

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Class A Coles County Farmland!

33.29 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 of Section 21, Township 13 North, Range 3 East in Coles County, IL

#### Listing Price

**33.29 acres x \$8,500/acre = \$282,965**

#### Contact Information



#### Kyle Ogden

Listing Broker

O: 217-351-6555

C: 217-369-3306

#### Daniel Herriott

Broker

O: 217-351-2757

C: 217-722-5979

#### Matt Rhodes

Broker

O: 217-351-2744

C: 217-255-2018

#### County FSA Data—Farm #2994

##### FSA Tract 1073

Total Acres: 31.90 Cropland Acres: 31.90

Corn Base Acres: 15.91 Soybean Base Acres: 15.99

Farm Program: ARC-County

#### Price Loss Coverage (PLC) Yields

Corn Yield: 162 Soybean Yield: 50

[busey.com](http://busey.com)

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-353-7101—Fax 217-351-2848

#### Steve Myers, Managing Broker

O: 309-962-2901 C: 309-275-4402  
[steve.myers@busey.com](mailto:steve.myers@busey.com)

#### Real Estate Tax Information

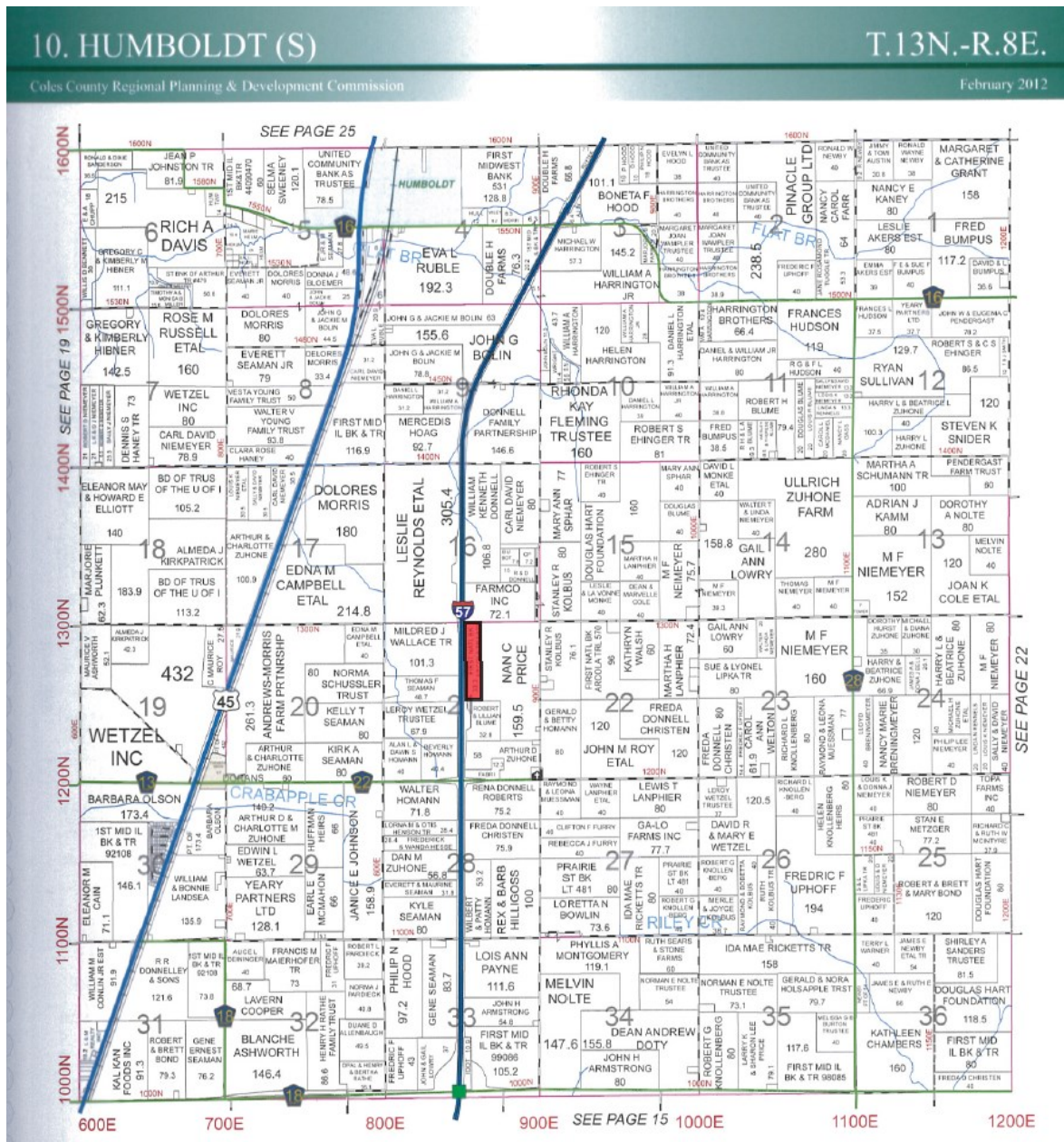
Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
04-0-00661-000	33.29	\$17,072	\$1,333.28

