

Farm For Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY - FARM FOR SALE

Elliott Farm 133.03 Surveyed Acres Condit Township, Champaign County, Illinois

Listing Price

133.03 Ac x \$13,500/Ac = \$1,795,905.00

Legal Description

A part of Section 4, T21N, R8E of the 3rd PM, Condit Township, Champaign County, Illinois (see attached survey of the farm)

Lease/Possession

The Farm is lease free for 2022. Sale of the farm is subject to close after June 1, 2022. Seller & Buyer to agree on Operating terms based on the closing date.

Contact Information



Steve Myers

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

Eric Roberts

Broker
O: 217-351-6555
C: 217-772-1082

busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Location

The Farm is located on the East side of 800E, 1/2 mile South of U.S. Rte. 136. 2.9 miles East of Fisher, IL, 2.6 miles Southwest of Dewey, IL

Real Estate Tax Information

Parcel ID #	Acres	2020 Assessment
07-08-04-100-013	133.03	\$50,720.00

Champaign County FSA Information (comingled)

Farm #	9671	Tract #	100-012
Total Acres:	133.03	Cropland Acres:	133.03
Corn Base:	94.24	Soybean Base:	62.21
Farm Program:	ARC County-SOY, PLC -Corn		
Price Loss Coverage (PLC) Yields			
Corn Yield:	133	Soybean Yield:	44

Yield History

	<u>Corn</u>	<u>Soybeans</u>
2021	208	X
2020	X	X
2019	To Be Provided	
2018		
2017		
2016		

Soil Test Data (Fall 2020)

pH: 6.4 P: 102 K: 453

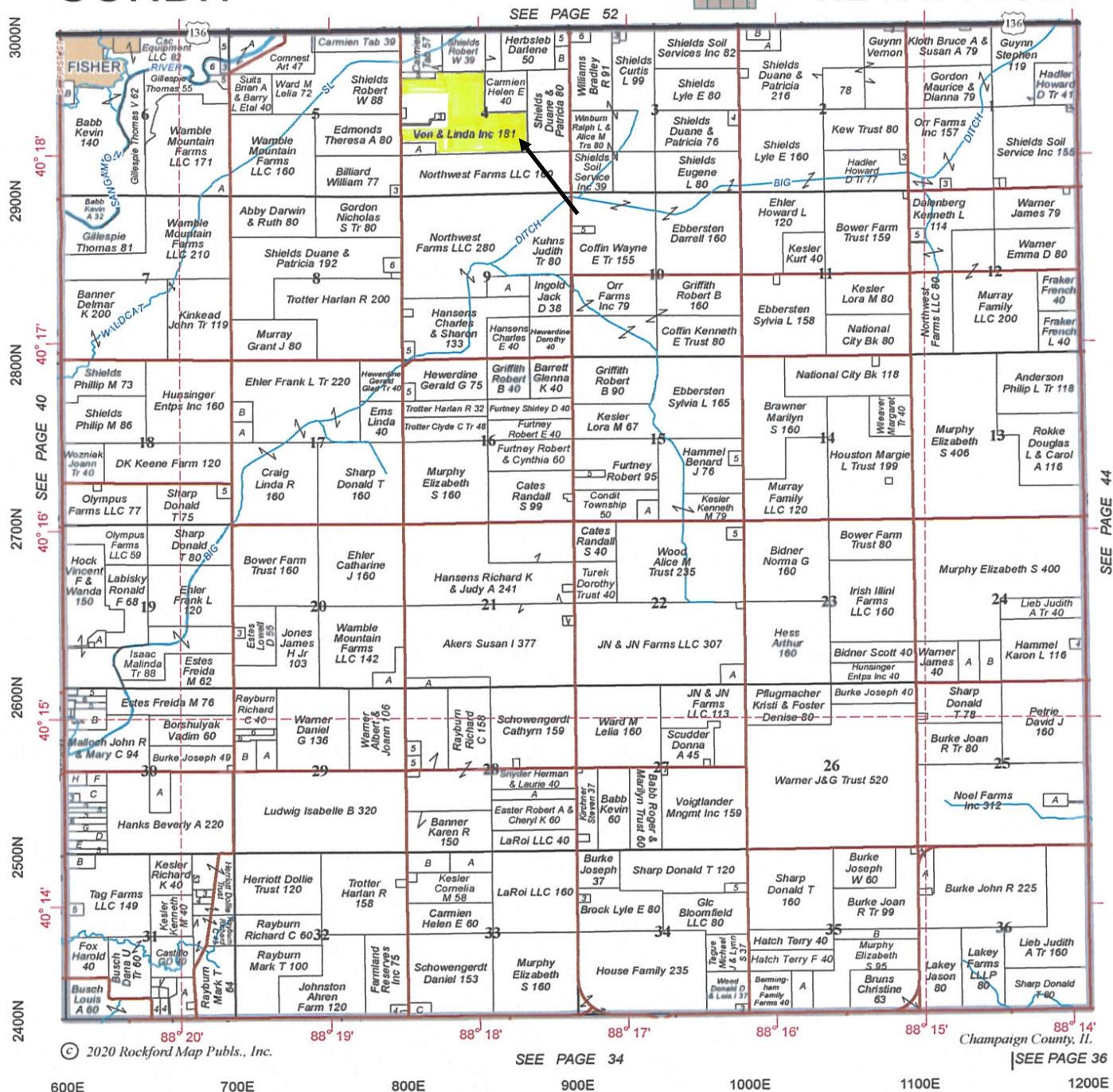
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

