.

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Plat Map



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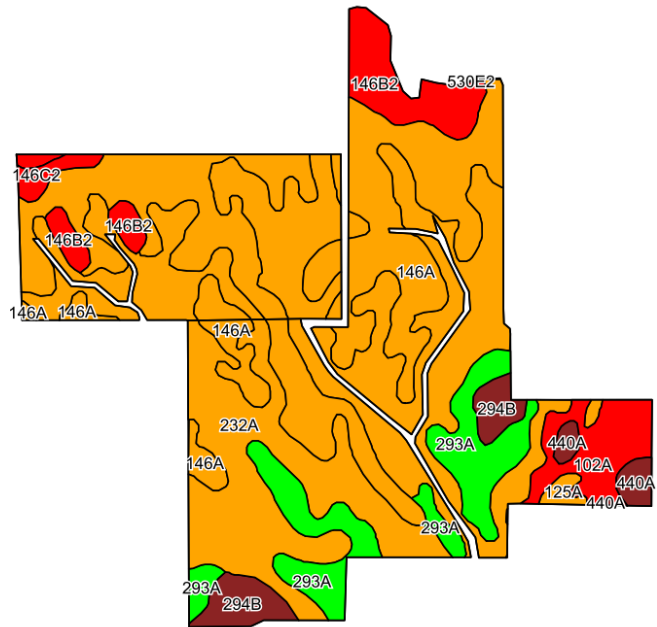
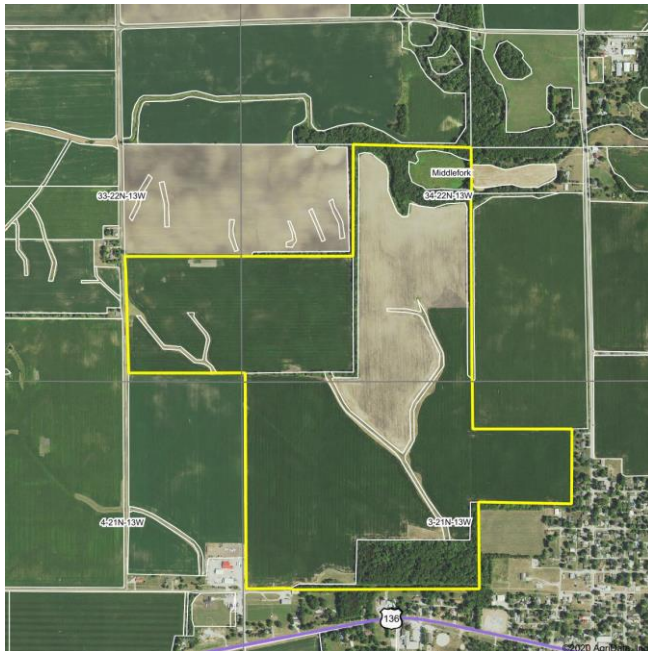
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Aerial Map and Soil Information – Tract 1



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| Soil Code | Soil Description | Approximate Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|-------------------------|-------------------|------------------|--------------|-------------|--|
| 232A | Ashkum silty clay loam | 122.7 | 43.3% | 170 | 56 | 127 |
| 146A | Elliott silt loam | 89.10 | 31.4% | 168 | 55 | 125 |
| 293A | Andres silt loam | 26.86 | 9.5% | 184 | 59 | 135 |
| 146B2 | Elliott silty clay loam | 16.67 | 5.9% | 160 | 52 | 119 |
| 102A | La Hogue loam | 11.86 | 4.2% | 162 | 52 | 121 |
| 294B | Symerton silt loam | 8.86 | 3.1% | 177 | 55 | 130 |
| 440A | Jasper loam | 3.52 | 1.2% | 175 | 57 | 130 |
| 146C2 | Elliott silty clay loam | 2.46 | 0.9% | 160 | 52 | 119 |
| 125A | Selma loam | 1.39 | 0.5% | 176 | 57 | 129 |
| Weighted Average | | | | 170.0 | 55.5 | 126.5 |



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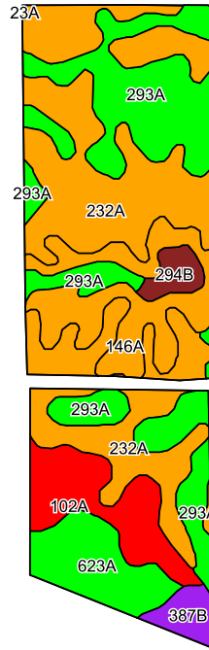
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Aerial Map and Soil Information – Tract 2



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| Soil Code | Soil Description | Approximate Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|------------------------|-------------------|------------------|--------------|-------------|--|
| 232A | Ashkum silty clay loam | 50.46 | 40.3% | 170 | 56 | 127 |
| 293A | Andres silt loam | 32.26 | 25.8% | 184 | 59 | 135 |
| 146A | Elliott silt loam | 15.28 | 12.2% | 168 | 55 | 125 |
| 102A | La Hogue loam | 11.36 | 9.1% | 162 | 52 | 121 |
| 623A | Kishwaukee silt loam | 9.95 | 7.9% | 182 | 58 | 135 |
| 387B | Ockley silt loam | 3.2 | 2.6% | 154 | 49 | 114 |
| 294B | Symerton silt loam | 2.57 | 2.1% | 177 | 55 | 130 |
| 23A | Blount silt loam | 0.08 | 0.1% | 139 | 47 | 105 |
| Weighted Average | | | | 173.3 | 56.2 | 128.6 |



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