

Farm for Sale

Busey Farm Brokerage

H.M. Owen Heirs Farm — Christian County

162.1 taxable acres in Buckhart Township



Location

This farm is located 5.0 miles northwest of Stonington, Illinois, in the northeast corner of Buckhart township.

Legal Description

The northwest quarter (NW 1/4) of Section 1, Township 14 North, Range 2 West of the Third Principal Meridian, except for one acre in the northeast corner thereof for church purposes, in Christian County, Illinois.

Listing Price

162.1 Acres @ \$ 14,000 /acre = \$2,269,400.00

Lease/Possession

The lease for this farm is currently open for 2022.

Contact Information



Seth Melton, Listing Broker 217-425-4541 (Office)
seth.melton@busey.com 217-250-5536 (Cell)

Alex Rhoda, Broker 217-425-8821
Corey Zelhart, Broker 217-425-8245
Steve Myers, Managing Broker 217-425-8340

busey.com

Christian County FSA Data

Farm # 9960		Tract # 1947	
Total Acres:	160.31	Cropland Acres:	154.72
Corn Base Acres:	76.5	Soy Base Acres:	76.5
Farm Program:		Corn: PLC Beans: ARC-County	

Price Loss Coverage (PLC) Yields

Corn Yield:	175	Soybean Yield:	57
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Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2020 Taxes Payable 2021
03-08-01-100-001	162.1	\$ 95,880.00	\$5,851.94

Yield History

	Corn	Soybeans
2021	248	83
2020	236	68
2019	214	59
2018	257	83
2017	240	73

2020/2021 Soil Test Data

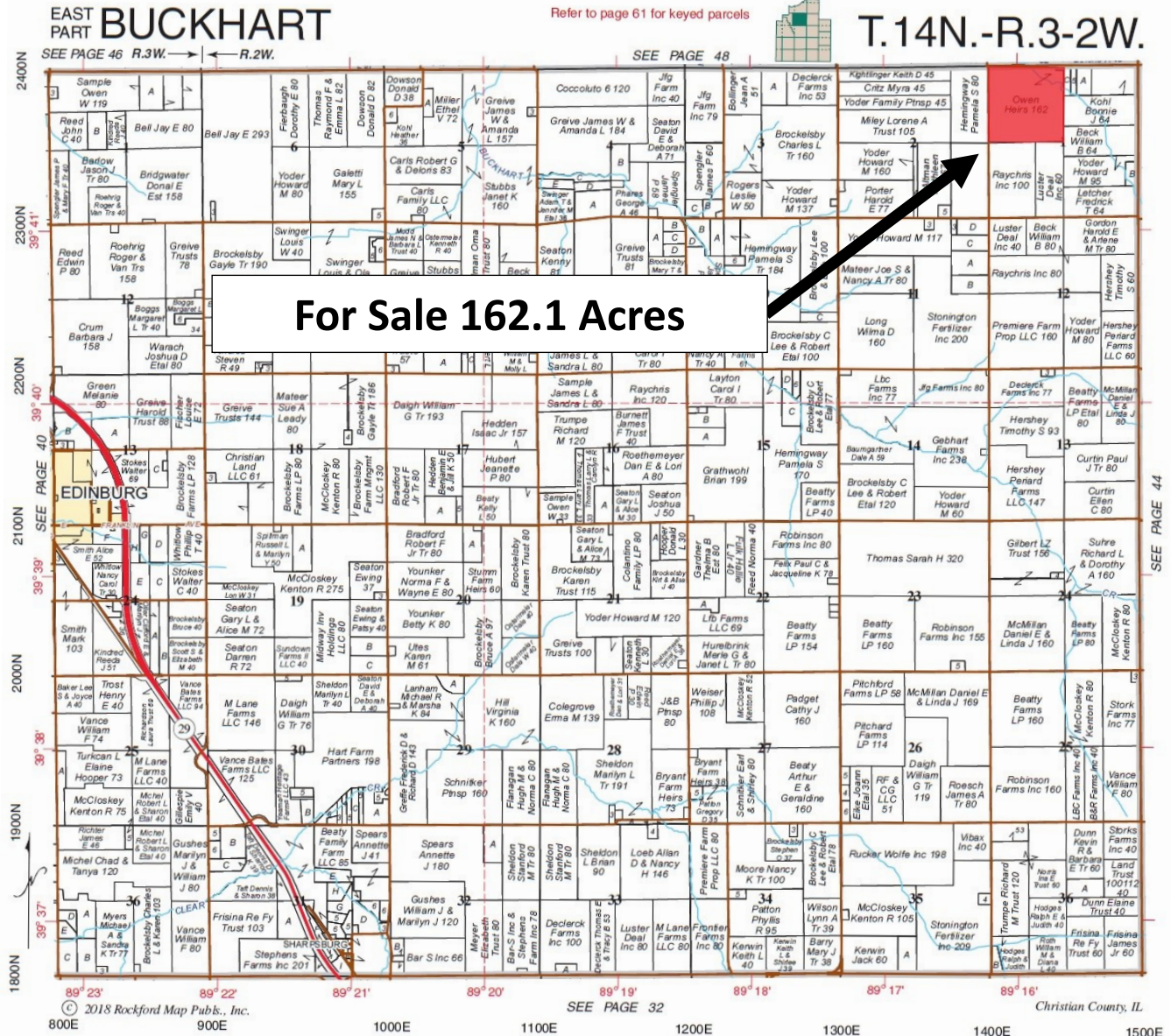
pH: 6.1	P1: 42.5	K: 306
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259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

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



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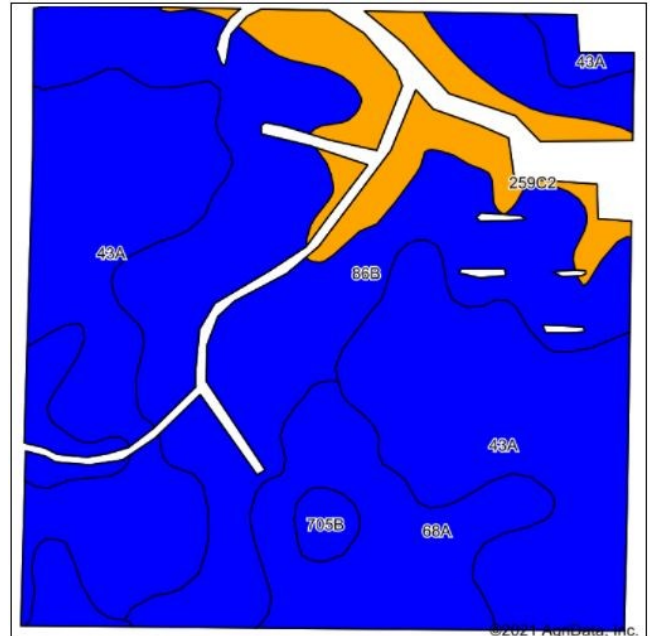
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Aerial Map and Soil Information



Area Symbol: IL021, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	59.03	39.3%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	53.94	35.9%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	22.12	14.7%		192	63	143
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	13.64	9.1%		**152	**48	**111
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.63	1.1%		**188	**60	**141
Weighted Average					186.9	59.8	138.6

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



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