

Farm for Sale

Busey Farm Brokerage



FORD COUNTY – FARM FOR SALE

Carr Farm

53.98 Surveyed Acres

Dix Township, Ford County, Illinois

Location

The Carr Farm is located 5 miles Southeast of Gibson City and lays just a half mile North of the Champaign/Ford County line.

Legal Description

(Abbreviated)

The West 54 acres of the East ½ of the Northwest ¼ of Section 32, Township 23 North, Range 8 East.

Listing Price

53.98 Acres at \$11,000.00/A = \$593,780.00

Lease/Possession

The farm is lease free for the 2018 crop growing season.

Contact Information



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busey.com

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Ford County FSA Data (Co-mingled with other tracts)

Farm #	416	Tract #	602
Total Acres:	161.82	Tillable Acres:	159.30
Corn Base:	71.06	Soybean Base Acres:	72.24
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	145	Soybean Yield:	42
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Real Estate Tax Information - Estimate

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
10-12-32-100-006	53.98	\$29,540	\$2,774.24

Yield History

	<u>Corn</u>	<u>SB</u>
2017	220	X
2016	X	74
2015	205	X
2014	X	75
Average	212.5	74.5

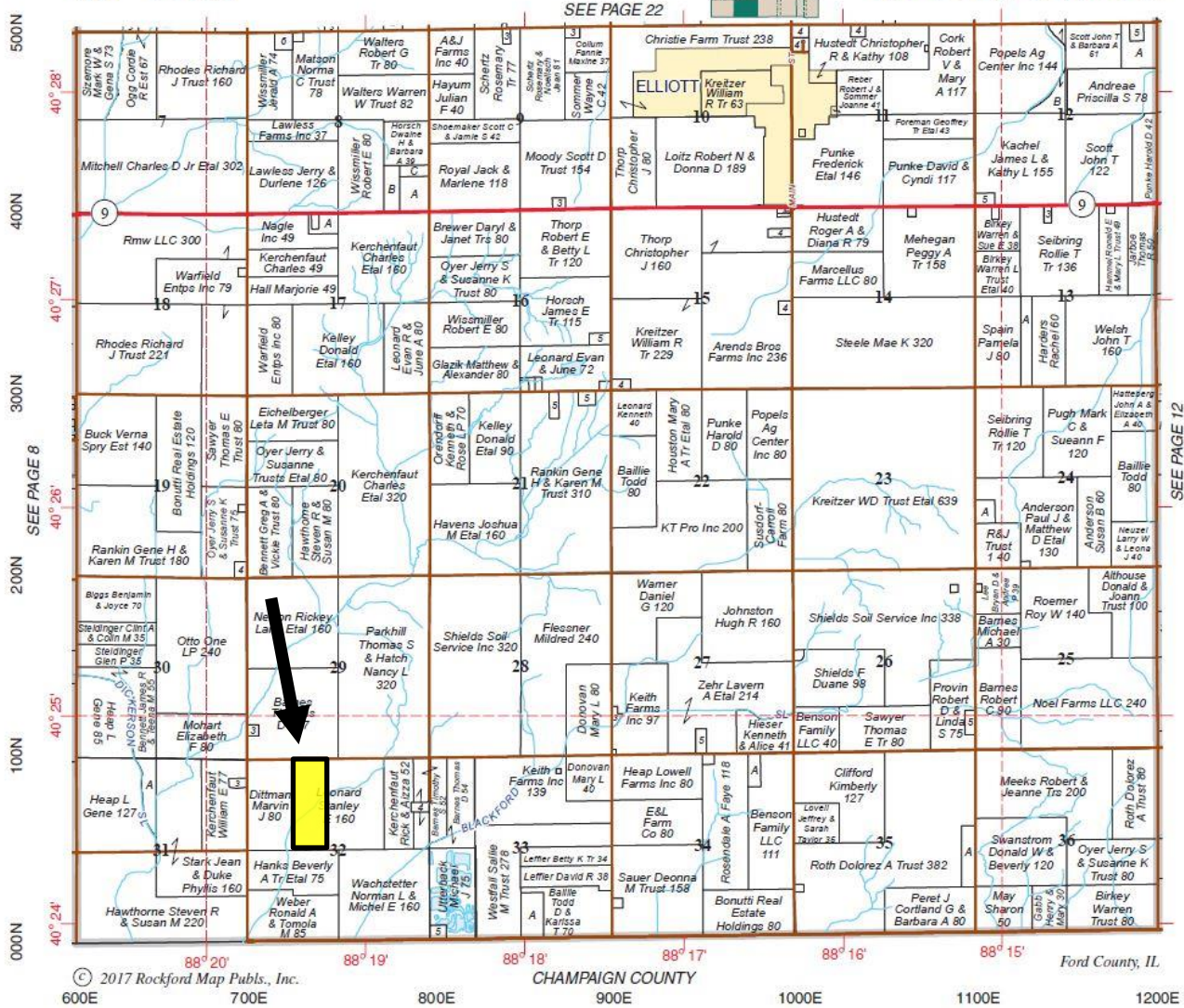
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map

SOUTH PART DIX

Refer to page 42 for keyed parcels
T.23N.-R.8E.



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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
152A	Drummer silty clay loam	30.97	57.40%	195	63	144
149A	Brenton silt loam	18.18	33.70%	195	60	141
235A	Bryce silty clay	4.24	7.90%	162	58	121
148B	Proctor silt loam	0.61	1.10%	183	57	134
Weighted Average				192.3	61.2	141.1



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