

Farm for Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE

LaRoi Family Farm

100.0 +/- Acres (Subject to Survey)
Condit Township, Champaign County, Illinois

Location

The LaRoi Family Farm is located 6 miles North of Champaign, IL on the west side of County Road 900 East (Dewey-Fisher Road.)

Abbreviated Legal Description

The South 100 acres of the Northeast ¼ in Section 33, Township 21 North, Range 8 East of the 3rd Principal Meridian situated in Condit Township, Champaign County, IL.

Contact Information



Daniel Herriott

Listing Broker

O: 217-351-2757

C: 217-722-5979

daniel.herriott@busey.com

busey.com

3002 W. Windsor Rd., Champaign, IL 61822

Phone: 217-353-7101 Fax: 217-351-2848

Steve Myers: Managing Broker

O: 309-962-2901 C: 309-275-4402

steve.myers@busey.com

Listing Price

100.0 Acres x \$10,000/Ac = \$1,000,000.00

Lease/Possession

The farm lease is open for the 2021 crop year.

* Buyer will be asked to reimburse the seller for *
fertilizer that was applied in Fall of 2020.

Soil Test Results

ASM – Spring '20 pH: 5.9 P1:38 K: 398

Real Estate Tax Information

Parcel ID#	Acres	2019 Assessed Value	2019 Taxes Payable 2020
07-08-33-200-002	100.0	\$40,060	\$2,875.84

Yield History

	<u>Corn</u>	<u>Soybeans</u>
2020	217	54
2019	170	54
2018	258	79
2017	215	69
2016	251	77
2015	232	76
2014	262	69

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.

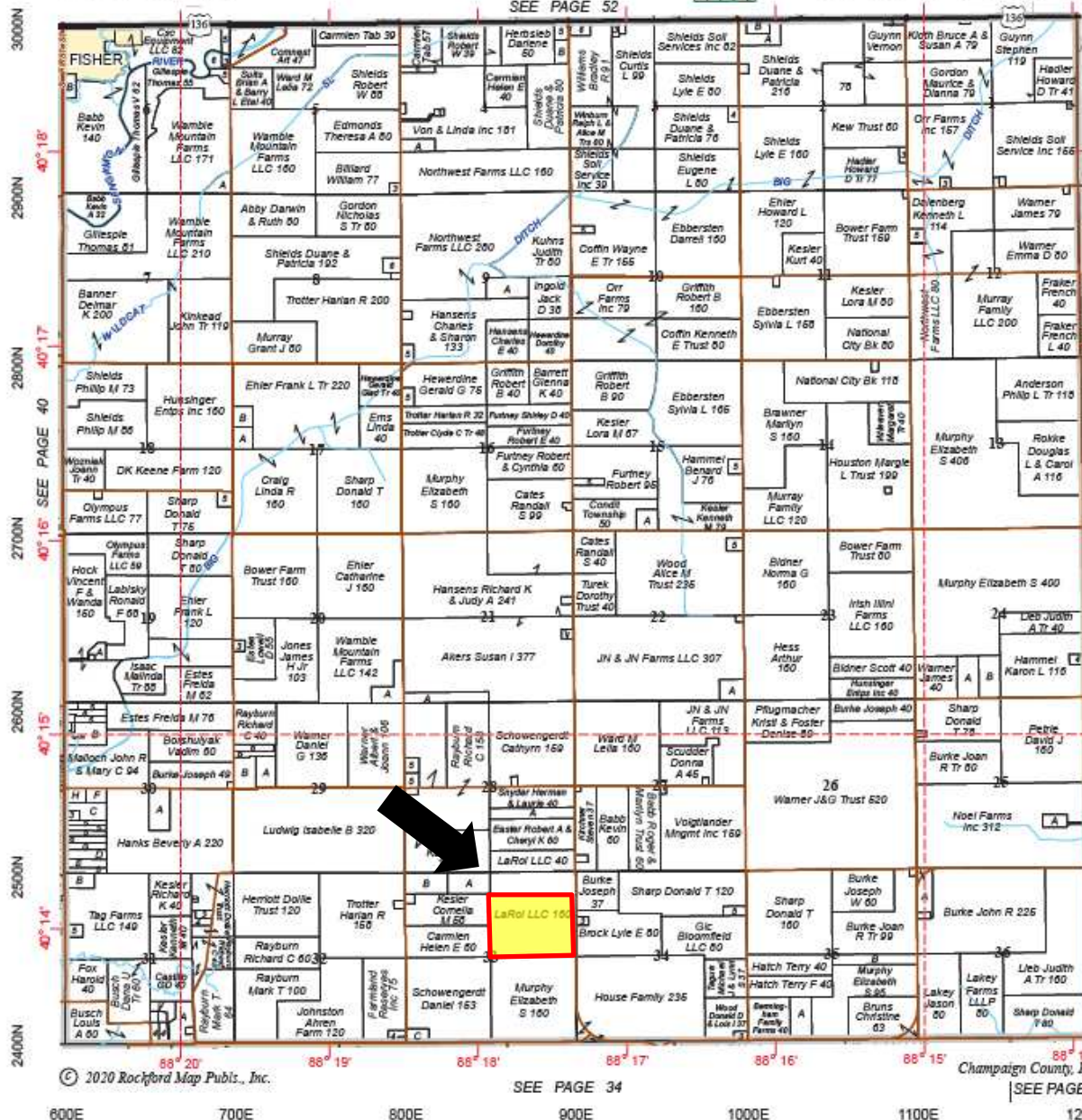
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CONDIT

