

Farmland For Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

The Ruth Harris Trust Farm

358.74 +/- Acres in two tracts

Brown Township, Champaign County, Illinois

Location

The Harris Trust Farm consists of two tracts located 1 mile northwest of Fisher or 8 miles south of Gibson City along Route 47. The north tract sits at the northeast corner of Route 47 and 3200 N and the south tract along Route 47 at 3150 N.

Legal Description (Abbrev.)

North Tract: The SW ¼ & W ½ SE ¼ of Section 23;

South Tract: The SE ¼ NW ¼ & N ½ SW ¼ excluding building site, of Section 26, T22N, R7E of the 3rd P.M., Champaign County, IL.

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BROKERAGE

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Real Estate Tax Information

Tract	Parcel ID#	Acres	2016 A.V.	2016 Tx Pd 2017
1	02-01-23-300-001	40.00	\$15,170	\$1,238.42
1	02-01-23-300-002	40.00	\$15,260	\$1,245.06
1	02-01-23-300-004	160.00	\$72,270	\$5,808.20
Total Tract 1:		240.00	\$102,700	\$8,291.68
2	02-01-26-100-002	40.00	\$15,770	\$1,282.66
2	02-01-26-300-007	78.74	\$42,590	\$3,378.78
Total Tract 2:		118.74	\$58,360	\$4,661.44

*Taxes include drainage.

Yield History

Year	Corn	Soybeans
2017	184.2	68.7
2016	221.9	65.6
2015	149.0	37.5
2014	190.7	53.8

Lease/Possession

The lease is open for the 2018 crop year and possession is subject to the tenant's rights from the 2017 lease.