Plat Map - The Elliott Farm

For Sale 133.03 Acres

CONDIT

T.21N.-R.8E.

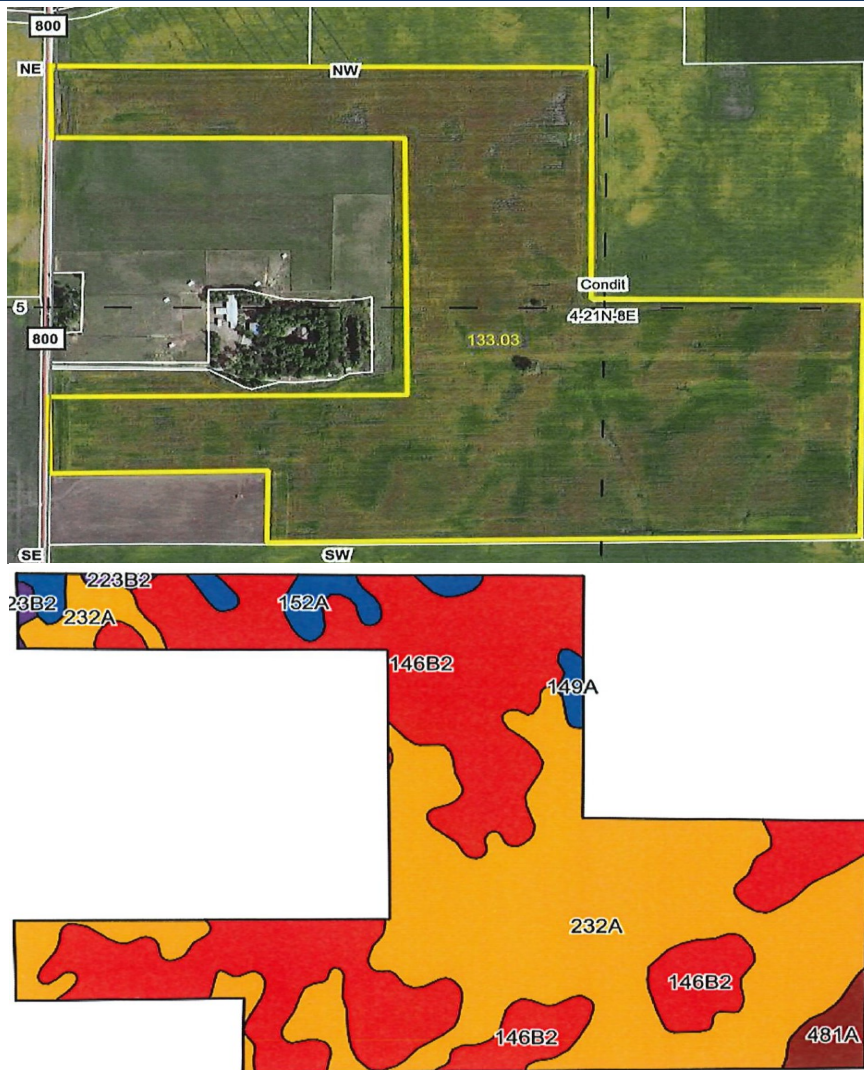


Busey FARM BROKERAGE

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Aerial Map and Soil Information



Area Symbol: IL019, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	65.86	49.5%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	58.49	44.0%		**160	**52	**119
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.25	3.2%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.68	2.0%		183	58	134
149A	Brenton silt loam, 0 to 2 percent slopes	0.90	0.7%		195	60	141
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.85	0.6%		**150	**48	**110
Weighted Average					166.7	54.5	124.2



