

Farmland for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

RJL Farms, LLC. – Kerber Henline

154.19 +/- Acres

Offered in 2 tracts

Lawndale Township, McLean County, Illinois

Location

The Kerber-Henline Farm is located at CR 2150 N and 3075 E approximately 2.5 miles NW of Colfax and 5 miles SE of Lexington, IL.

Legal Description

Tract 1: Pt. of the E ½ NE ¼, Sec. 30, T25N, R5E;

Tract 2: Pt. of the W ½ W ½ NW ¼, Sec. 29, T25N, R5E and the SW ¼ SW ¼, Sec. 20, T25N, R5E of 3rd P.M.

****Acreage & Legal Description subject to survey if sold separately. All building sites excluded.**

Contact Information



Steve Myers
Managing Broker
C: 309-275-4402
O: 309-962-2901

Matt Rhodes
Listing Broker
C: 217-251-7067

John Schuler, Broker
C: 309-706-2427

busey.com

301 E. Cedar St., LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

Real Estate Tax Information

Tract	Parcel ID #	Acres	2017 A.V.	2017 Tx Pd 2018
1	10-30-200-009	18.67	\$7,307	\$627.60
1	10-30-200-012	55.67	\$18,362	\$1,577.10
2	10-29-100-004	39.85	\$17,321	\$1,487.70
2	10-20-300-003	40.00	\$14,540	\$1,248.84

Yield History

Year	2018	2017	2016	2015	2014
Corn	-	-	189	-	207
Beans	58	61	-	65	-

Lease/Possession

The lease is open for the 2019 crop. Possession upon closing.

Improvements & Drainage

The Kerber Henline Farm has no improvements. The property has good, natural drainage to the north and west towards Henline Creek.

Listing Price

154.19 Ac. X \$9,000/Ac. = \$1,387,710

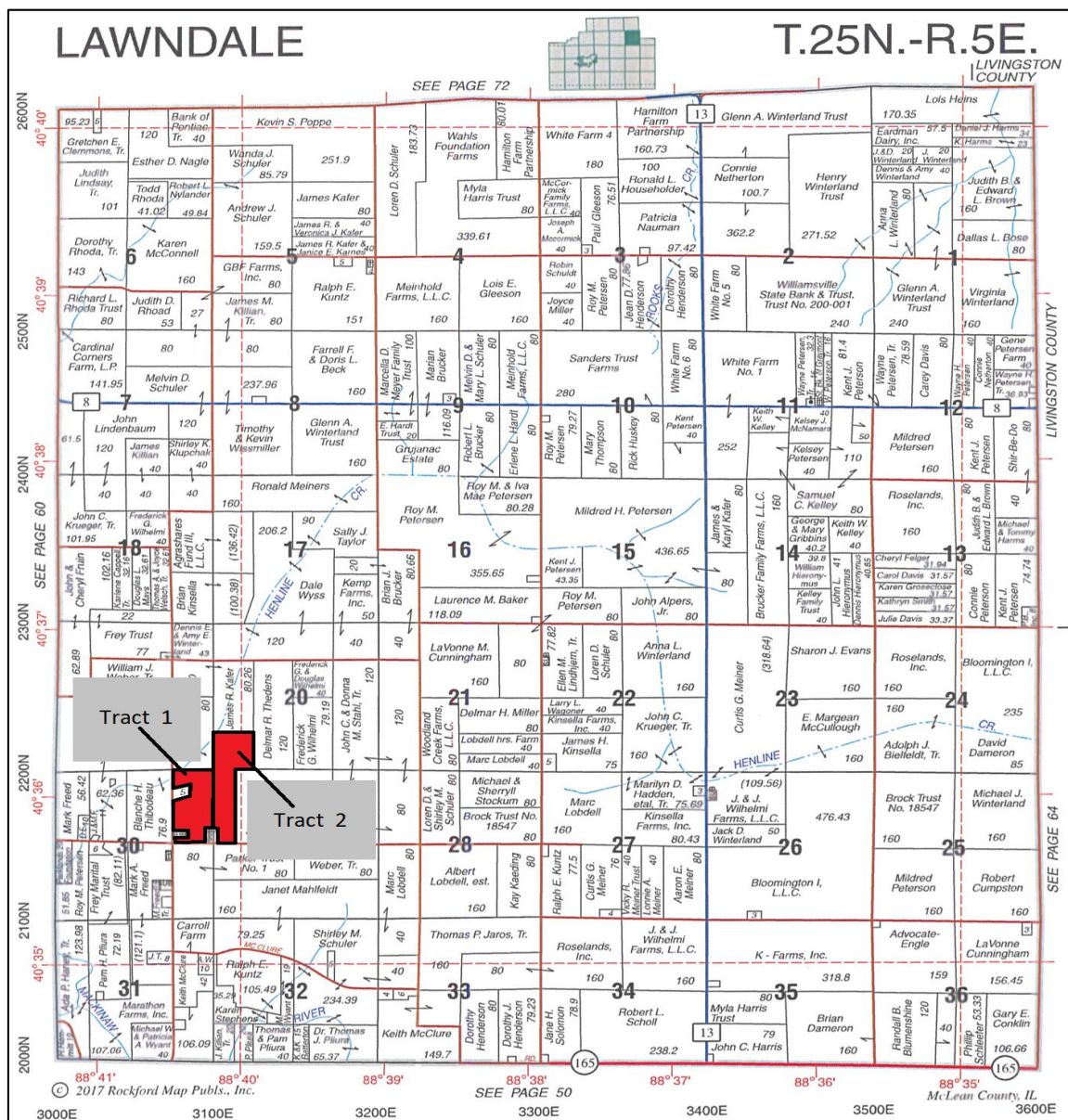
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection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

McLean County FSA Data Tract 1 & 2 Combined

Farm #:	4890	Tract #	9857
Total Acres:	165.15	Tillable Acres:	156.77
Corn Base Acres:	75.41	Soybean Base Acres:	75.29
2014 Farm Bill:	ARC-CO		
PLC Yields			
Corn Yield:	143	Soybean Yield:	42
CRP: None			



Reprinted with permission of Rockford Map Publishers, Inc.

