

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Littrell Farm

80.82 Surveyed Acres

Blue Mound Township, McLean County, Illinois

Location

The Littrell farm is located two miles South of the Village of Cooksville at the Northeast corner of the intersection of 2850 E and 1600 N.

Legal Description (Abbreviated)

The West ½ of the Southeast ¼ of Section 23, Township 24 North, Range 4 East of McLean County.

Listing Price

80.82 Acres at \$10,000.00/A = \$808,200.00

Lease/Possession

The farm is leased for the 2017 crop year on a 50/50 crop share basis.

Contact Information



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Managing Broker	Broker
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busey.com

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McLean County FSA Data

Farm #	898	Tract #	2259
Total Acres:	75.84	Tillable Acres:	74.30
Corn Base:	39.1	Soybean Base Acres:	35.2
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	145	Soybean Yield:	49
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Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
16-23-400-006	40.00	\$13,966	\$1,190.08
16-23-400-007	40.00	\$12,663	\$1,079.04

Soil Test Results

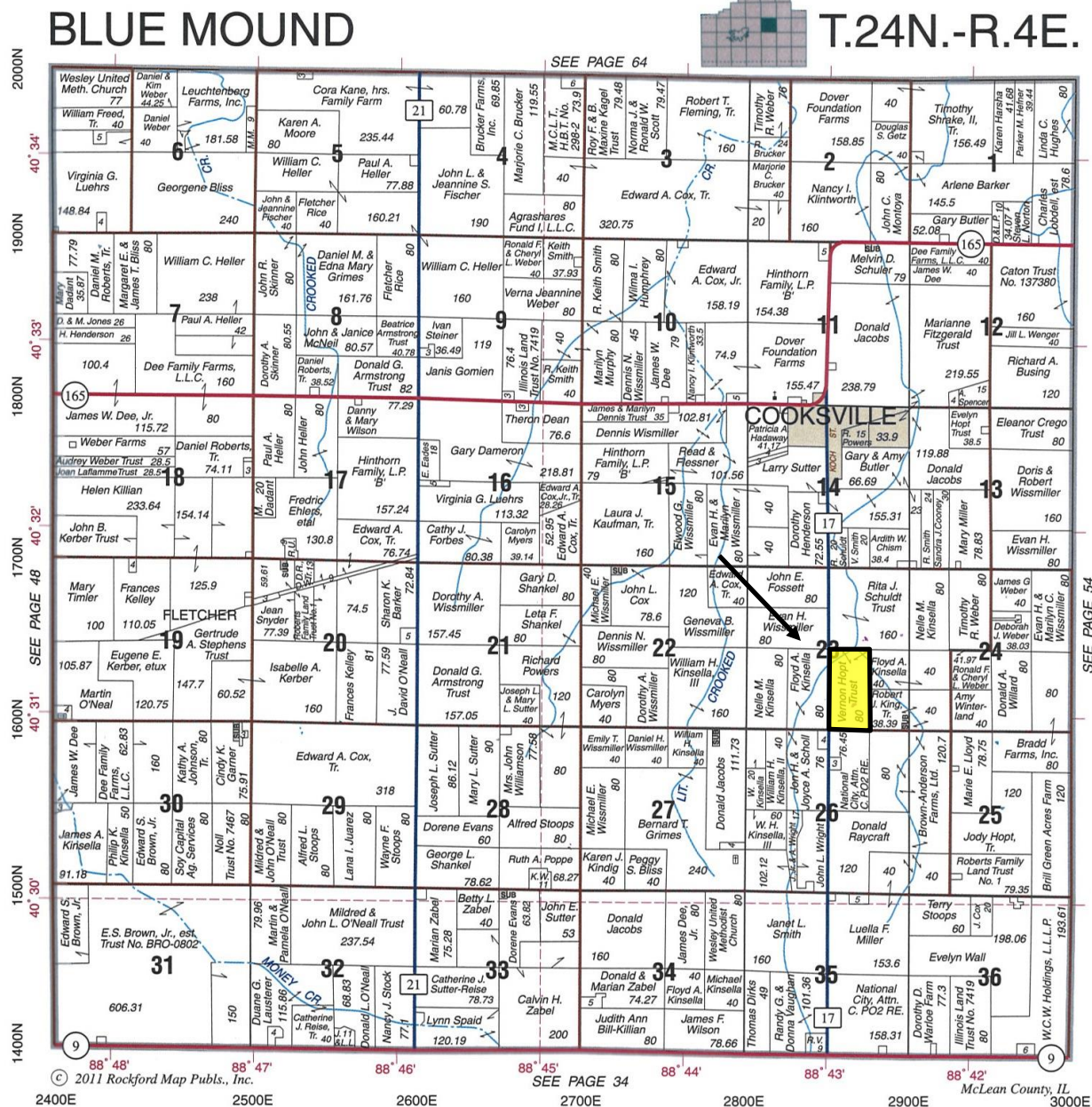
USI 2014	pH: 6.5	P1: 54	K: 365
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Yield History

	Corn	SB
2016	225.0	63.1
2015	212.6	58.9
2014	218.7	55.7
2013	160.4	46.2
2012	142.4	55.9
2011	177.6	57.5
2010	161.9	55.8
Average	185.5	56.1

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



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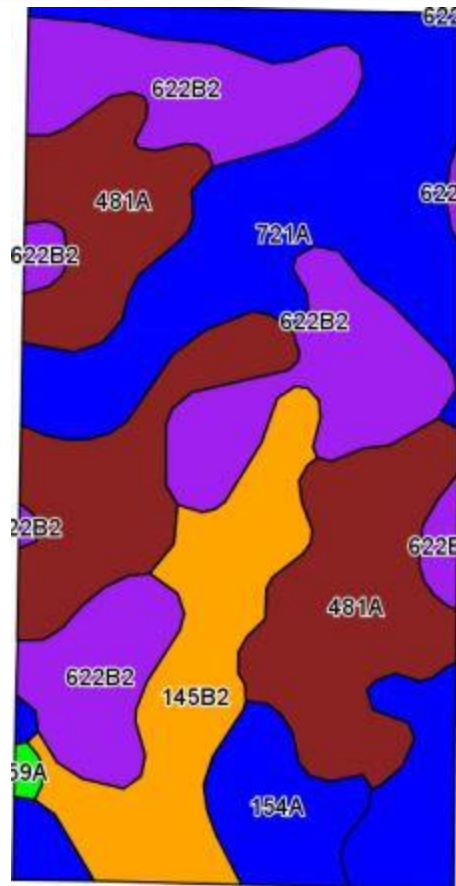
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
481A	Raub silt loam	23.59	29.20%	183	58	134
721A	Drummer & Elpaso silty clay loam	22.61	28.00%	194	63	143
622B2	Wyanet silt loam	19.7	24.40%	153	50	114
145B2	Saybrook silt loam	10.48	13.00%	170	54	125
154A	Flanagan silt loam	4.21	5.20%	194	63	144
59A	Lisbon silt loam	0.28	0.30%	188	59	136
Weighted Average				177.7	57.2	131.0

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