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

Steve.Myers@busey.com

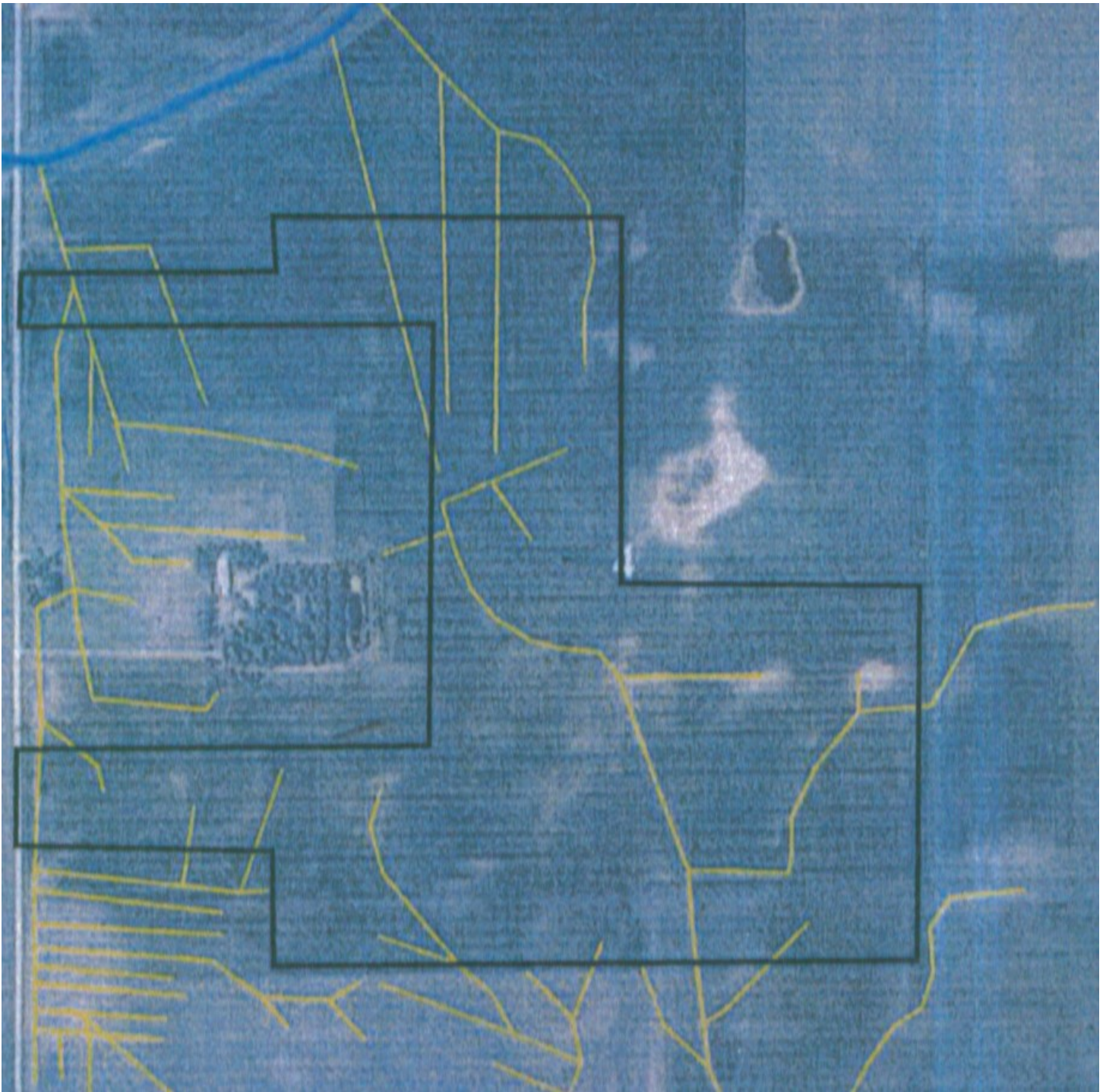
Eric Roberts, Broker

Phone: 217-351-6555