**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

# Farm for Sale

## Plat Map



**Busey** FARM  
BROKERAGE

Licensed Real Estate Broker Corporation

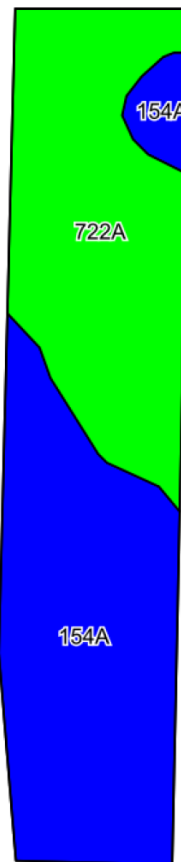
**Kyle Ogden, Listing Broker**  
**Daniel Herriott, Broker**  
**Matt Rhodes, Broker**  
**Steve Myers, Managing Broker**

**Phone 217-351-6555**  
**Phone 217-351-2757**  
**Phone 217-351-2744**  
**Phone 309-962-2901**

**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

# Farm for Sale

## Aerial Map and Soil Information—Tract 2



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
154A	Flanagan Silt Loam	17.36	54.4%	194	63	144
722A	Drummer-Milford Silty Clay Loam	14.54	45.6%	184	60	137
<b>Weighted Average</b>		<b>31.9</b>		<b>189.4</b>	<b>61.6</b>	<b>140.8</b>

### Soil Test—Helena Chemical Company, Mattoon—04/28/2017

<u>pH</u>	<u>P</u>	<u>K</u>
6.5	88	389



Licensed Real Estate Broker Corporation

**Kyle Ogden, Listing Broker**  
**Daniel Herriott, Broker**  
**Matt Rhodes, Broker**  
**Steve Myers, Managing Broker**

**Phone 217-351-6555**  
**Phone 217-351-2757**  
**Phone 217-351-2744**  
**Phone 309-962-2901**

**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

# Farm for Sale

## Other Information

### Drainage

In January 2010, Dean Drainage installed a new tile system through the north half of Tract 2. This system consists of 804' of 8" plastic tubing with eight 4" laterals. It outlets at the northwest corner of the field. A tile map and receipts for this work are available upon request.

### Access—Tract 2

Tract 2 is accessed by a grass lane extending from County Road 1300N.

### 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.



**Licensed Real Estate Broker Corporation**

**Kyle Ogden, Listing Broker**  
**Daniel Herriott, Broker**  
**Matt Rhodes, Broker**  
**Steve Myers, Managing Broker**

**Phone 217-351-6555**  
**Phone 217-351-2757**  
**Phone 217-351-2744**  
**Phone 309-962-2901**

**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