Asking Price

358.74 Ac X \$10,400/ac = \$3,730,896.00

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 Information & Plat Map

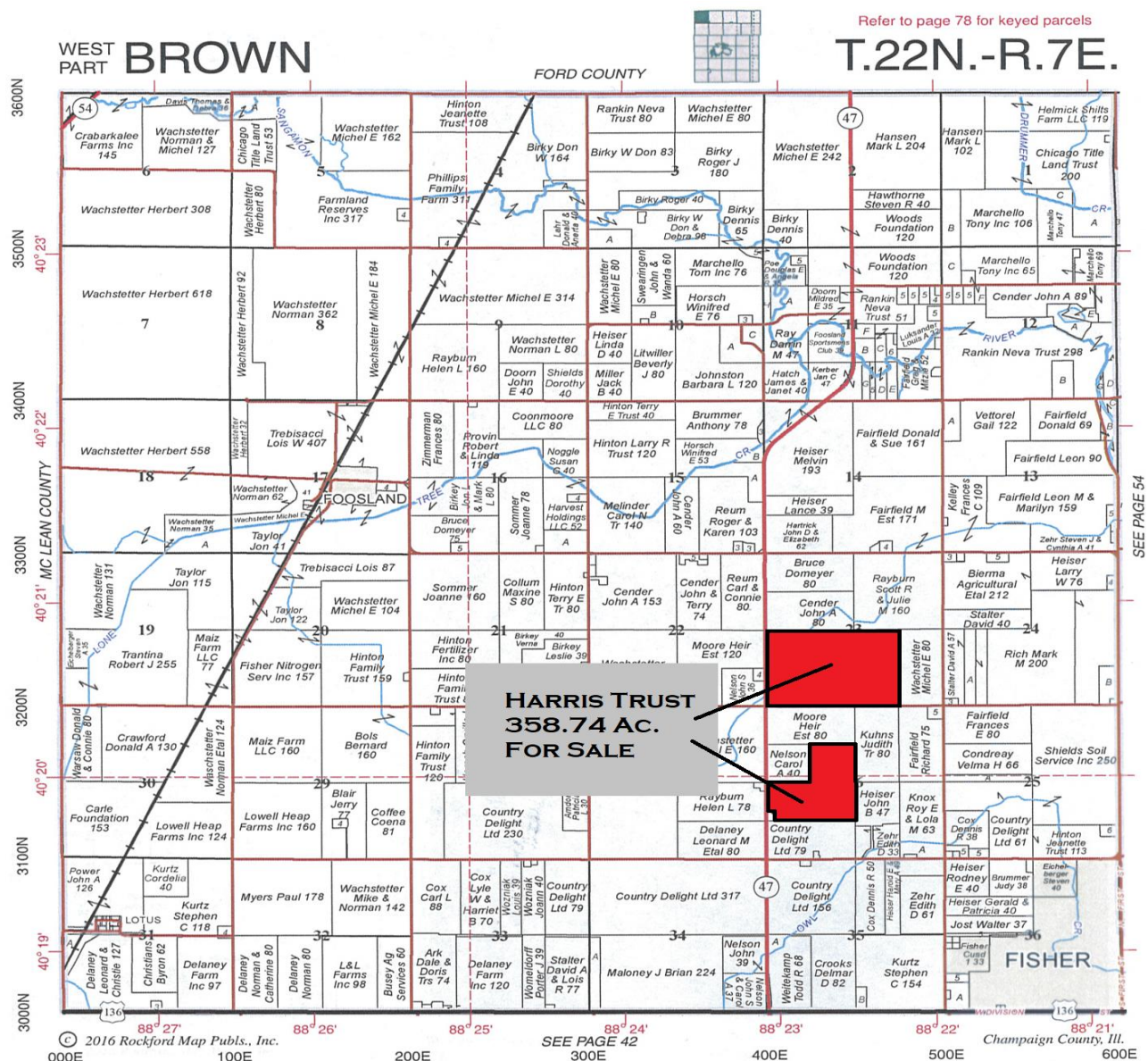
Champaign County FSA Data

	North Tract	South Tract
Farm #:	120	120
Tract #:	305	637
Total Acres:	237.59	121.29
Tillable Acres:	230.75	119.02
Corn Base Acres:	116.20	59.50
Bean Base Acres:	110.40	59.50
2014 Farm Bill:	ARC-CO	ARC-CO
PLC Yields:		
- Corn	135	135
- Beans	41	41

Improvements

North Tract – Three grain bins sizes 30', 24' and 21' in working condition. Mature building lot includes well and small storage shed.

South Tract – One grain bin size 27'.



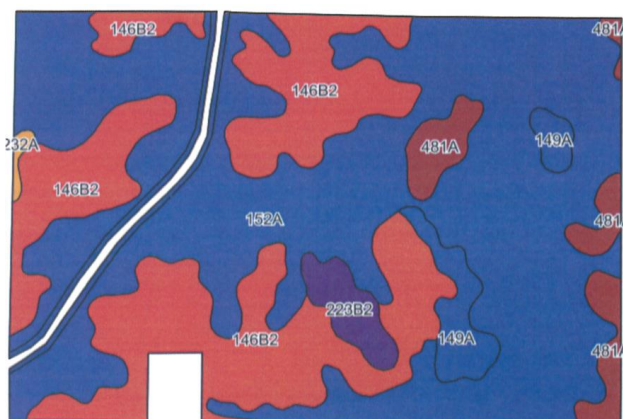
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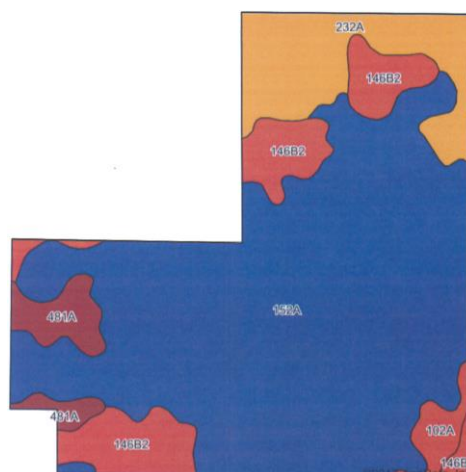
Aerial Map and Soil Information

North Tract 240



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer Silty Clay Loam	139.34	60.4%	195	63	144
146 B2	Elliott Silty Clay Loam	67.42	29.2%	160	52	119
481 A	Raub Silt Loam	10.44	4.5%	183	58	134
149 A	Brenton Silt Loam	7.79	3.4%	195	60	141
223 B2	Varna Silt Loam	4.98	2.2%	150	48	110
232 A	Ashkum Silty Clay Loam	0.68	0.3%	170	56	127
Weighted Average		230.65		183.2	59.1	135.4

South Tract 118.74



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer Silty Clay Loam	83.14	69.9%	195	63	144
146 B2	Elliott Silty Clay Loam	14.36	12.1%	160	52	119
232 A	Ashkum Silty Clay Loam	14.20	11.9%	170	56	127
481 A	Raub Silt Loam	4.86	4.1%	183	58	134
102 A	La Hogue Loam	2.40	2.0%	162	52	121
Weighted Average		118.96		186.6	60.4	138.1

*****Combined Soil PI of 136.3 on both tracts*****

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