

Residential/Commercial Development Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – TRANSITIONAL FARM FOR SALE

Cunningham Children's Home – Gerber Farm

197.30 acres +/-

Champaign Township, Champaign County, Illinois

Location

The Gerber Farm is located at the Northwest corner of Staley Road and Old Church Road. The property is 1/2 mile southwest of the I-57/Curtis Road Interchange in Southwest Champaign at the corner of 800 E and 1200 N CR.

Legal Description

The NE 1/4 of the SW 1/4 and the SE 1/4 of Section 32, Township 19 N, Range 8 E of 3rd P.M. in Champaign County, IL.

Listing Price

197.3 Acres x \$19,900/ac = \$3,926,270

Contact Information



Champaign	Champaign	LeRoy
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Listing Broker: Matt Rhodes

Managing Broker: Dean Kyburz

Busey.com

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Champaign County FSA Data

Farm #	208	Tract #	3374
Total Acres:	197.3	Tillable Acres:	194.20
Corn Base Acres:	97.10	Soybean Base Acres:	97.10
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	174	Soybean Yield:	50
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Real Estate Tax Information

Parcel ID	Acres	2015 Assessed Value	2015 Taxes Paid 2016
03-20-32-400-001	200.00	\$141,410	\$9,843.8

Soil Test Results

ASM 2016 (South 98)	pH:6.1	P1:72	K:395
ASM 2012 (Entire Farm)	pH:6.1	P1:54	K:317

Lease/Possession

The farm lease is open for the 2017 crop year.

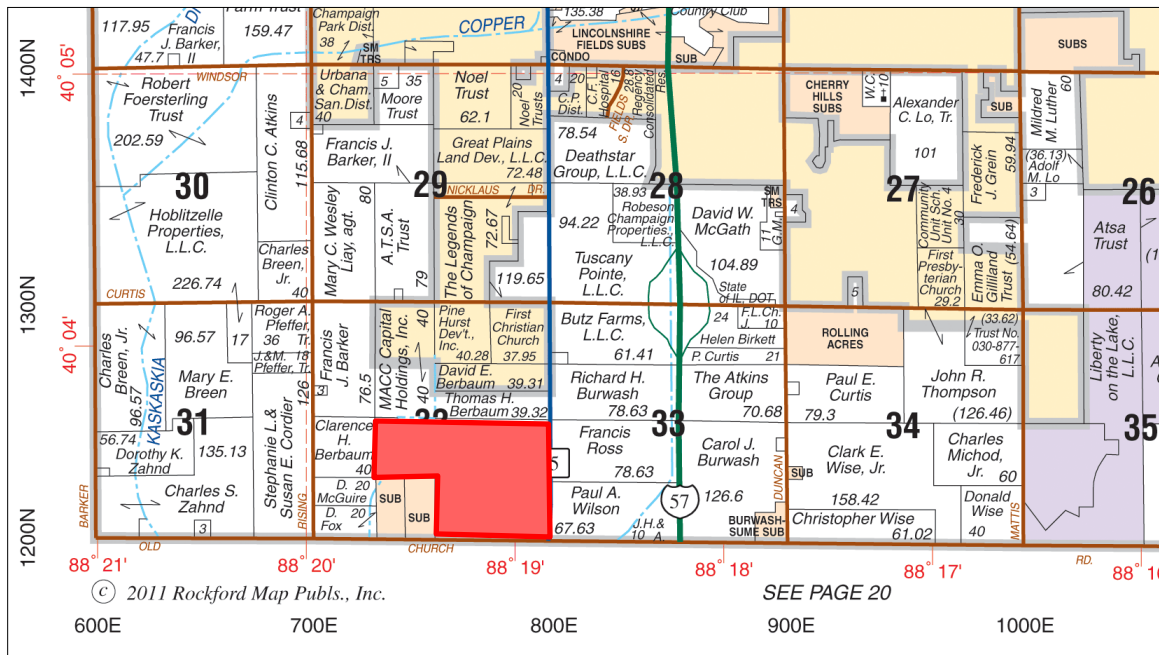
Yield History

	<u>Corn</u>		<u>Soybeans</u>
2016	238.2	2016	70.0
2015	246.5	2015	71.9
2014	227.6	2014	60.0
2013	220.1	2013	59.1

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

Maps

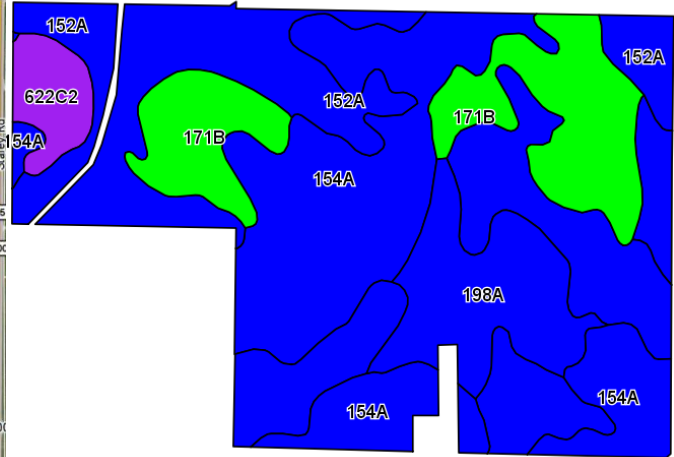
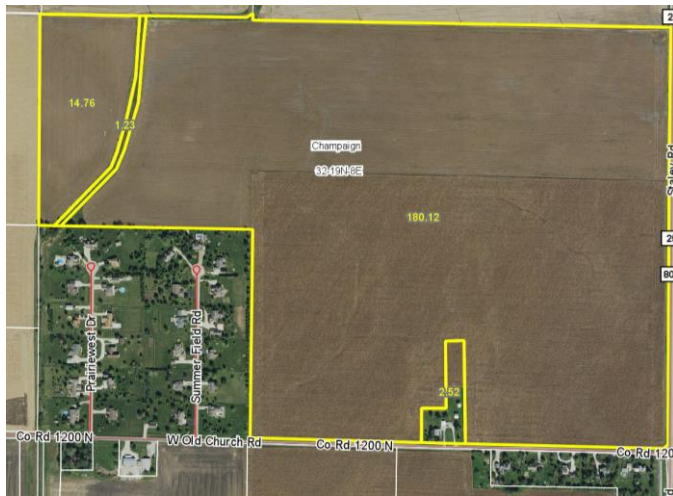


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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	71.89	36.9%	195	63	144
154A	Flanagan silt loam	63.81	32.7%	194	63	144
171B	Catlin silt loam	31.72	16.3%	188	58	137
198A	Elburn silt loam	20.70	10.6%	197	61	143
622C2	Wyanet silt loam	6.76	3.5%	150	49	112
Weighted Average				191.7	61.5	141.6

Excellent Investment Opportunity!!!

- Excellent producing farm property for interim use
- Future Residential/Commercial Development Property; zoned AG-1 Agriculture
- Located in I-57/Curtis Road Interchange Corridor
- Just ½ mile south of 300,000 SF – 1,400 employee Carle development currently in construction
- Local attractions include Stephens Family YMCA, Curtis Orchard, Lincolnshire Golf Course, Barkstall Elementary and future Judah Christian School in a growing corridor.



Licensed Real Estate Broker Corporation

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