

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Class A Coles County Farmland!

94 +/- acres*

Location

This farm is located approximately 2 1/2 miles south of Humboldt in Humboldt Township.

Legal Description (abbrev.)

Part of the N 1/2 Section 22, Township 13 North, Range 3 East in Coles County, IL

Listing Price

94 +/- acres x \$11,250/acre = \$1,057,500

Lease/Possession

The farm is currently leased for the 2017 crop year to Curt Niemeyer. The seller and tenant will retain all rights to the 2017 crop, and the lease will be open for 2018. Curt's family has done an excellent job for many years on this farm and would enjoy the opportunity to continue farming this land under new ownership.

County FSA Data—Farm #2994

Tract 1—FSA Tract 10449

Total Acres: 100.33 Cropland Acres: 95.78

Corn Base Acres: 48.14 Soybean Base Acres: 47.64

Farm Program: ARC-County

Price Loss Coverage (PLC) Yields

Corn Yield: 162 Soybean Yield: 50

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Contact Information



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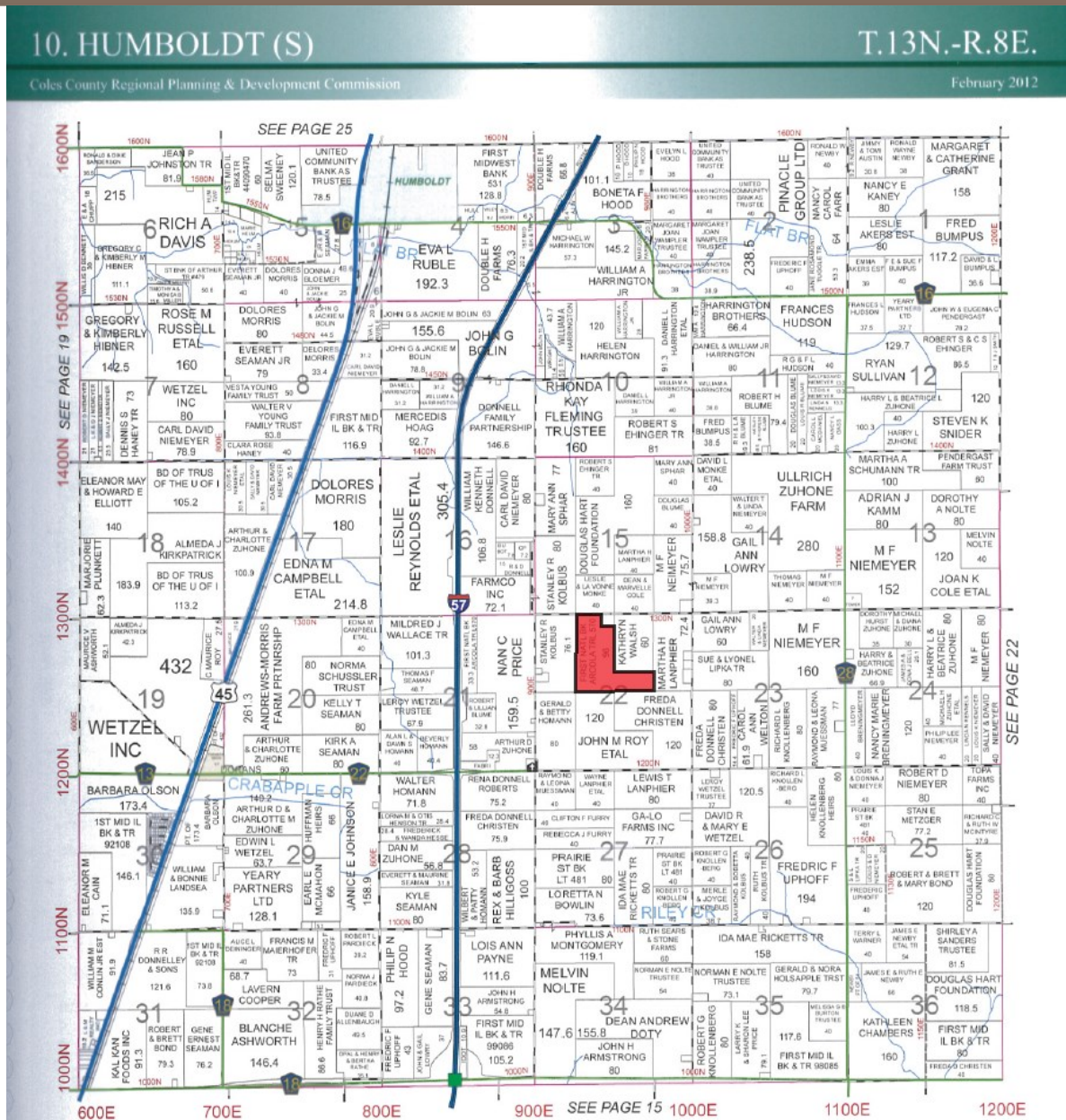
Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
04-0-00695-000	60.00	\$37,107	\$2,875.78
04-0-00705-000	36.00*	\$21,417	\$1,666.26

*Owner is in the process of selling approximately two acres.
Location/boundary details are available upon request.

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Plat Map



Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

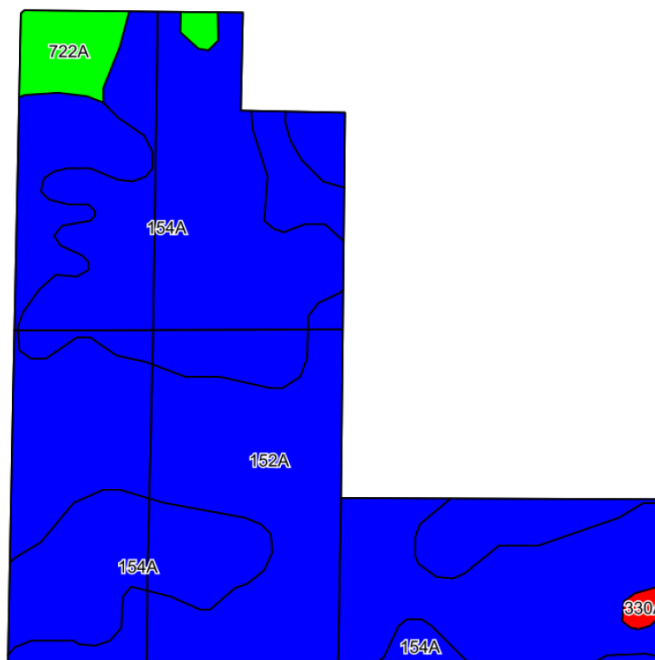
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Aerial Map and Soil Information—Tract 1



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	50.67	52.5%	195	63	144
154A	Flanagan Silt Loam	41.82	43.3%	194	63	144
722A	Drummer-Milford Silty Clay Loam	3.49	3.6%	184	60	137
330A	Peotone Silty Clay Loam	0.52	0.5%	164	55	123
Weighted Average		96.5		194	62.8	143.6

Soil Test—Helena Chemical Company, Mattoon

West 32.9 acres—04/28/2017

<u>pH</u>	<u>P</u>	<u>K</u>
6.3	75	372

East 61.2 acres—05/27/2016

<u>pH</u>	<u>P</u>	<u>K</u>
6.0	92	394



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