

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### John Ullrich Foundation—Coles County Farm 280.00 acres

#### Location

This farm is located approximately 2 miles southeast of Humboldt in Humboldt Township.

#### Legal Description

The Northeast 1/4, the Northeast 1/4 of the Northwest 1/4, and the North 1/2 of the Southeast 1/4, all in Section 14, Township 13 North, Range 8 East of the 3rd Principal Meridian, Coles County, Illinois.

#### Listing Price

**280.0 acres x \$12,000/acre = \$3,360,000.00**

#### Lease/Possession

The farm is currently leased for the 2016 crop year on a 50/50 basis with Mike Zuhone. The seller and tenant will retain all rights to the 2016 crop. Mike has been an excellent steward for many years on this farm and would enjoy the opportunity to continue farming this land under new ownership.

#### Contact Information



**Dean Kyburz, Managing Broker 217-425-8290**  
**Kyle Ogden, Listing Broker 217-425-8279**  
**Tom Courson, Broker 217-425-8291**  
**Corey Zelhart, Broker 217-425-4245**  
**Nick Suess, Broker 217-425-8296**

#### County FSA Data

Farm #	481	Tract #	1059
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Total Acres:	273.35	Cropland Acres:	271.95
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Corn Base Acres:	135.50	Soybean Base Acres:	135.50
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Farm Program:	ARC-County
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#### Price Loss Coverage (PLC) Yields

Corn Yield:	163	Soybean Yield:	49
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#### Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
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04-0-00461-000	280.00	107,196	\$8,563.12
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#### Soil Test Results

Soil Test—Helena Chemical Company—June 2016  
South 140 acres

pH: 6.0	P1: 95	K: 473
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[busey.com](http://busey.com)

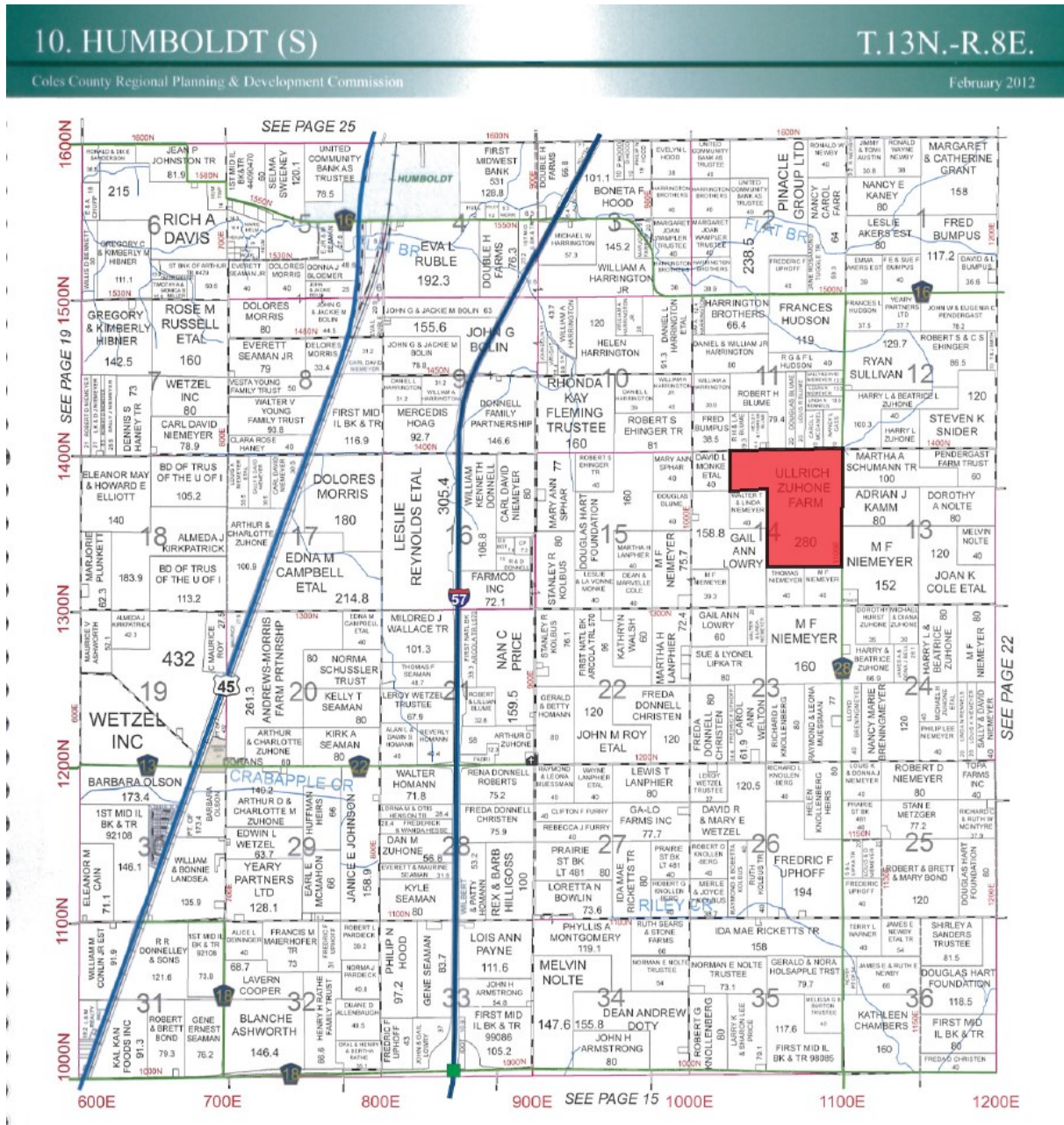
259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

