

Farm For Sale

Busey Farm Brokerage



VERMILLION COUNTY - FARM FOR SALE

The Craver Westville Farm

542.71 Taxable Acres x \$6,909.77 per Acre = \$3,750,000
McKendree Township, Vermillion County, Illinois

Contact Information

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

Steve.Myers@busey.com

Hans Carmien, Listing Broker

Phone: 217-351-2767

Cell: 217-840-7171

Hans.Carmien@busey.com

Location/General Information

The Craver Westville farm is located 4 miles East of Westville, IL and 14 miles South of Danville, IL on the end of 1250 North County Road.

This multi-use property contains 168.05 tillable acres, 82.71 CRP acres, 291.95 pasture/wooded recreational/hunting acres with timber value, a 3 acre pond, and living quarters nestled on a secluded dead end road with over a mile of river frontage on the Salt Fork River.

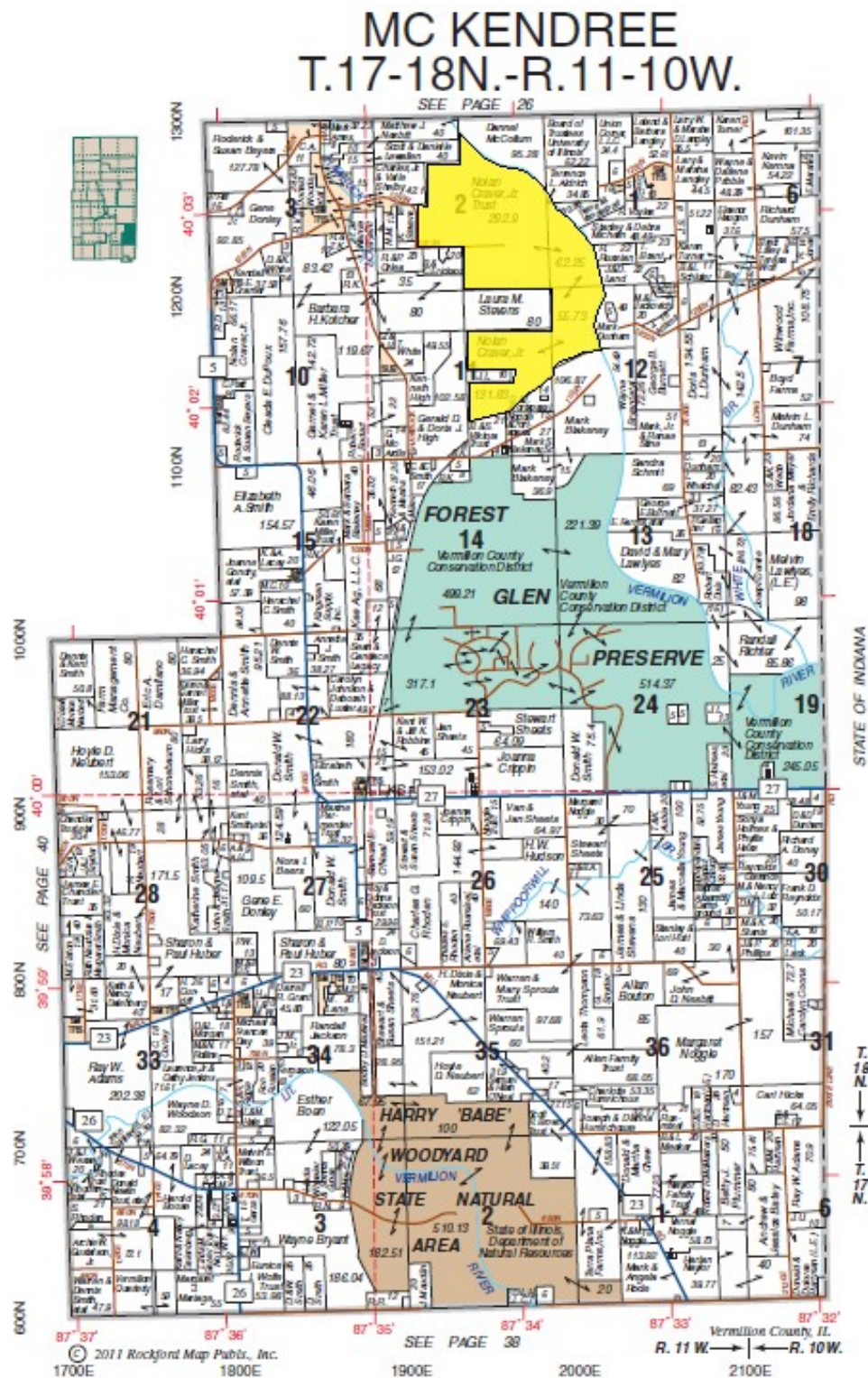
busey.com

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



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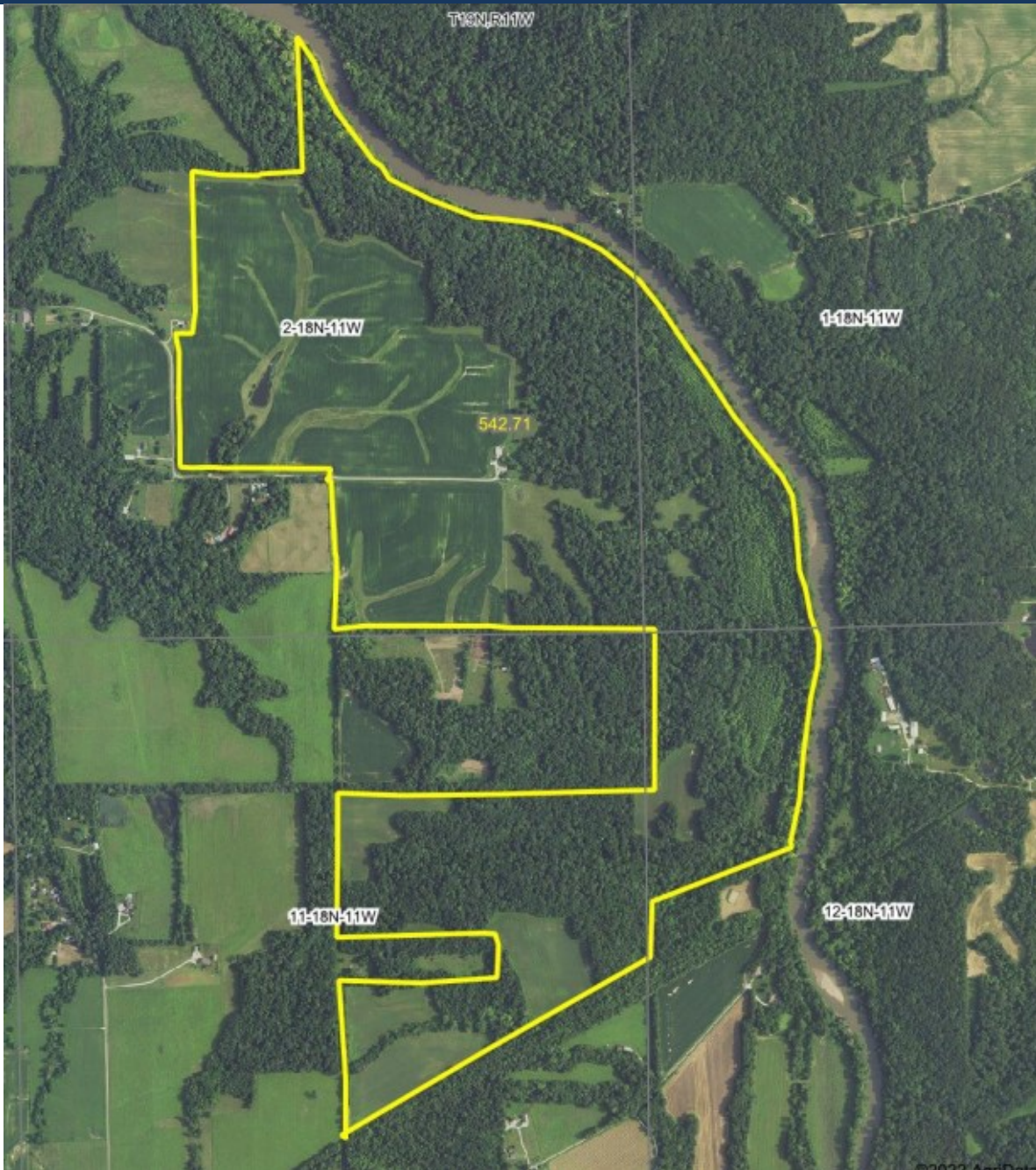
Plat Map - The Craver Westville Farm