Refer to page 75 for keyed parcels.

T.21N.-R.8E.

SEE PAGE 52



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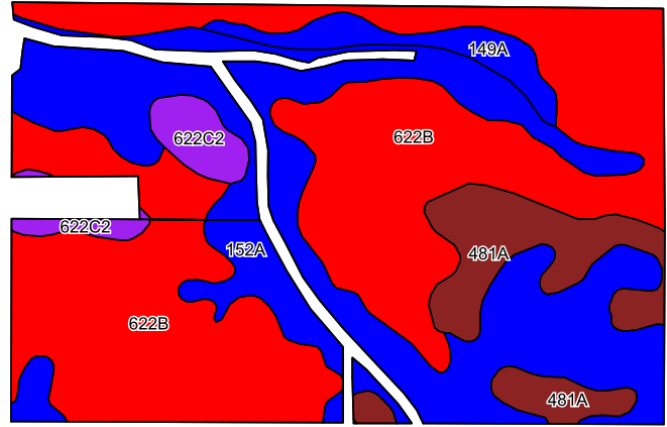
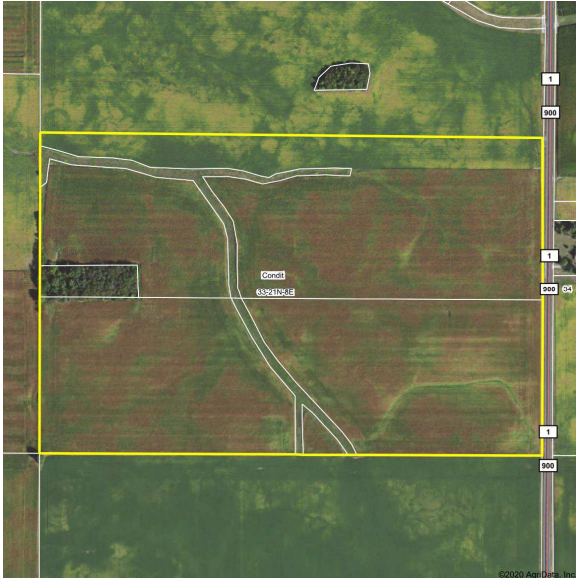
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Aerial Map and Soil Information



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Soil Code	Soil Description	Estimated Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
622B	Wyanet silt loam	49.30	51.7%	159	52	119
152A	Drummer silty clay loam	30.71	32.2%	195	63	144
481A	Raub silt loam	9.12	9.6%	183	58	134
149A	Brenton silt loam	3.27	3.4%	195	60	141
622C	Wyanet silt loam	3.02	3.2%	150	49	112
Weighted Average				173.8	56.3	129.0



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