

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

Flynn Farm

151.0 +/- Acres (Subject to Survey)

Philo Township, Champaign County, Illinois

Listing Price

151.0 Ac x \$11,500/Ac = \$1,736,500.00

Location

The Flynn Farm is located two miles West of Philo, IL with the SE corner of the farm at 1400 E and 800 N.

Legal Description

Southeast ¼ of Section 20, Township 18 N, Range 9 E of the 3rd PM less the Railroad Right of Way all situated in Philo Township, Champaign County, IL.

Lease/Possession

The farm lease is open for the 2019 crop year.

Contact Information

Busey FARM
BROKERAGE

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Listing Broker	Broker	Broker
Managing Broker		
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busey.com

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

CRP Information

3.32 Ac. @ \$244.94/Acre = \$808.43 – Exp. 2019

Champaign County FSA Data

Farm #	2119	Tract #	4119
Tillable Acres:	155.62	Cropland Acres:	152.30
Corn Base Acres:	96.55	Soybean Base Acres:	52.75
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	162	Soybean Yield:	49
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Real Estate Tax Information

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
19-27-20-400-001	151.0	\$77,540.00	\$5,665.60

Soil Test Results

ASM – '18	pH: 6.3	P1: 98	K: 356
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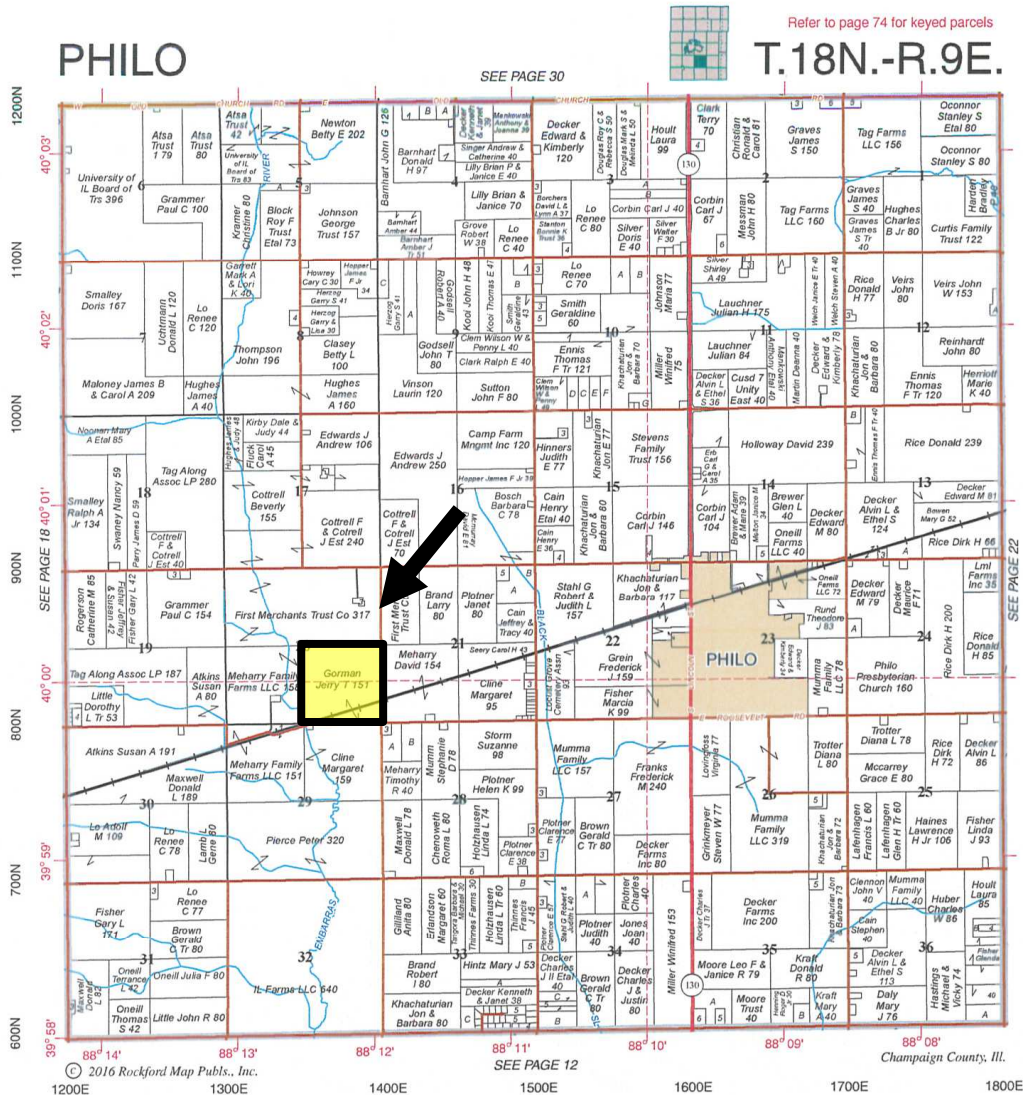
Yield History

