

Farm for Sale

Busey Farm Brokerage



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Lone Tree Farm # 2 —Macon County 80 Acres in Long Creek Township

Location

This farm is located approximately 1 mile south of Il Rt. 36 in Long Creek. South of Bentonville Road on Whistleville Road

Legal Description (abbreviated)

The W 1/2 of the SE 1/4 of Sec 35, T16N R3E, Macon County, Illinois.

Listing Price

80 acres x \$9,300/acre
\$744,000.00 in Total

Lease/Possession

Lease is open for 2020

Contact Information



Tom Courson, Listing Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296
Steve Myers, Managing Broker 309-962-2311

busey.com

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

County FSA Data

Farm #	4717	Tract #	2611
Total Acres:	80.0	Cropland Acres:	77.11
Corn Base Acres:	79.40	Soybean Base Acres:	37.70
Farm Program:	ARC-County		

Price Loss Coverage (PLC) Yields

Corn Yield:	153	Soybean Yield:	48
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Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
09-13-35-400-017	80	28,780	\$1,965.84

Soil Test Results

pH:	P:	K:	Organic:
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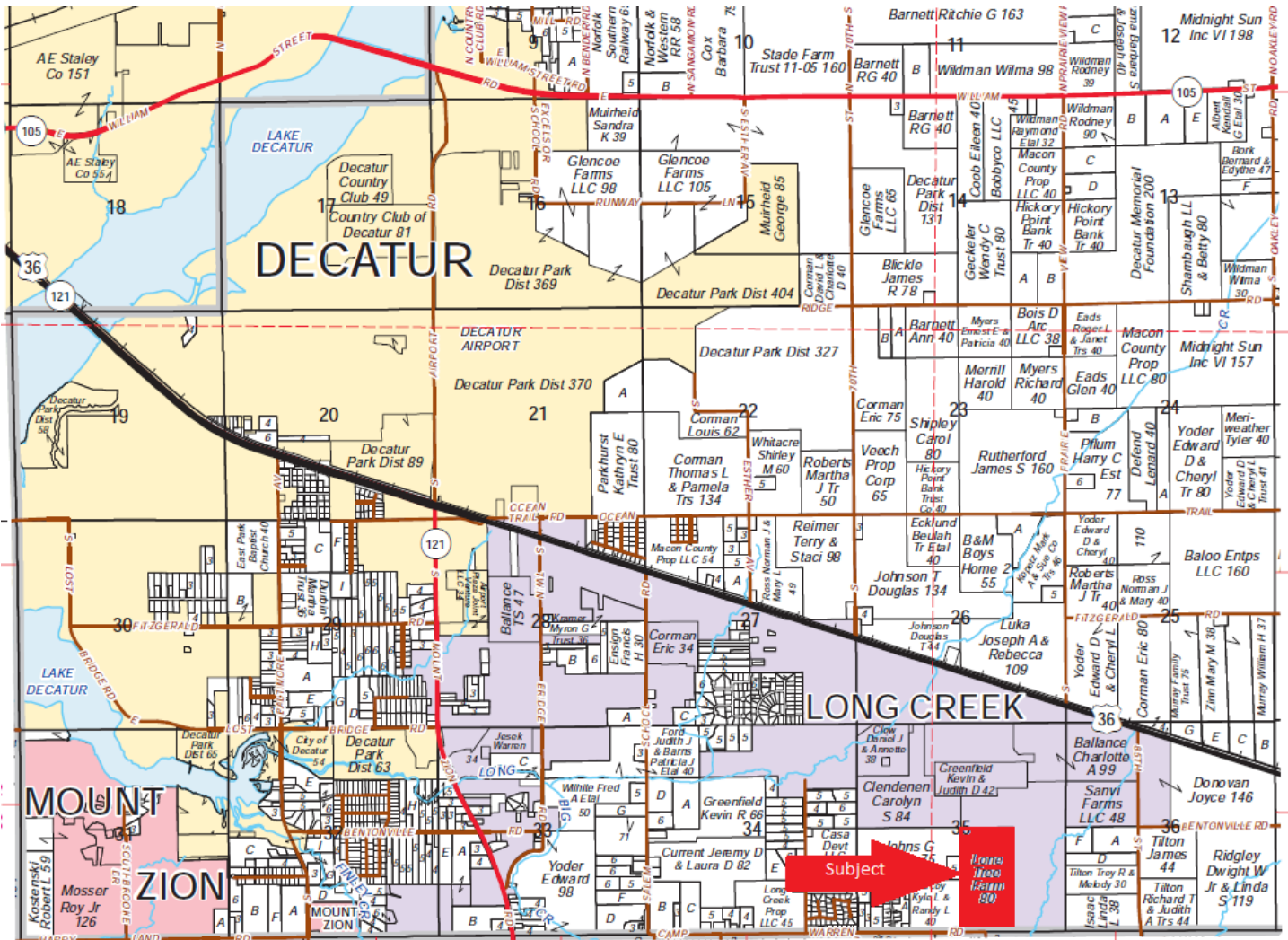
Yield Results

Year	Corn Yield	Soybean Yield
2018		63
2017	206	
2016		71
2015	200	

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.
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Plat Map— Long Creek Township



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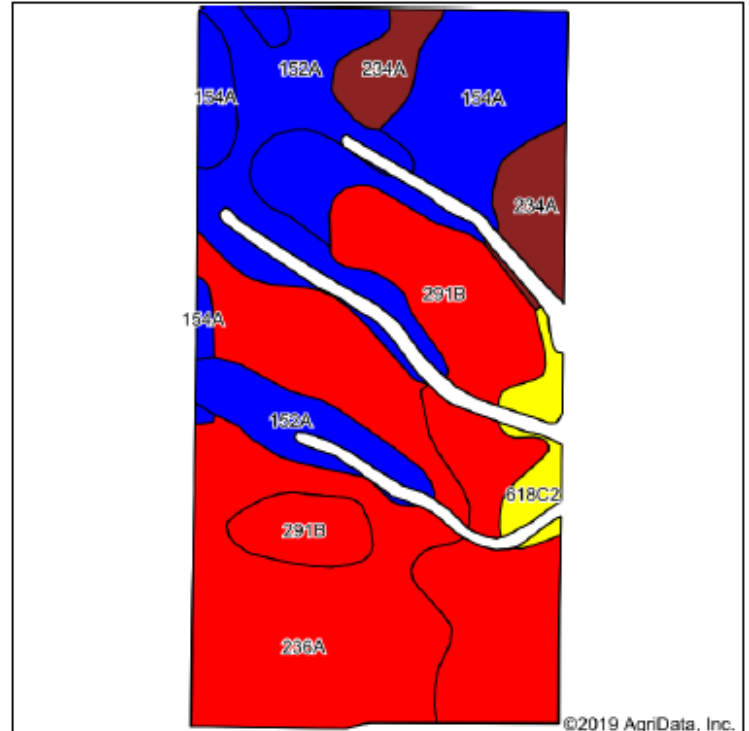
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Aerial Map and Soil Information



Area Symbol: IL115, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
236A	Sabina silt loam, 0 to 2 percent slopes	23.07	31.7%		168	52	122
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	18.24	25.0%		**160	**50	**117
154A	Planagan silt loam, 0 to 2 percent slopes	12.52	17.2%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.17	16.7%		195	63	144
234A	Sunbury silt loam, 0 to 2 percent slopes	4.82	6.6%		179	57	131
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	2.07	2.8%		**136	**44	**100
Weighted Average					174.8	55.3	128.2

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