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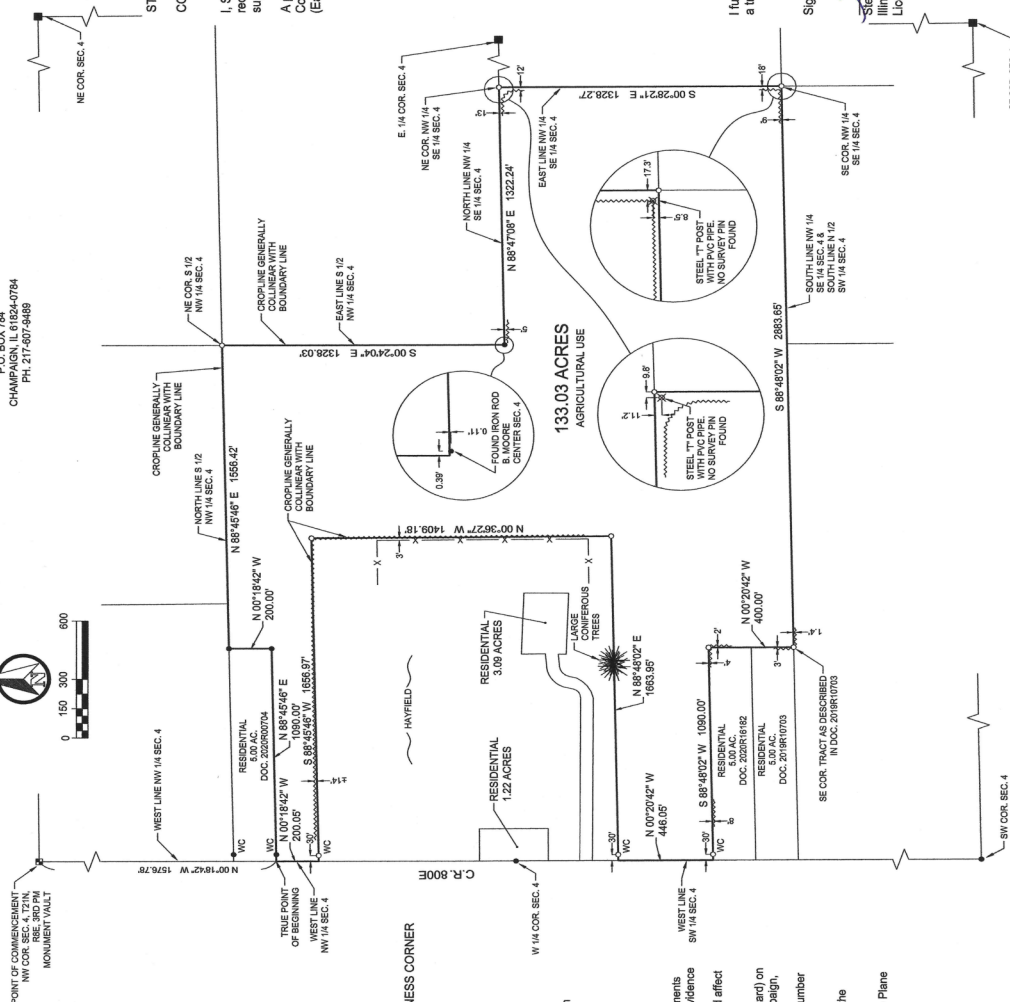
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STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

