

# Farm for Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### LaRoi Family Farm

100.0 +/- Acres (Subject to Survey)  
Condit Township, Champaign County, Illinois

#### Location

The LaRoi Family Farm is located 6 miles North of Champaign, IL on the west side of County Road 900 East (Dewey-Fisher Road.)

#### Abbreviated Legal Description

The South 100 acres of the Northeast ¼ in Section 33, Township 21 North, Range 8 East of the 3<sup>rd</sup> Principal Meridian situated in Condit Township, Champaign County, IL.

#### Contact Information



Daniel Herriott

Listing Broker

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#### Listing Price

**100.0 Acres x \$10,000/Ac = \$1,000,000.00**

#### Lease/Possession

The farm lease is open for the 2021 crop year.

\* Buyer will be asked to reimburse the seller for \*  
fertilizer that was applied in Fall of 2020.

#### Soil Test Results

ASM – Spring '20      pH: 5.9      P1:38      K: 398

#### Real Estate Tax Information

Parcel ID#	Acres	2019 Assessed Value	2019 Taxes Payable 2020
07-08-33-200-002	100.0	\$40,060	\$2,875.84

#### Yield History

	Corn	Soybeans
2020	217	54
2019	170	54
2018	258	79
2017	215	69
2016	251	77
2015	232	76
2014	262	69

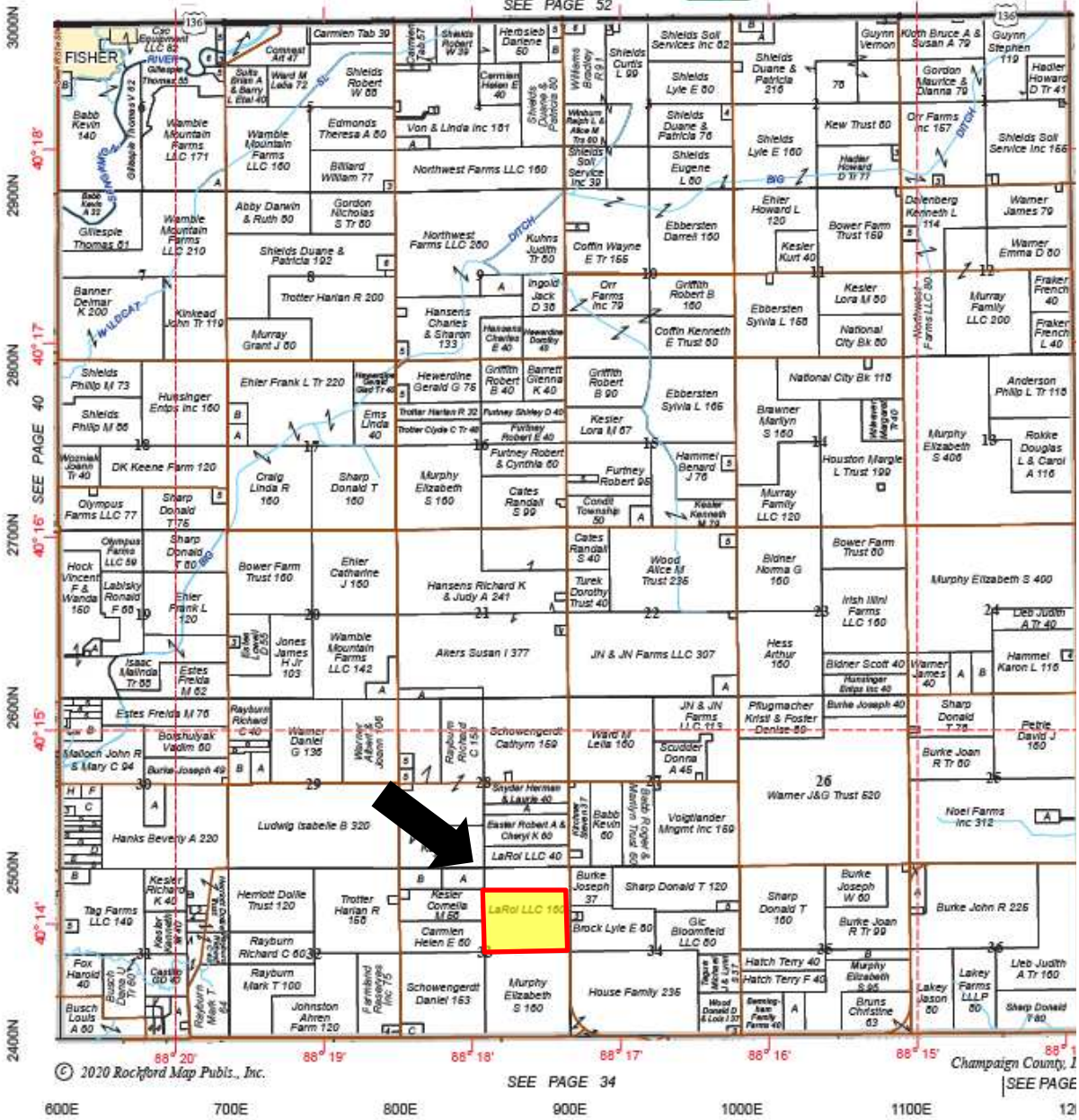
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**Agency:** Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

