

Farmland for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

RJL Farms, LLC. – R Pond

160.00 +/- Acres

Martin Township, McLean County, Illinois

Location

The R Pond Farm is located at CR 3300 E (County Blacktop 15) and CR 1800 N approximately 1 mile south of Colfax.

Legal Description

The NW ¼ of Sec. 15, T24N, R5E of the 3rd P.M. in McLean County, IL.

Contact Information



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Listing Broker
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busey.com

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Real Estate Tax Information

Tract	Parcel ID#	Acres	2017 A.V.	2017 Tx Pd 2018
1	17-15-100-001	160.00	\$47,258	\$3,903.42

Yield History

Year	2018	2017	2016	2015	2014
Corn	189	-	-	141	179
Beans	-	46	66	-	-

Lease/Possession

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

Improvements & Drainage

The R Pond Farm is improved by 4500 SF pole frame building with metal exterior. Property also includes private access lane to the custom built pond with overflow drain and depth control box located in the center of the farm. The Farm has good, natural drainage generally to the north.

Listing Price

160.00 Ac. X \$7,250/Ac. = \$1,160,000

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

Farm #: 4891 **Tract #** 9858

Total Acres: 160.46 **Tillable Acres:** 147.6

Corn Base Acres: 71.8 **Soybean Base Acres:** 58.5

2014 Farm Bill: ARC-CO

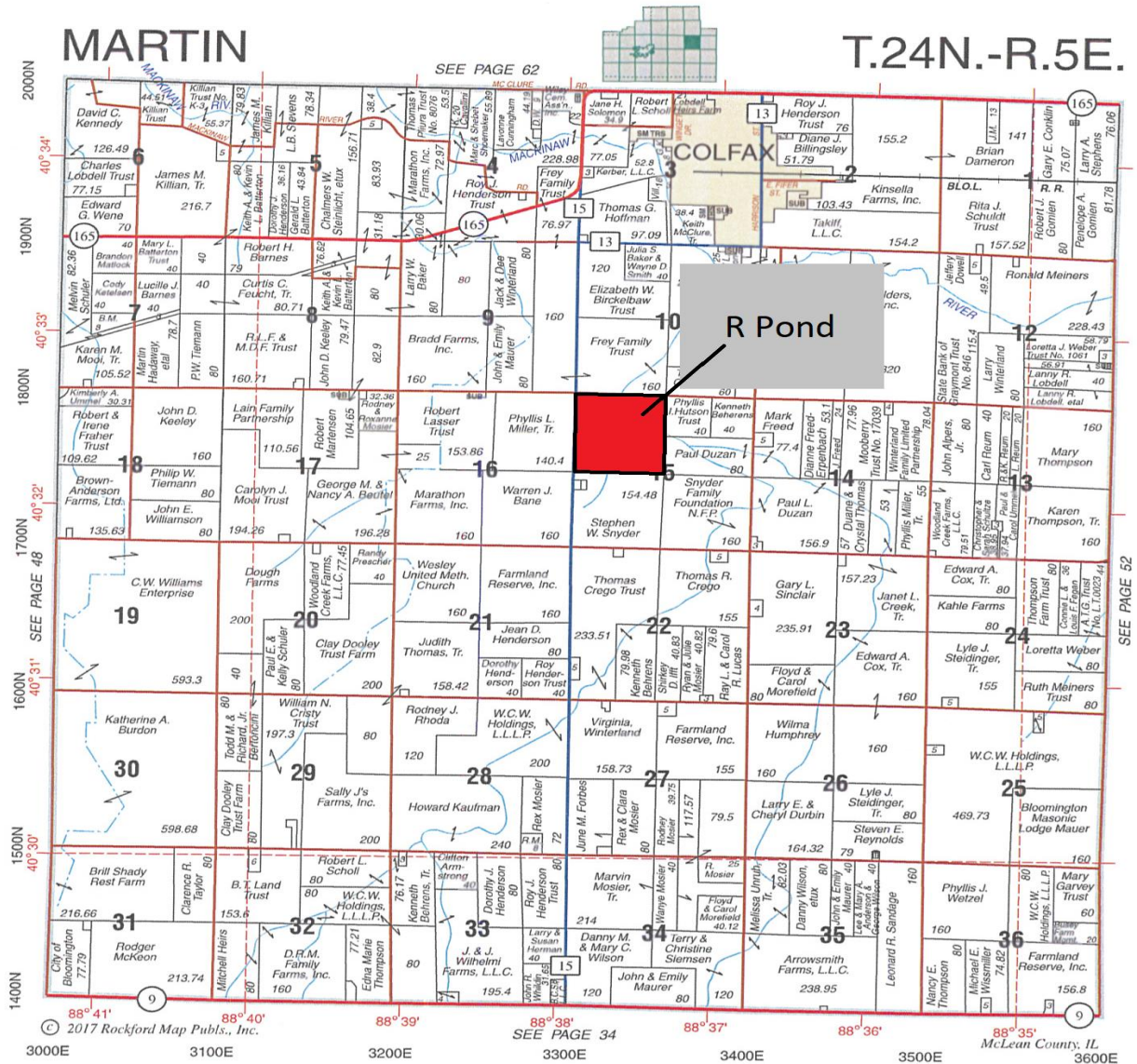
PLC Yields

Corn Yield: 131 **Soybean Yield:** 48

CRP: 17.3 acres on two contracts

#11017A - 13.6 Ac @ \$281/ac through 2020

#11055 - 3.70 Ac @ \$361/ac through 2029



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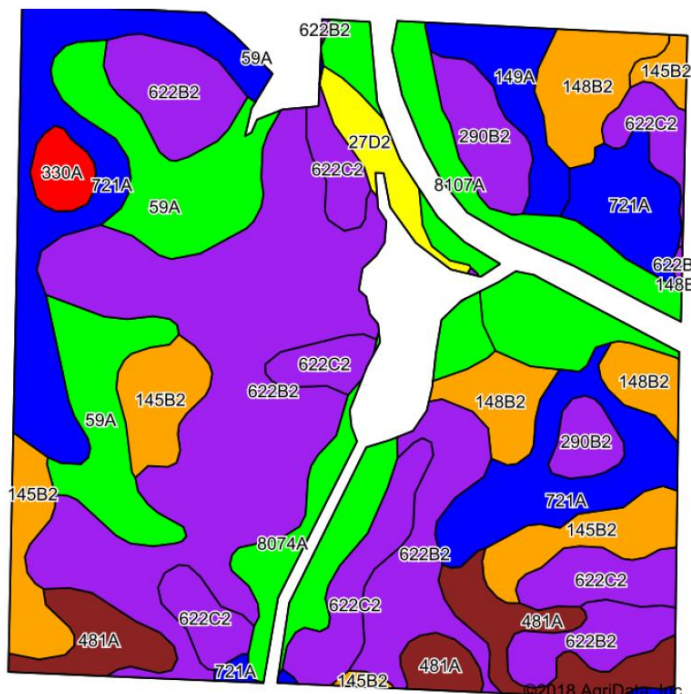
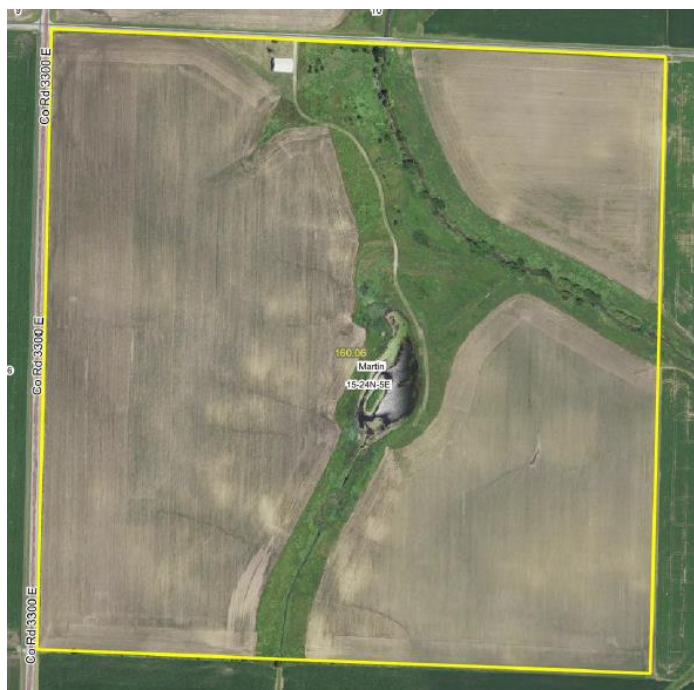
FSA Aerial Map



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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
622B2	Wyanet Silt Loam	42.53	28.8%	153	50	114
721A	Drummer & Elpaso SCL	21.73	14.7%	194	63	143
622C2	Wyanet Silt Loam	13.61	9.2%	150	49	112
59A	Lisbon Silt Loam	13.19	8.9%	188	59	136
145B2	Saybrook Silt Loam	10.41	7.1%	170	54	125
8107A	Sawmill Silty Clay Loam	10.39	7.0%	189	60	139
481A	Raub Silt Loam	8.43	5.7%	183	58	134
148B2	Proctor Silt Loam	8.35	5.7%	176	55	128
8074A	Radford Silt Loam	6.60	4.5%	186	58	136
290B2	Warsaw Loam	4.83	3.3%	153	49	113
149A	Brenton Silt Loam	3.66	2.5%	195	60	141
27D2	Miami Silt Loam	2.41	1.6%	136	44	100
330A	Peotone Silty Clay Loam	1.49	1.0%	164	55	123
Weighted Average				171	54.9	126

The Farm is 91.9% tillable per FSA records

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