

Farm for Sale

Busey Farm Brokerage



DeWitt COUNTY – FARM FOR SALE

Little Trust Farm

80.00+/- Acres

Creek Township, DeWitt County, Illinois

Location

The Jane Little farm is located 3.5 miles West of Weldon, Illinois near the intersection of township road 1800 E and 300 N, approximately 11 miles Southeast of Clinton, Illinois

Legal Description

The North 1/2 of the Southeast 1/4 of Section 13, Township 19 North, Range 3 East of the 3rd Principal Meridian situated in Creek Township, DeWitt County, Illinois.

Listing Price

80.00 Acres @\$11,300.00/A = \$904,000.00

Lease/Possession

The farm is leased for the 2016 crop year on a cash rent basis. The disposition of those proceeds are negotiable.

Contact Information



| | | |
|--|--|---|
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|--|--|---|

busey.com

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Phone: 309-962-2901 Fax: 309-962-6026

DeWitt County FSA Data

| | | | |
|------------------|-------|---------------------|-------|
| Farm # | 2758 | Tract # | 924 |
| Total Acres: | 80.95 | Tillable Acres: | 79.36 |
| Corn Base Acres: | 38.4 | Soybean Base Acres: | 23.4 |
| HEL/Wetlands: | N/A | Program: | Open |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 158 | Soybean Yield: | 56 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|---------------|-------|---------------------|-------------------------|
| 13-13-400-001 | 80.00 | \$32,974 | \$2,617.24 |

2015 Drainage Tax Paid in 2016 was \$226.20 (\$2.83/A)

Soil Test Results

| | | | | |
|----------|---------|--------|--------|---------|
| KSI 2012 | pH: 6.0 | P1: 89 | K: 419 | OM: 3.5 |
|----------|---------|--------|--------|---------|

Yield History

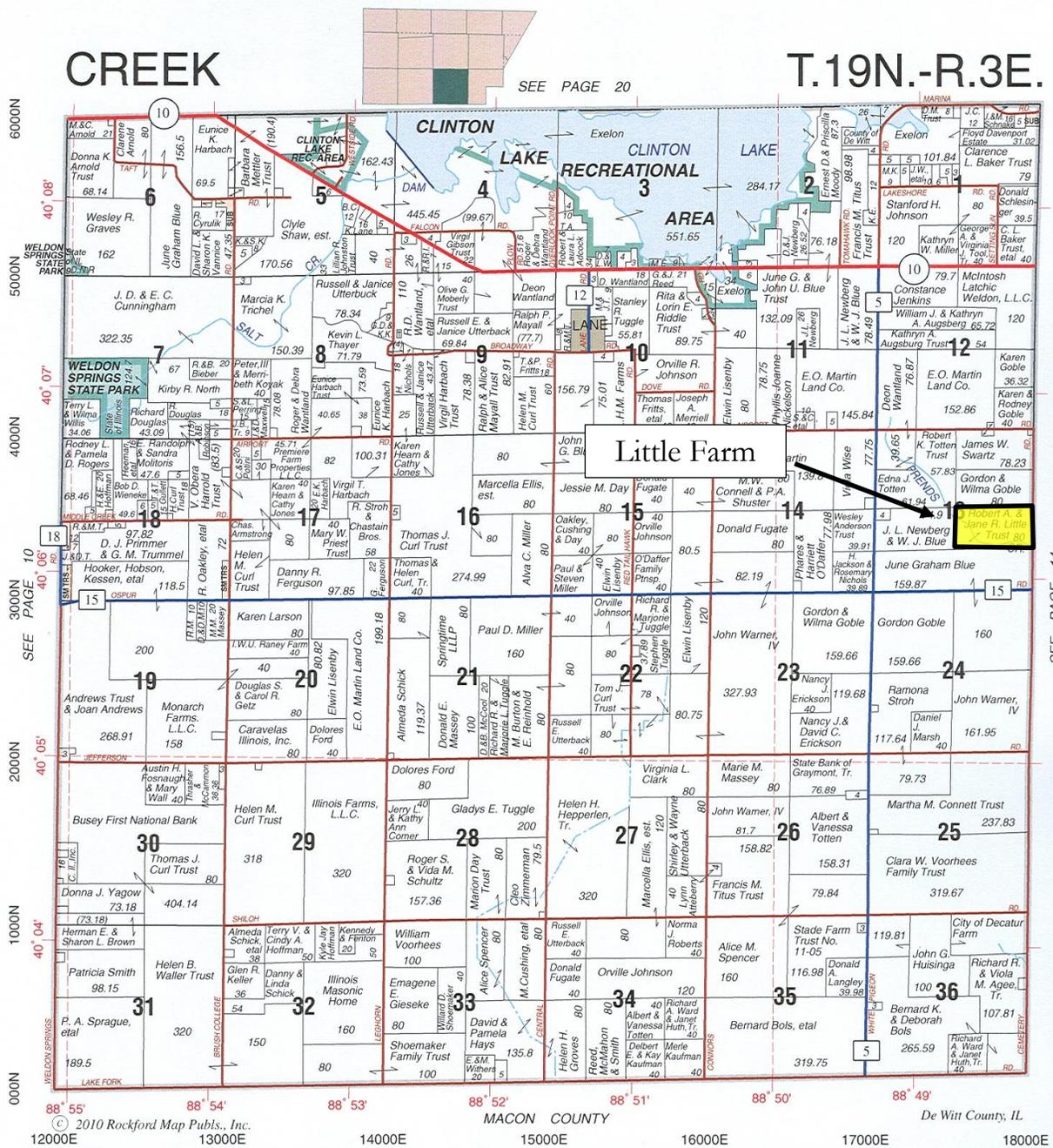
| | Corn | SB |
|------|------|----|
| 2015 | 226 | X |
| 2014 | X | 68 |
| 2013 | 189 | X |
| 2012 | X | 65 |
| 2011 | 170 | X |
| 2010 | 130 | X |
| 2009 | 194 | 55 |

Average **182** **63**

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



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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 |
|-------------------------|-----------------------|-------------------|------------------|--------------|-------------|--|
| 68A | Sable silty clay loam | 57.43 | 71.8% | 192 | 63 | 143 |
| 43A | Ipava silt loam | 16.83 | 21.0% | 191 | 62 | 142 |
| 171B2 | Catlin silt loam | 5.74 | 7.2% | 178 | 56 | 131 |
| Weighted Average | | | | 190.8 | 62.3 | 141.9 |



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