

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Carrie Thornburg-Bearse Farm—Shelby County 120 acres

Location

This farm is located approximately 2 miles northeast of Herrick in Herrick Township

Legal Description

The W1/2 of the SW1/4 of the NE1/4; the E1/2 of the SW1/4 of the NW1/4, except the W 25 feet thereof; the SE1/4 of the NW1/4; and the NE1/4 of the SW1/4, all in S11, T9N, R2E of the 3rd PM, Shelby County, IL

Listing Price

120 acres x \$4,250/acre = \$510,000.00

Lease/Possession

The farm is leased for the 2016 operating year. Buyer will be allowed possession after harvest of the 2016 crop. Steve VanUytven has rented the farm for a long time and would welcome the opportunity to continue under new ownership.

Contact Information



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Kyle Ogden, Listing Broker 217-425-8279

Tom Courson, Broker 217-425-8291

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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

County FSA Data

Farm #	9631	Tract #	1417 & 5348
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Total Acres: 137.81 Cropland Acres: 68.93

Corn Base Acres: 34.52 Soybean Base Acres: 34.33

Farm Program: ARC-County

**Classified as NHEL

Price Loss Coverage (PLC) Yields

Corn Yield: 124 Soybean Yield: 43

Real Estate Tax Information

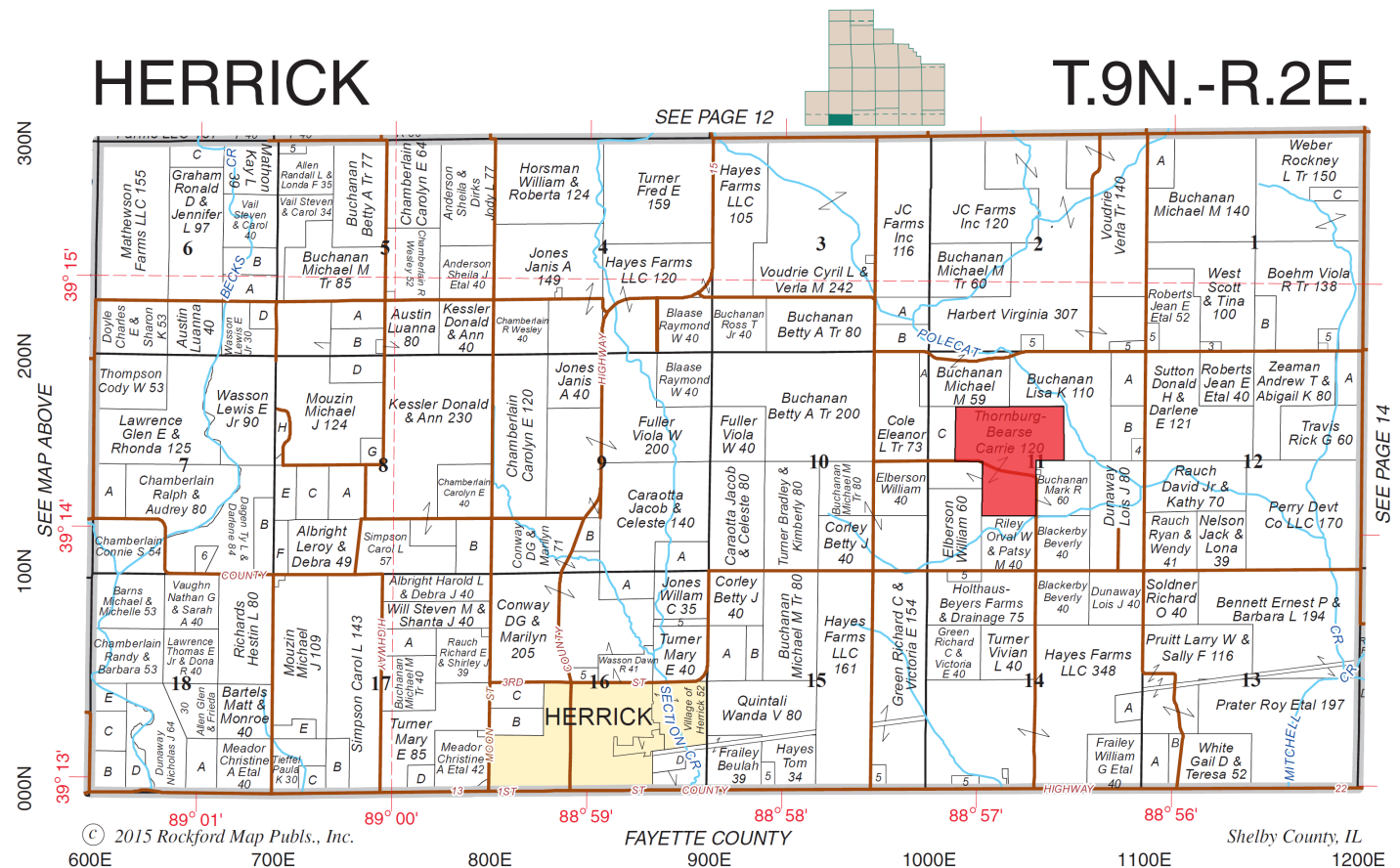
Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
0723-11-00-100-005	60.00	\$1,888	\$175.56
0723-11-00-200-010	20.00	\$64	\$0
0723-11-00-300-003	40.00	\$1,236	\$114.94

Soil Test Results

*Soil test results are pending Fall 2016 samples.

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Plat Map



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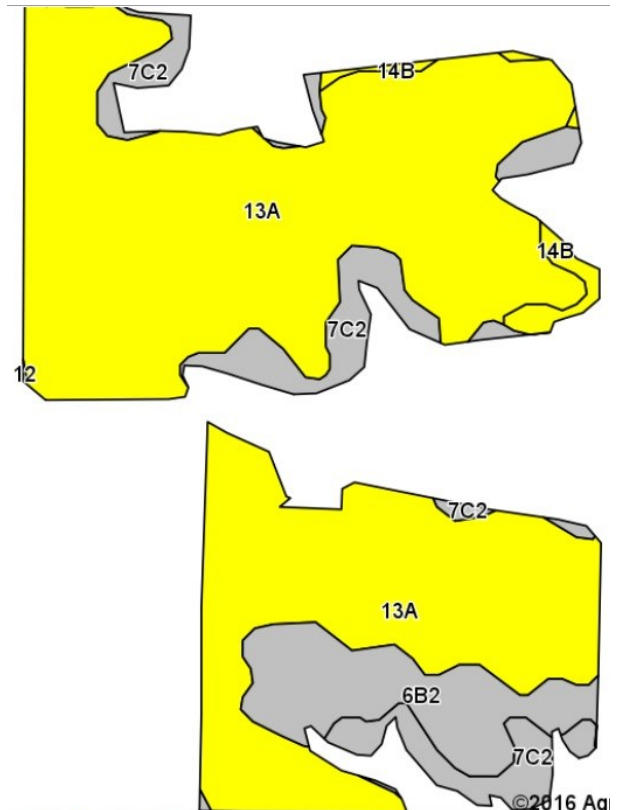
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
13A	Bluford Silt Loam	52.22	77.7%	136	44	101
7C2	Atlas Silt Loam	7.47	11.1%	105	37	81
6B2	Fishhook Silt Loam	6.48	9.6%	123	39	90
14B	Ava Silt Loam	1.08	1.6%	134	44	99
Weighted Average		67.25		131.3	42.7	97.7



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