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Aerial Map - The Craver Westville Farm



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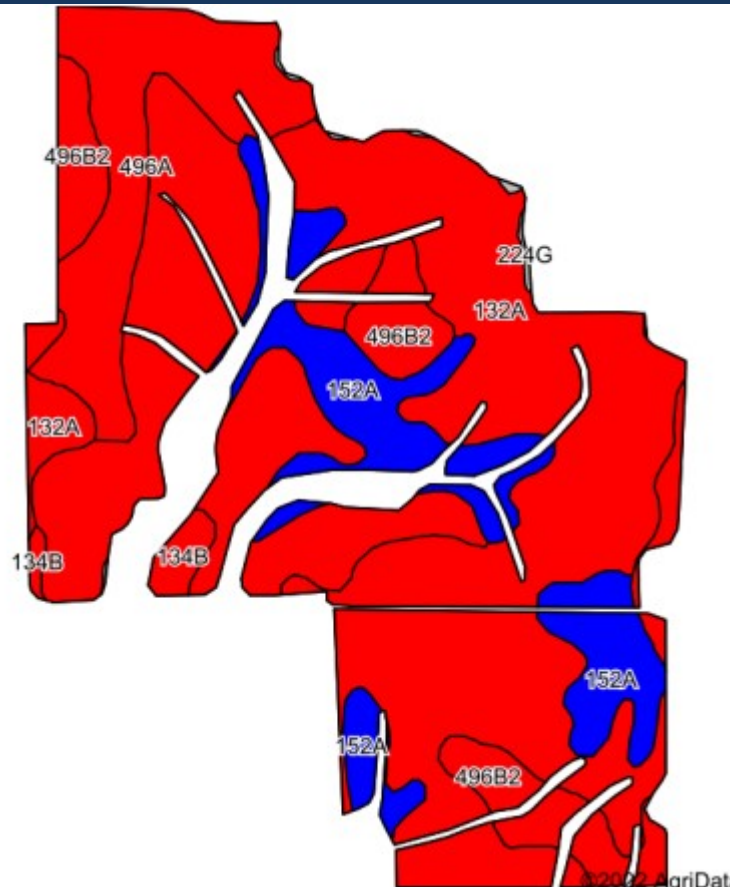
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Soil Information - The Craver Westville Farm



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index
132 A	Starks Silt Loam	64.69	42.5%	163	51	119
496 B2	Fincastle Silt Loam	46.60	30.6%	158	49	115
152 A	Drummer Silty Clay Loam	20.43	13.4%	195	63	144
496 A	Fincastle Silt Loam, Bloomington Ridged Plain	18.08	11.9%	166	52	121
134 B	Camden Silt Loam	1.93	1.3%	164	50	118
224 G	Strawn Silt Loam	0.44	0.3%	67	23	50
	Weighted Average			165.9	52	121.2



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Real Estate Tax Information

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Paid in 2021
28-02-300-016	75.40	\$20,592.00	\$1,812.56
28-02-400-003	217.50	\$59,716.00	\$5,195.92
28-01-300-001	62.25	\$8,392.00	\$701.20
28-12-100-001	55.73	\$6,958.00	\$581.30
28-11-200-005	<u>131.83</u>	<u>\$17,821.00</u>	<u>\$1,550.62</u>
Total:	542.71	\$113,479.00	\$9,841.68

Vermillion County FSA Data

Farm #	10277	Tract(s) #	10005, 7321, 3383, 3398
Farmland Acres:	563.95	Cropland Acres:	250.76
CRP Acres:	42.17	Effective DCP Cropland Acres:	208.06
Corn Base: 166.50	Wheat Base: 7.10	Soybean Base:	33.50
Farm Program: PLC Corn		ARC-CO Soybeans	
Price Loss Coverage (PLC) Yields			
Corn Yield: 150	Wheat Yield: 46	Soybean Yield: 52	

2020 Soil Test Data

P lbs/acre	K lbs/acre	pH	OM %	CEC meq
38.8	262.75	6.0	2.1	17.0

Yield History

Year	Corn	Soybeans
2021	157.0	X
2020	X	44.0
2019	130.0	X
2018	X	56.0
2017	158.0	X
Average	148.33	50



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Vermillion County FSA Data Cont.- CRP Contract Info.