# Plat Map

## CONDIT

Refer to page 75 for keyed parcels.  
T.21N.-R.8E.



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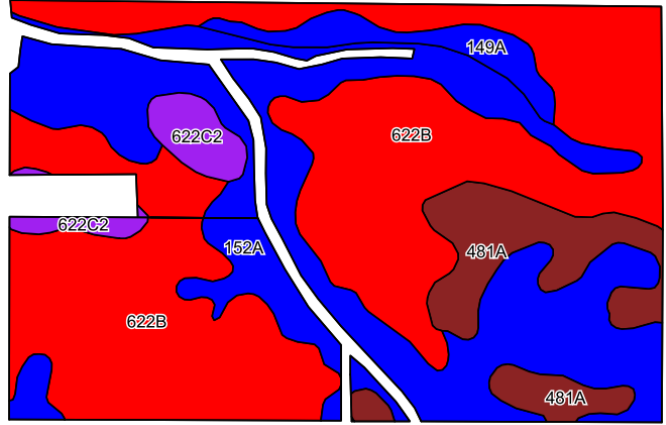
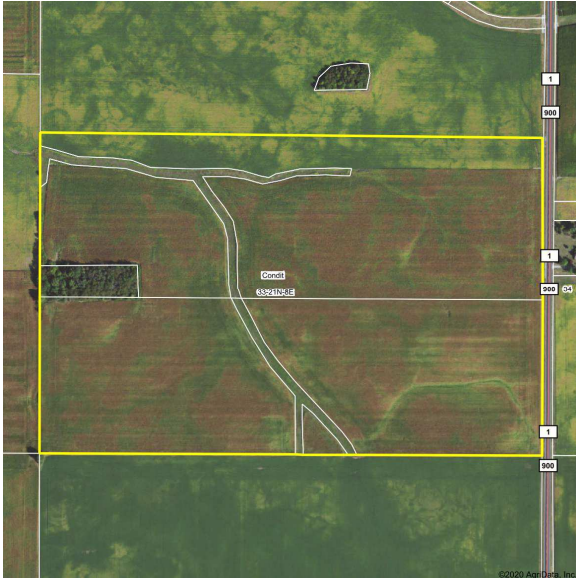
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# Aerial Map and Soil Information



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Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
622B	Wyanet silt loam	49.30	51.7%	159	52	119
152A	Drummer silty clay loam	30.71	32.2%	195	63	144
481A	Raub silt loam	9.12	9.6%	183	58	134
149A	Brenton silt loam	3.27	3.4%	195	60	141
622C	Wyanet silt loam	3.02	3.2%	150	49	112
<b>Weighted Average</b>				<b>173.8</b>	<b>56.3</b>	<b>129.0</b>



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