	Corn	SB
2018	230.0 -Estimate	77.2
2017	212.0	61.0
2016	204.9	67.7
2015	223.4	65.2

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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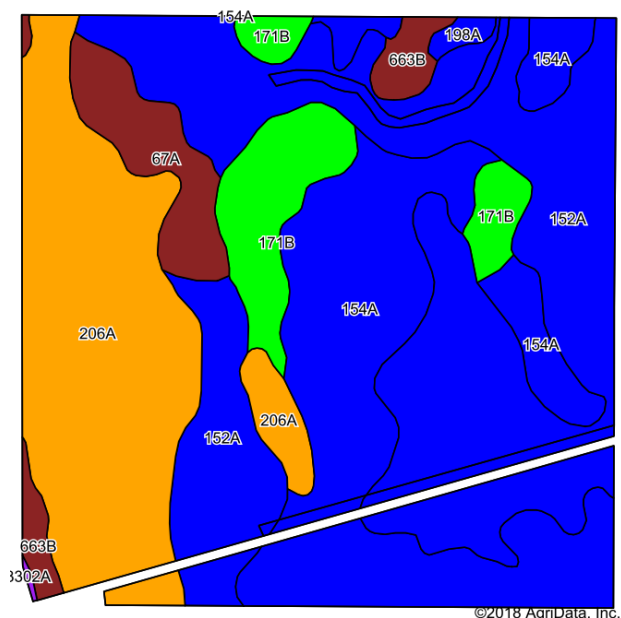
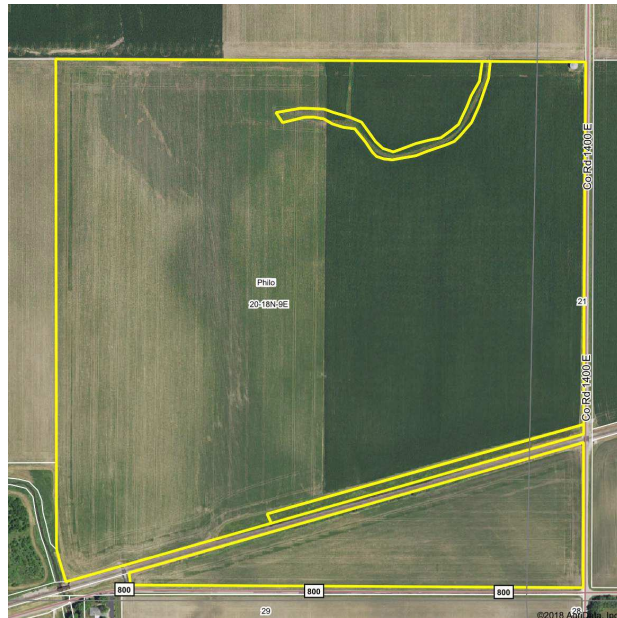
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	58.59	37.6%	195	63	144
154A	Flanagan silt loam	37.62	24.2%	194	63	144
206A	Thorp silt loam	35.49	22.8%	170	55	126
171B	Catlin silt loam	11.57	7.4%	185	58	137
67A	Harpster silty clay loam	7.08	4.5%	182	57	133
663B	Clare silt loam	3.44	2.2%	180	56	133
198A	Elburn silt loam	1.73	1.1%	197	61	143
3302A	Ambrow silty clay loam	0.10	0.1%	154	50	114
Weighted Average				187.4	60.3	138.6

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