Contract Number	Farm Number	Tract Number	CLU #	Signup Number	Effective Start Date	Effective End Date	Original Start Date	Contract Acres	Re-Enrolled Acres	Practice Code	Rental Rate Per Acre	Annual Payment
11496	10277	3383	6	48	10/1/16	9/30/26	10/1/16	1.5	1.5	CP33	\$303.08	\$454.62
11497	10277	7321	5	48	10/1/16	9/30/26	10/1/16	5.26	5.26	CP33	\$293.78	\$1,545.28
11498	10277	10005	9	48	10/1/16	9/30/26	10/1/16	2.84	2.84	CP33	\$304.06	\$863.53
11846	10277	10005	1	52	10/1/19	9/30/29	10/1/16	29.33	29.33	CP22	\$215.00	\$6,305.95
	10277	10005	3	52	10/1/19	9/30/29	10/1/19	29.33	29.33	CP22	\$215.00	
	10277	10005	4	52	10/1/19	9/30/29	10/1/19	29.33	29.33	CP22	\$215.00	
11961	10277	7321	2	53	10/1/20	9/30/30	10/1/19	1.96	1.96	<u>CP8A</u>	\$215.00	\$433.16
	10277	7321	6	53	10/1/20	9/30/30	10/1/20	1.96	1.96	<u>CP8A</u>	\$215.00	
	10277	7321	8	53	10/1/20	9/30/30	10/1/20	1.96	1.96	<u>CP8A</u>	\$215.00	
12044	10277	10005	5	53	10/1/20	9/30/30	10/1/20	9.08	0	<u>CP42</u>	\$215.00	\$2,006.68
	10277	10005	5	53	10/1/20	9/30/30	10/1/20	9.08	0	<u>CP42</u>	\$215.00	
	10277	10005	7	53	10/1/20	9/30/30	10/1/20	9.08	0	<u>CP42</u>	\$215.00	
	10277	10005	7	53	10/1/20	9/30/30	10/1/20	9.08	0	<u>CP42</u>	\$215.00	
12048	10277	3383	3	53	10/1/20	9/30/30	10/1/20	1.81	1.81	<u>CP8A</u>	\$215.00	\$400.01
	10277	3383	4	53	10/1/20	9/30/30	10/1/20	1.81	1.81	<u>CP8A</u>	\$215.00	
	10277	3383	5	53	10/1/20	9/30/30	10/1/20	1.81	1.81	<u>CP8A</u>	\$215.00	
12051	10277	3398	1	53	10/1/20	9/30/30	10/1/20	14.33	0	<u>CP33</u>	\$215.00	\$3,166.93
	10277	3398	1	53	10/1/20	9/30/30	10/1/20	14.33	0	<u>CP33</u>	\$215.00	
	10277	3398	2	53	10/1/20	9/30/30	10/1/20	14.33	0	<u>CP33</u>	\$215.00	
	10277	3398	2	53	10/1/20	9/30/30	10/1/20	14.33	0	<u>CP33</u>	\$215.00	
12052	10277	10005	6	53	10/1/20	9/30/30	10/1/20	16.6	0	<u>CP33</u>	\$215.00	\$3,668.68
	10277	10005	6	53	10/1/20	9/30/30	10/1/20	16.6	0	<u>CP33</u>	\$215.00	
	10277	10005	8	53	10/1/20	9/30/30	10/1/20	16.6	0	<u>CP33</u>	\$215.00	
	10277	10005	8	53	10/1/20	9/30/30	10/1/20	16.6	0	<u>CP33</u>	\$215.00	
Total:								82.71 CRP Acres		Ave Payment	\$227.84	\$18,844.84

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Building Information



Building Summary

900 Square Ft.. 1 Bed 1 Bath House

40 x 60 Ft. Pole Barn

Heated Two Car Garage

Mobile Home



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