

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Betty Youngberg Estate Farm—Piatt County 80.0 Acres in Willow Branch Township

#### Location

Approximately 4 miles West of Bement located on  
E 1000 North Rd. with Farm House and Garage

#### Legal Description (abbreviated)

The North Half of the Northwest Quarter of Section 16,  
Township 17N, Range 5E, of the 3rd P.M., Piatt County,  
Illinois.

#### Listing Price

80.0 acres x \$10,750.00/acre  
\$860,000.00 in Total

#### Lease/Possession

Lease is open for 2020

#### Contact Information



**Tom Courson, Listing Broker 217-425-8291**

Corey Zelhart, Broker 217-425-4245

Nick Suess, Broker 217-425-8296

Hans Carmien, Broker 217-425-8279

Steve Myers, Managing Broker 309-962-2311

[busey.com](http://busey.com)

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

#### County FSA Data

Farm #	1434	Tract #	797
Total Acres:	80.0	Cropland Acres:	72.53
Corn Base Acres:	35.6	Soybean Base Acres:	35.5
Farm Program:	ARC-County		

#### Price Loss Coverage (PLC) Yields

Corn Yield: Soybean Yield:

#### Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-16-17-005-004-00	80	85,621.00	6,193.00

#### Yield Results

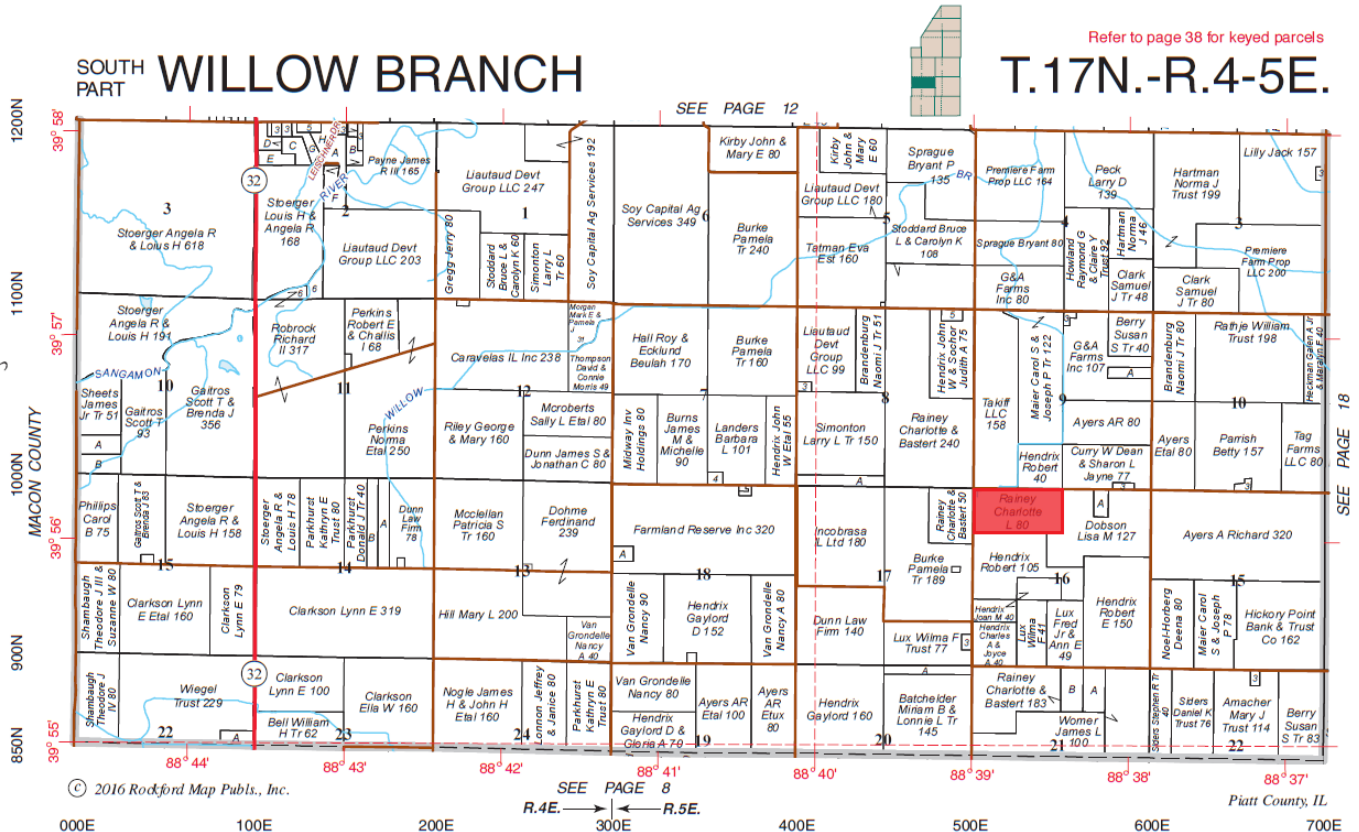
Year	Corn Yield	Soybean Yield
2019		
2018		
2017		
2016		

More info Coming soon

**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

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Plat Map—Willow Branch Township



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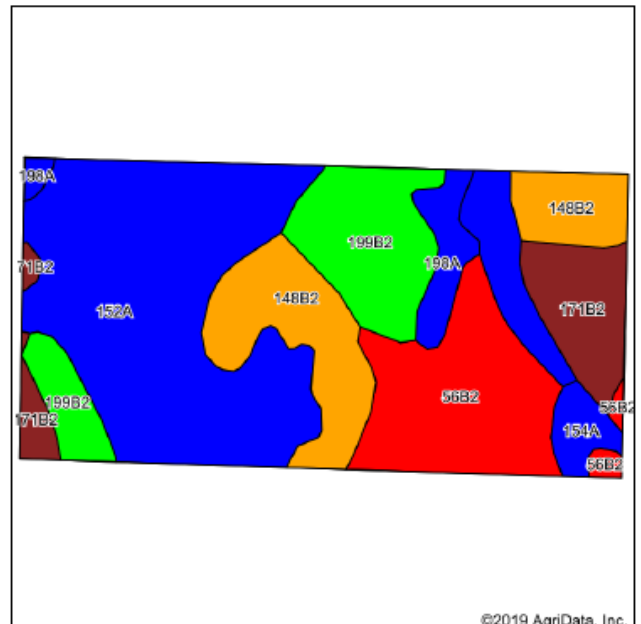
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## Aerial Map and Soil Information



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Area Symbol: IL147, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silt clay loam, 0 to 2 percent slopes	32.56	40.7%		195	63	144
***56B2	Dana silt loam, 2 to 5 percent slopes, eroded	12.96	16.2%		**171	**53	**124
***148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	11.98	15.0%		**176	**55	**128
***199B2	Plano silt loam, 2 to 5 percent slopes, eroded	10.80	13.5%		**184	**57	**135
***171B2	Cattin silt loam, 2 to 5 percent slopes, eroded	6.75	8.4%		**178	**56	**131
198A	Elburn silt loam, 0 to 2 percent slopes	3.05	3.8%		197	61	143
154A	Flanagan silt loam, 0 to 2 percent slopes	1.90	2.4%		194	63	144
Weighted Average					185.4	58.7	136

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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