

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Michael Bruntjen Farm 224.14 acres

Location

This farm is located approximately 1 mile south of Latham in Lake Fork Township.

Legal Description

That part of the North East Quarter (NE 1/4) lying South of the CN Railroad R.O.W. AND the East Half (E 1/2) of the North West Quarter (NW 1/4) with exceptions, All in Section One, Township 17 North, Range One West of the Third Principal Meridian, Logan County, Illinois.

Listing Price

224.14 acres x \$11,250/acre = \$2,521,575

Contact Information



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Tom Courson, Listing Broker 217-425-8291

busey.com

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County FSA Data

Farm #	6326	Tract #	6073,6068
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Total Acres:	224.14	Cropland Acres:	218.91
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Corn Base Acres:	139.50	Soybean Base Acres:	131.60
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Farm Program:	ARC-County
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Price Loss Coverage (PLC) Yields

Corn Yield:	162	Soybean Yield:	48
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Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
01-001-008-00	80.62	41,900	\$3,396.06
01-001-005-00	52.71	28,140	\$2,297.90
01-001-003-00	91.70	44,710	\$3,988.12

Investment Potential

The farm is currently operated by the owner. 2017 –2019 would be leased back to the seller with a guaranteed \$400 acre cash rent.

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

Plat Map



Busey FARM
BROKERAGE

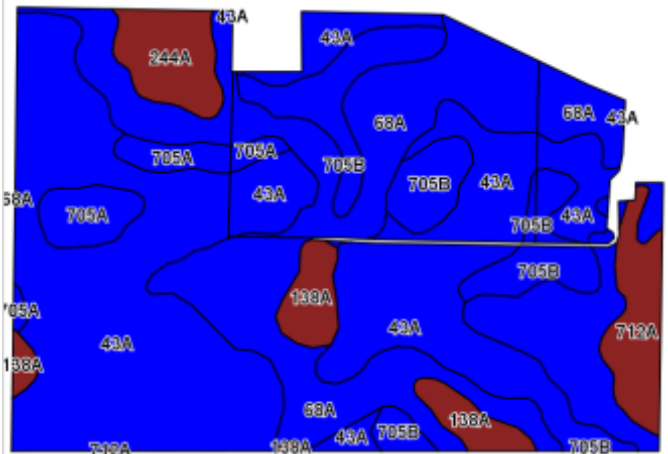
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
43A	Ipava Silt Loam	97.66	44.6%	191	62	142
68A	Sable Silty Clay Loam	68.07	31.1%	192	63	143
**705B	Buckhart Silt Loam	20.88	9.5%	**188	**60	**141
138A	Shiloh Silty Clay Loam	8.44	3.9%	175	57	130
705A	Buckhart Silt Loam	8.35	3.8%	190	61	142
712A	Spaulding Silty Clay Loam	7.97	3.6%	183	58	134
244A	Hartsburg Silty Clay Loam	7.54	3.4%	182	59	134
Weighted Average				189.8	61.6	141.2

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Licensed Real Estate Broker Corporation

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