

Farm for Sale

Busey Farm Brokerage



Farm for Sale

Lawrence Zlotek Farm 40.0 acres

Location

This farm is located approximately three miles southwest of unincorporated Shamrock, or about eight miles southwest of Newton, IL.

Legal Description

The Southwest quarter of the Northwest quarter of the Northwest quarter ; and also, the North half of the Southwest quarter of the Northwest quarter; and also, the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 21, Township 5 North, Range 9 East of the 3rd P.M., Jasper County, IL.

Listing Price

40.0 acres x \$6,900.00/acre = \$ 276,000.00

Lease/Possession

The farm is currently leased for the 2018 crop year.

Contact Information



Nick Suess, Listing Broker 217-425-8296
Corey Zelhart, Listing Broker 217-425-4245
Tom Courson, Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
Steve Myers, Managing Broker 217-425-8340

busey.com

259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

Real Estate Tax Information

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable 2017
78-17-21-100-004	40	\$2,440.00	\$201.04

Jasper County FSA Data

Farm # 10886		Tract # 10387	
Total Acres:	41.56	Cropland Acres:	35.59
Corn Base Acres:	19.17	Soybean Base Acres:	16.32
Wheat Base Acres:	2.33		
Farm Program:		ARC-County	
Price Loss Coverage (PLC) Yields			
Corn Yield:	112	Soybean Yield:	36
Wheat Yield:	40		
HEL STATUS:	NO HEL		

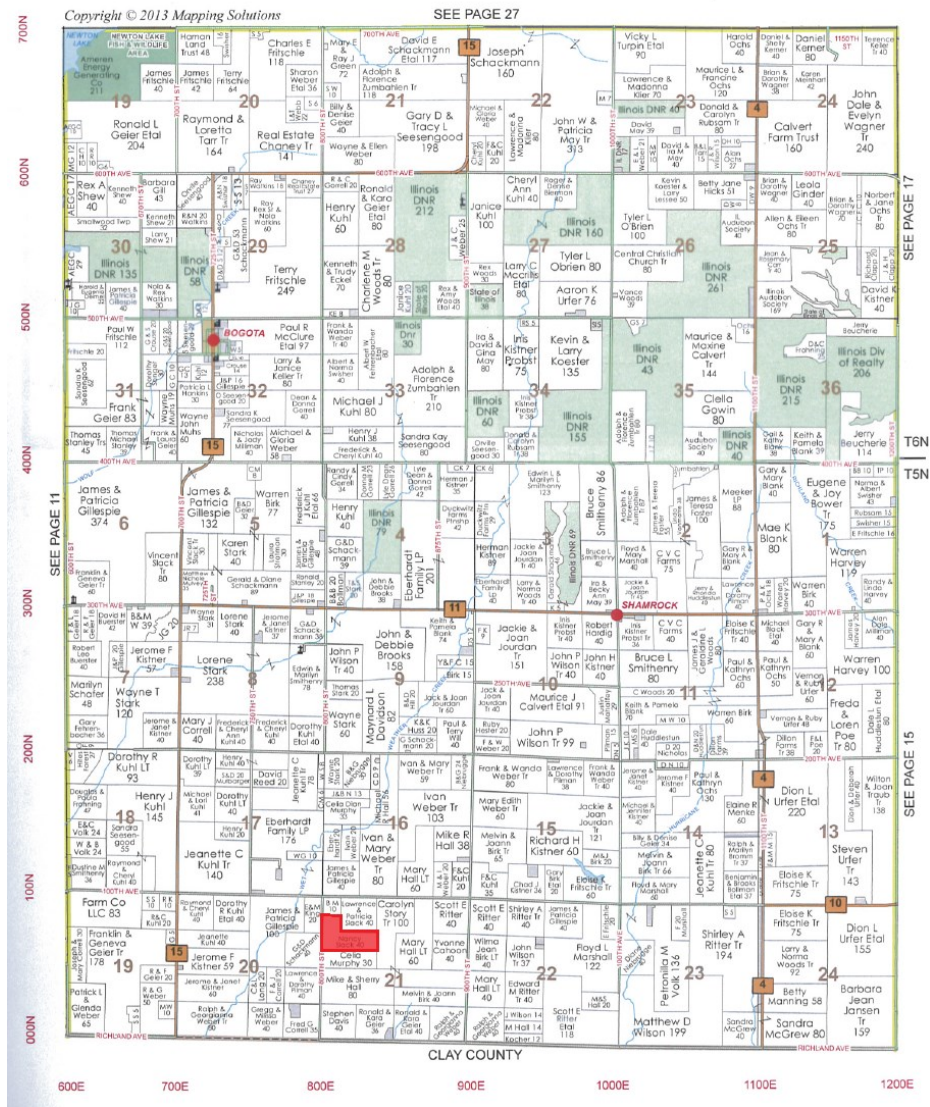
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

SMALL WOOD • T5 & 6N • R9E



Reprinted with permission of Rockford Map Publishers, Inc.