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.

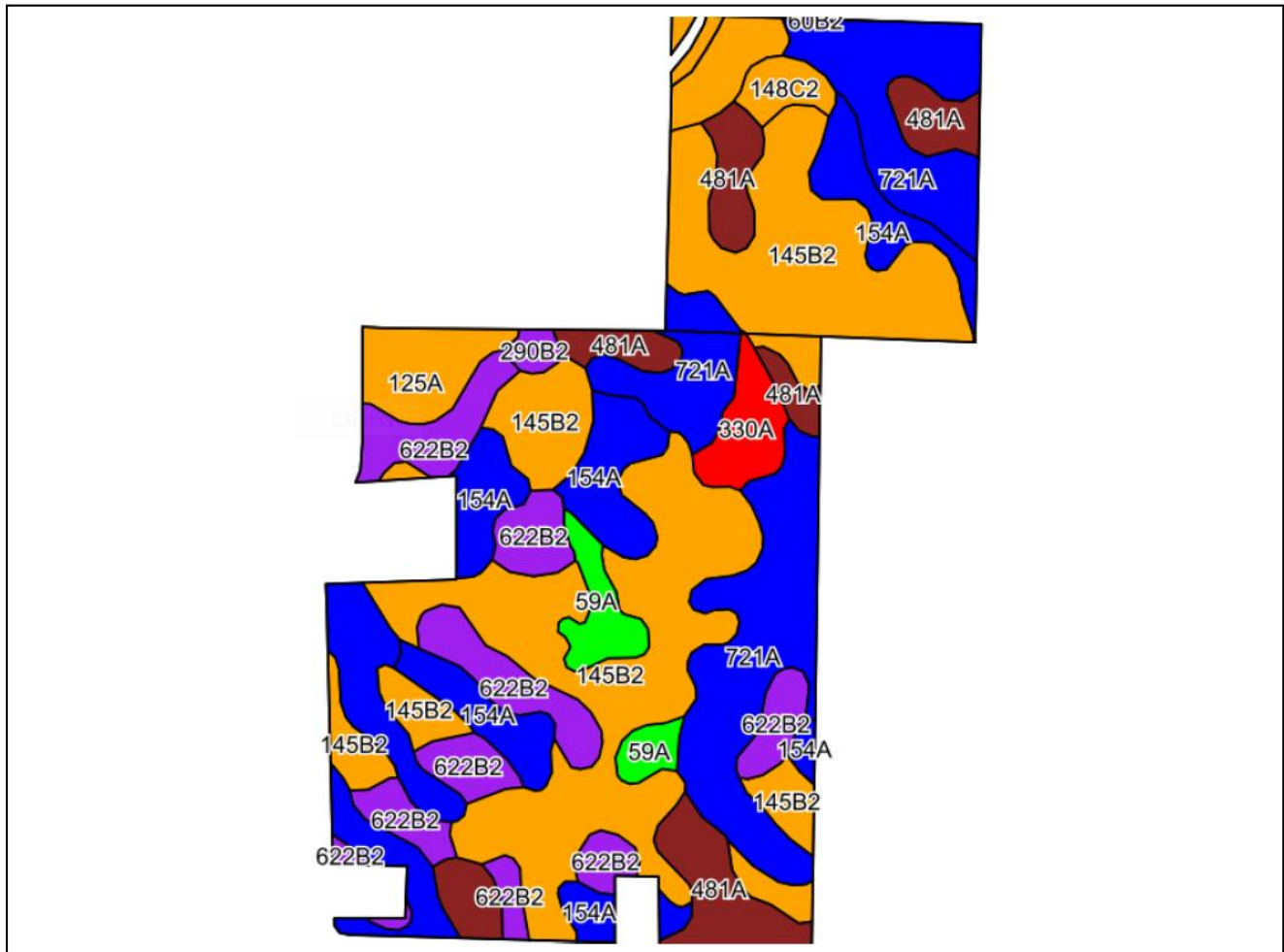
Aerial Map and Soil Information



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.

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
145B2	Saybrook Silt Loam	54.61	34.8%	170	54	125
721A	Drummer & Elpaso SCL	36.08	23.0%	194	63	143
622B2	Wyanet Silt Loam	17.881	11.4%	153	50	114
154A	Flanagan Silt Loam	16.32	10.4%	194	63	144
481A	Raub Silt Loam	13.82	8.8%	183	58	134
125A	Selma Loam	8.00	5.1%	176	57	129
59A	Lisbon Silt Loam	3.96	2.5%	188	59	136
330A	Peotone Silty Clay Loam	3.4	2.2%	164	55	123
148C2	Proctor Silt Loam	1.88	1.2%	172	54	126
290B2	Warsaw Loam	0.80	0.5%	153	49	113
60B2	La Rose Silt Loam	0.09	0.1%	151	49	112
Weighted Average				177.8	57.2	131

*** Tract 1 PI is 128.7 and Tract 2 PI is 133.1 if separated***
 The Farm is 97.5% tillable per Assessor records

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.