

# FARMLAND FOR SALE

Busey Farm Brokerage



160.21 Acres For Sale  
Shelby County  
Flat Branch Township

## Farm for Sale

**Shaffer Family LLC, Farm**  
160.21 Taxable Acres

### Contact Information



**Corey Zelhart, Listing Broker—217-425-8245/217-493-2712** [corey.zelhart@busey.com](mailto:corey.zelhart@busey.com)

**Alex Rhoda, Broker 217-425-8821**  
**Cameron Huey, Broker 217-425-8290**  
**Steve Myers, Managing Broker 309-962-2311**

### Listing Price

160.21 Taxable Acres X 16,000/Ac = \$2,563,360.00

### Lease/Possession

The lease for this farm is currently open for 2023.

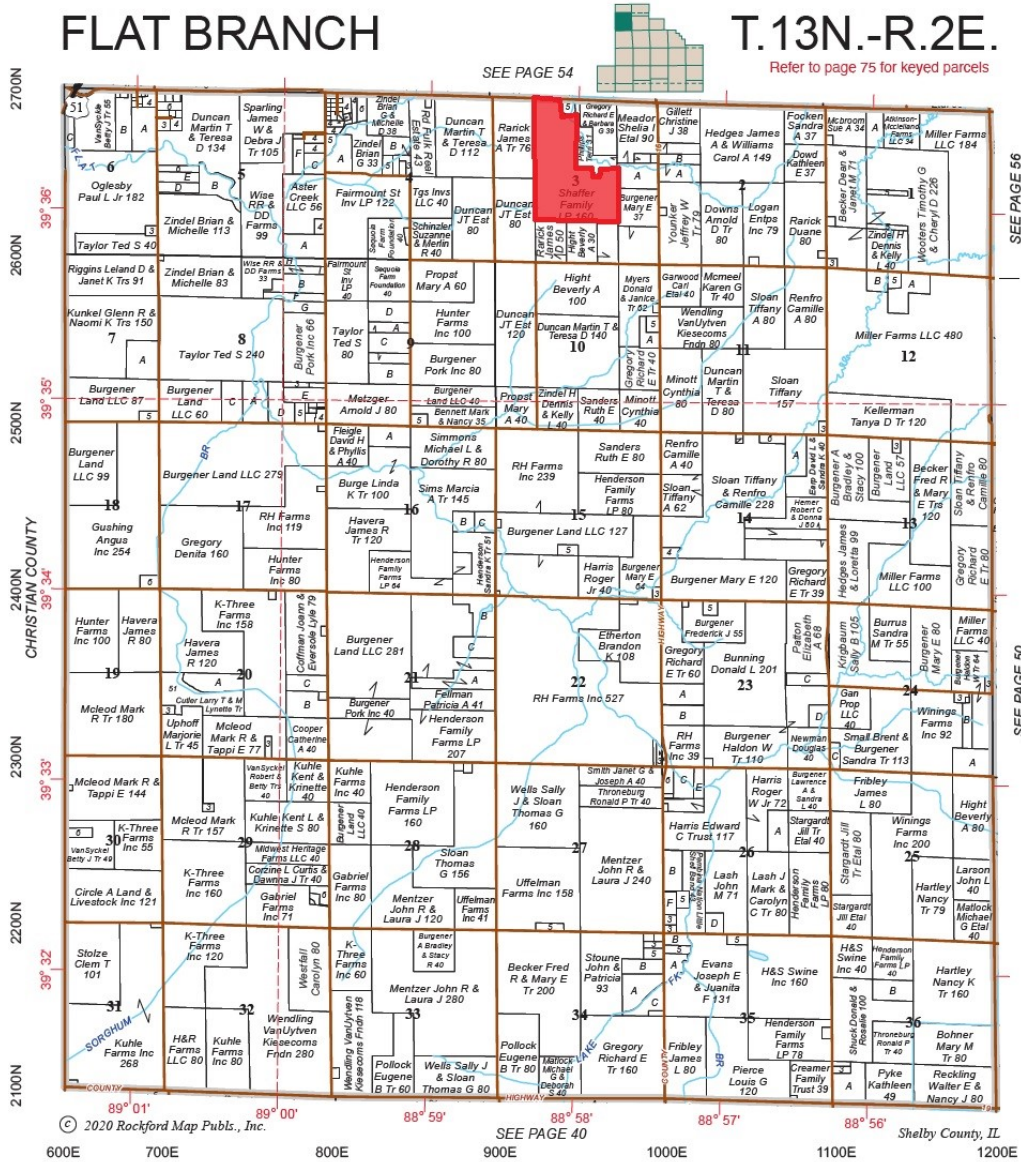
[busey.com](http://busey.com)

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

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

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BUSEY FARM BROKERAGE—160.21 +/- Acres—Shelby County



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Licensed Real Estate Broker Corporation

