

# Farm for Sale

Busey Farm Brokerage



## CHAMPAIGN COUNTY – FARM FOR SALE

### Morgan Farm

74.37 +/- Acres

South Homer Township, Champaign County, Illinois

#### Location

The Morgan Farm is located a half mile West of Homer, IL along CR 1025 N. It is located at the southeast corner of CR 1025 N and CR 2600E.

#### Abbreviated Legal Description

43 acres in the SW ¼ of Section 8; except the house lot AND the NW 32 acres in the NW ¼ of Section 17 all in, Township 18 North, Range 14 West of the 2<sup>nd</sup> Principal Meridian situated in South Homer Township, Champaign County, IL.

#### Contact Information

**Busey** FARM  
BROKERAGE

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#### Listing Price

**74.37 Acres x \$11,500/Ac = \$855,255**

#### Lease/Possession

The farm lease is open for the 2019 crop year.

#### Soil Test Results

KSI – Spring '16      pH: 6.1      P1:38      K: 312

#### Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
26-30-08-300-007	42.87	\$26,070	\$1,966.12
26-30-17-100-006	31.50	\$19,100	\$1440.48

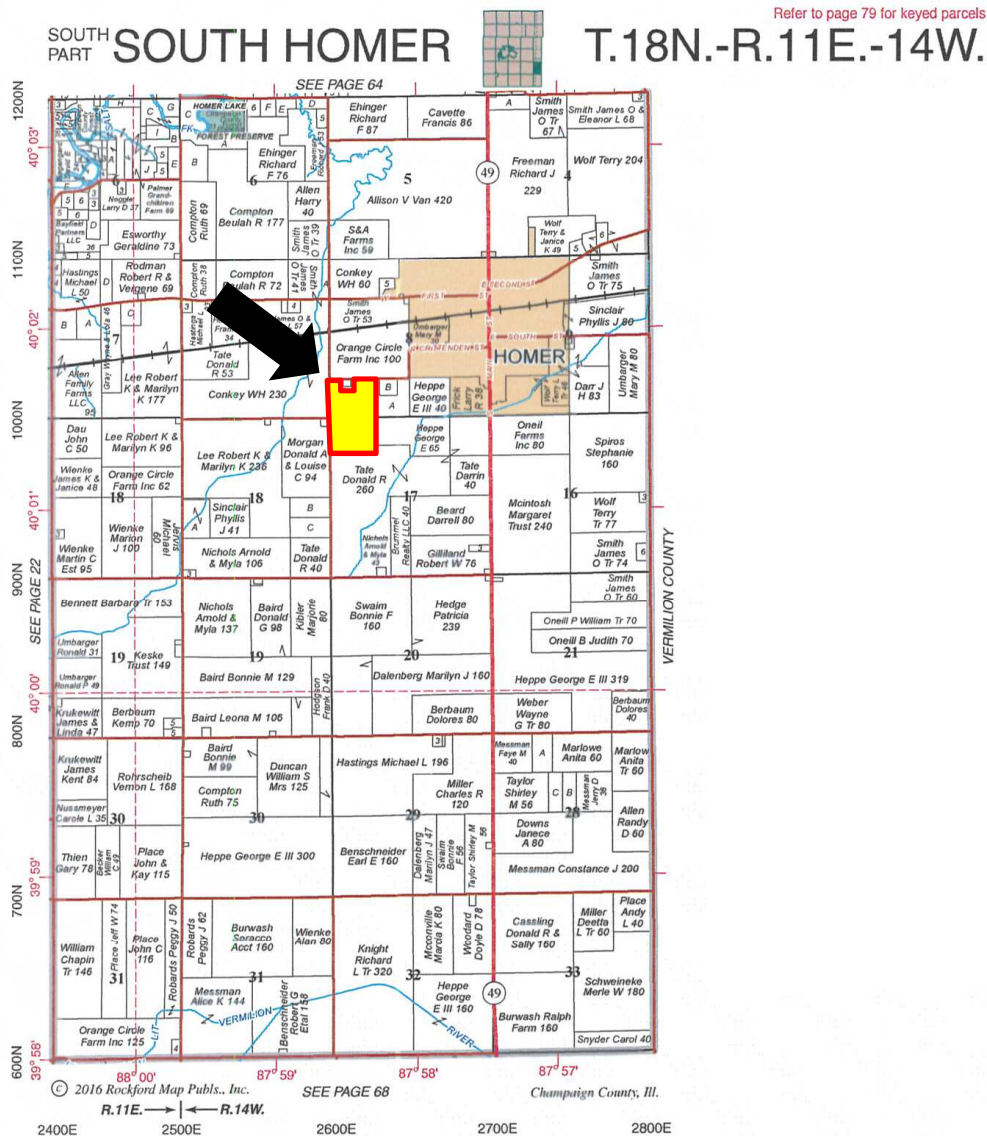
#### Yield History

	Corn	Soybeans
2017	215	-
2016	-	80
2015	199	-
2014	-	73
2013	206	-

**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

# Plat Map



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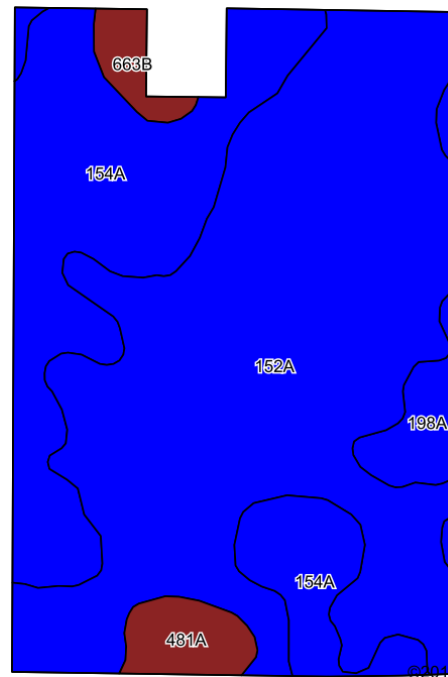
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## Aerial Map and Soil Information



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Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	45.53	61.3%	195	63	144
154A	Flanagan silt loam	21.99	29.6%	194	63	144
198A	Elburn silt loam	3.13	4.2%	197	61	143
481A	Raub silt loam	2.28	3.0%	183	58	134
663B	Clare silt loam	1.44	1.9%	180	56	133
<b>Weighted Average</b>				<b>194.1</b>	<b>62.6</b>	<b>143.4</b>



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