**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



**Busey** FARM  
BROKERAGE

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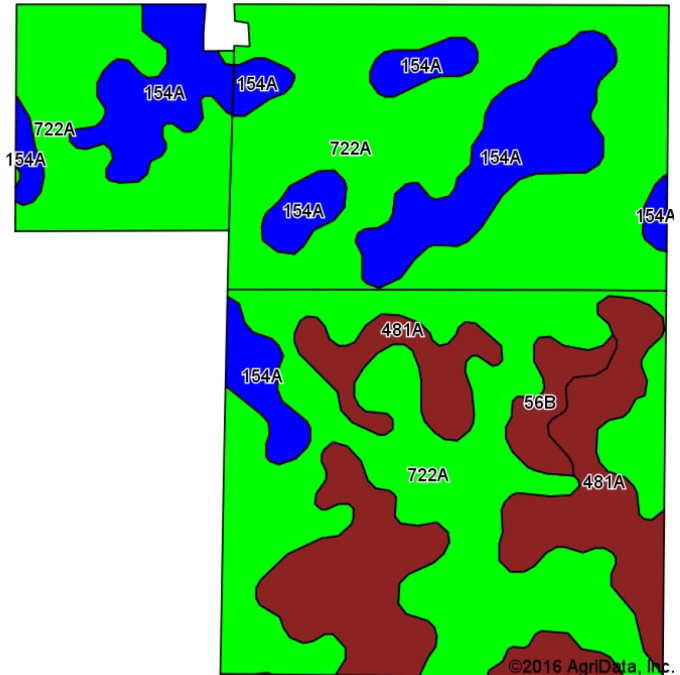
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## Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford Silty Clay Loam	172.33	63.4%	184	60	137
481A	Raub Silt Loam	49.41	18.2%	183	58	134
154A	Flanagan Silt Loam	45.00	16.5%	194	63	144
56B	Dana Silt Loam	5.21	1.9%	178	55	130
	Building Site	1.40				
<b>Weighted Average</b>		<b>273.35</b>		<b>185.4</b>	<b>60</b>	<b>137.5</b>



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## Improvements



### **Building Site**

Machine Shed—60' x 32'  
Machine Shed—50' x 36'  
12,000 bushel grain bin  
Two 8,000 bushel grain bins

In Spring 2015, Dean Drainage installed a new main tile system through the north half of this farm. This main, shared with a neighbor to the west, consists of 1,300' of 10" plastic tubing and 1,650' of 12" plastic tubing. It outlets through a new 24" dual wall pipe that crosses the road bordering the north side of this farm. A tile map is available upon request.



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