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

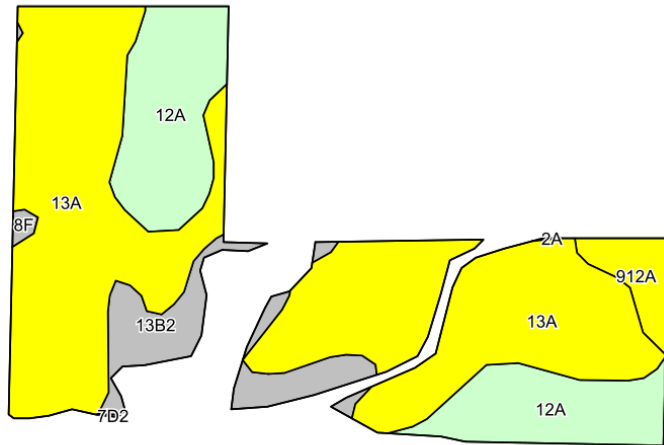
Nick Suess, Listing Broker
Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Steve Myers, Managing Broker

Phone 217-425-8296
Phone 217-425-4245
Phone 217-425-8291
Phone 217-425-8290
Phone 217-425-8340

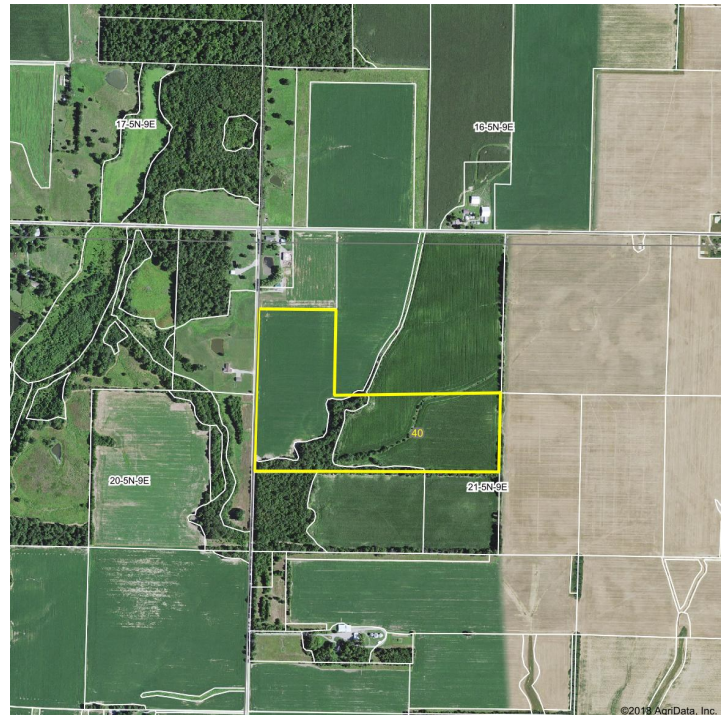
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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



©2018 AcriData, Inc.



©2018 AcriData, Inc.

Area Symbol: IL079, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
13A	Bluford silt loam, 0 to 2 percent slopes	20.83	63.9%		136	44	101
12A	Wynoose silt loam, 0 to 2 percent slopes	7.60	23.3%		128	42	97
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2.90	8.9%		**129	**42	**96
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	1.12	3.4%		134	45	103
**8F	Hickory silt loam, 18 to 35 percent slopes	0.15	0.5%		**86	**29	**65
Weighted Average					133.2	43.3	99.5



Licensed Real Estate Broker Corporation

Nick Suess, Listing Broker
Corey Zelhart, Listing Broker
Tom Courson, Broker
Dean Kyburz, Broker
Steve Myers, Managing Broker

Phone 217-425-8296
Phone 217-425-4245
Phone 217-425-8291
Phone 217-425-8290
Phone 217-425-8340

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