I, Stephen J. Peldi, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of Robin Elliott, I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A part of Section 4, Township 21 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois being more particularly described as follows with bearings based on Illinois State Plane East) Datum:

Commencing at the Northwest corner of said Section 4, proceed South 00° 18' 42" East 1576.78 feet along the North line of said Section 4 to the Southwest corner of a tract of land described as follows: 2209S00707W, the Township of Cedar, Champaign County, Illinois as mentioned and coupled for the True Point of Beginning; thence, North 88° 45' 48" East 1090.00 feet along the South line of said tract of land to the Southeast corner thereof; thence, North 00° 18' 42" West 200.00 feet along the East line of said tract of land to the Northeast corner thereof and the North line of the South half of the North West Quarter of said Section 4; thence North 88° 45' 48" East 1559.42 feet along the North line of the Northeast corner of said South Half of the Northwest Quarter; thence, South 00° 24' 04" East 1328.03 feet along the East line of said South Half of the Northwest Quarter to the Center of said Section 4; thence, North 88° 47' 08" East 1322.24 feet along the North line of the Northwest Quarter of the Southeast Quarter of said Section 4 to the Northeast corner thereof; thence, South 00° 28' 21" East 1328.27 feet along the East line of said Northwest Quarter of the Southeast Quarter of said Section 4 to the Southeast corner thereof; thence, South 88° 48' 02" West 2883.65 feet along the South line of said Northwest Quarter of the Southeast Quarter and the South line of the North Half of the Southwest Quarter of said Section 4 to the Southwest corner of a tract of land described in Document 2019R10703 recorded in said Office of the Recorder; thence North 00° 20' 42" West 40.00 feet along the East line of said tract and the East line of a tract of land described in Document 2020B16102 recorded in said Office of the Recorder to the Northeast corner thereof; thence, South 88° 48' 02" West 200.00 feet along the North line of said tract of land to the Southwest corner of said Section 4; thence, North 00° 18' 42" East 1576.78 feet along the North line of said Section 4 to the Southwest corner of said West line; thence, North 00° 20' 42" West 448.05 feet along said West line; thence, North 88° 48' 02" East 1863.95 feet; thence, North 00° 38' 27" West 1409.18 feet; thence, South 88° 45' 48" East 1569.95 feet to the West line of the Northwest Quarter of said Section 4; thence, North 00° 18' 42" West 200.05 feet along said West line to the True Point of Beginning, encompassing 133.03 acres more or less.

further certify that I have surveyed the tract of land above described and that the hereon drawn plat is true representation thereof.

A circular professional seal for Stephen J. Peidl, a Professional Land Surveyor in the State of Illinois. The seal features the text "STEPHEN J. PEIDL" around the top inner edge and "STATE OF ILLINOIS" around the bottom inner edge. In the center, it reads "PROFESSIONAL LAND SURVEYOR" and "3176". There are small stars on the right side of the seal.

Stephen J. Pedal
Illinois Professional Land Surveyor No. 3176

REV. #	REV. DATE:	REVISION MADE:
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DATE:	05/17/21	SCALE:	AS SHOWN
FIELD BOOK:		DRAWN BY:	MAM
CHECKED BY:	SJP		

PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784 CHAMPAIGN, IL 61824-0784
PHONE: 217.607.9489
CIVIL ENGINEERING - LAND SURVEYING

ELLIOTT SURVEY
PART OF SEC. 4, T.21 N., R. 8 E., 3rd P.M.
CHAMPAIGN COUNTY, ILLINOIS

FILE #	0421003
SHEET	1 OF 1

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