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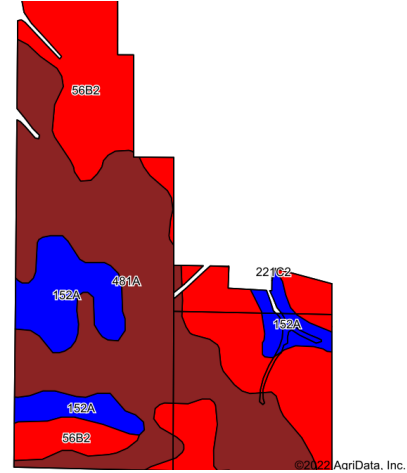
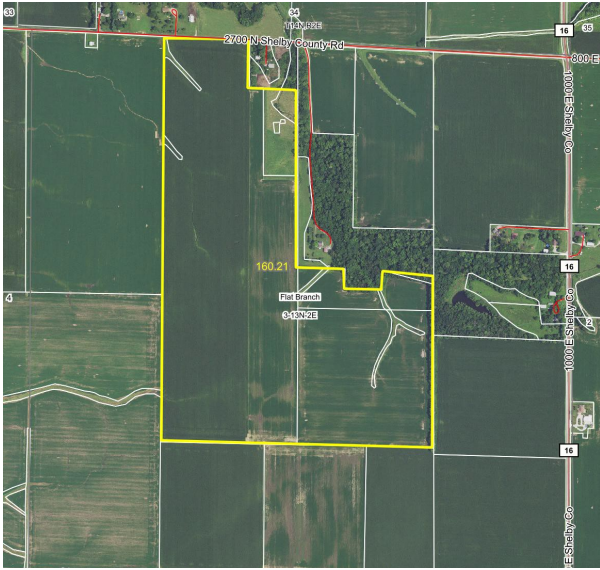
**Steve Myers, Managing Broker/Auctioneer**

**Phone 309-962-2311**

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Shaffer Family LLC. Farm—160.21 Taxable Acres



Area Symbol: IL173, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	74.13	48.0%		183	58	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	57.67	37.3%		**171	**53	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.70	14.7%		195	63	144
<b>Weighted Average</b>					<b>180.3</b>	<b>56.9</b>	<b>131.7</b>

## Shelby County FSA Data

<b>Farm #</b>	9580	<b>Tract #</b>	724, 730, 7333
<b>Total Acres:</b>	167.06	<b>Cropland Acres:</b>	162.88
<b>Corn Base Acres:</b>	72.6	<b>Soy Base Acres:</b>	65.0
<b>Wheat Base Acres:</b>	12.6		

**Farm Program:** ARC County Beans/PLC  
Corn, Wheat

## Price Loss Coverage (PLC) Yields

<b>Corn Yield:</b>	177	<b>Soybean Yield:</b>	50
<b>Wheat Yield:</b>	54		

## Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
0603-03-00-100-003	151.56	\$75,488.00	\$5,720.33
0603-03-00-200-012	8.65	\$3,995.00	\$302.73

## Farm Production

	Corn	Soybeans
<b>2022</b>	233	74
<b>2021</b>	224	74
<b>2020</b>	220	60
<b>2019</b>	192	63
<b>2018</b>	239	74

## 2020 & 2021 Soil Test Results

<b>West</b>	<b>PH:</b> 6.1	<b>P1:</b> 55.0	<b>K:</b> 336.0
<b>East</b>	<b>PH:</b> 6.0	<b>P1:</b> 40.0	<b>K:</b> 287.0

## Legal Description

The E 1/2 of the NW 1/4 and the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 located in Section 3, Township 13 N, Range 2 E of the Third Principal Meridian in Shelby County Illinois.

## Location

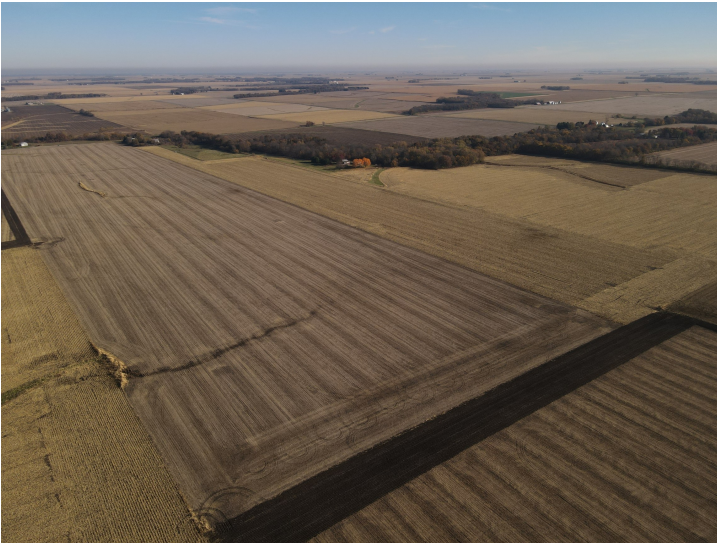
Located 3.5 miles east of Moweaqua and accessed via CR 2700N to the North.



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UAF Images



**Busey** FARM BROKERAGE

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