

# Farm for Sale

Busey Farm Brokerage



## MCLEAN COUNTY – FARM FOR SALE

### The Zehr Farm

42.00 Taxable Acres

Cheney's Grove Township, McLean County, Illinois

#### Location/General Information

The Zehr farm is located along East 1075 North Road, 3 miles Northwest of Saybrook, IL.

#### Legal Description

South of the RR Lot 2 in the West ½ of the SW ¼ of Section 18 and Part of the NW ¼ of Section 19 all in Township 23 N, Range 6 East of the 3rd Principal Meridian, containing 42.00 acres, more or less, all situated in McLean County, Illinois.

#### Listing Price

42.00 Acres @ \$13,500.00/A = \$567,000.00

#### Lease/Possession

The farm is under lease through the 2022 crop year. Seller to retain 2022 crop year proceeds.

#### Contact Information

Steve Myers	Jacob Quaid
Managing Broker	Listing Broker
O: 309-962-2901	O: 309-962-2901
C: 309-275-4402	C: 309-498-8377

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

301 E Cedar St. LeRoy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### McLean County FSA Data (Combined)

Farm #	9431	Tract #	37885
Total Acres:	129.99	Tillable Acres:	113.43
Corn Base:	77.55	Soybean Base:	24.65
HEL:	None	Program:	PLC/Arc-Co
PLC Yield	144	PLC Yield SB:	50

#### Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2021 Taxes Payable 2022
25-18-300-003	21.00	\$8,481	\$735.62
25-19-100-001	21.00	\$12,215	886.02

#### Yield History (Combined)

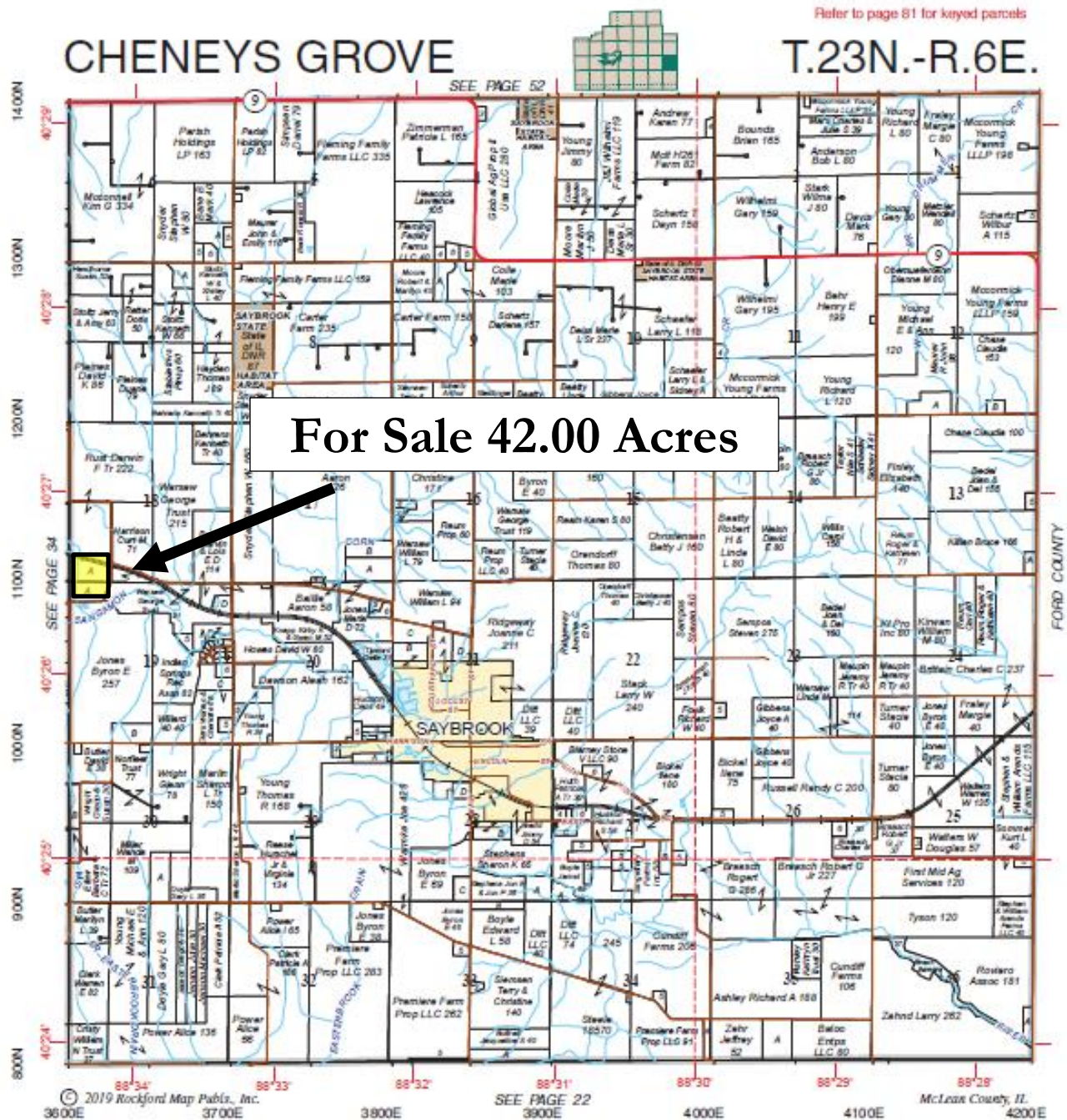
	Corn	SB
2021	X	63
2020	179	X
2019	X	48
2018	148	X
2017	X	60

**Busey** FARM BROKERAGE

**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-Zehr Farm



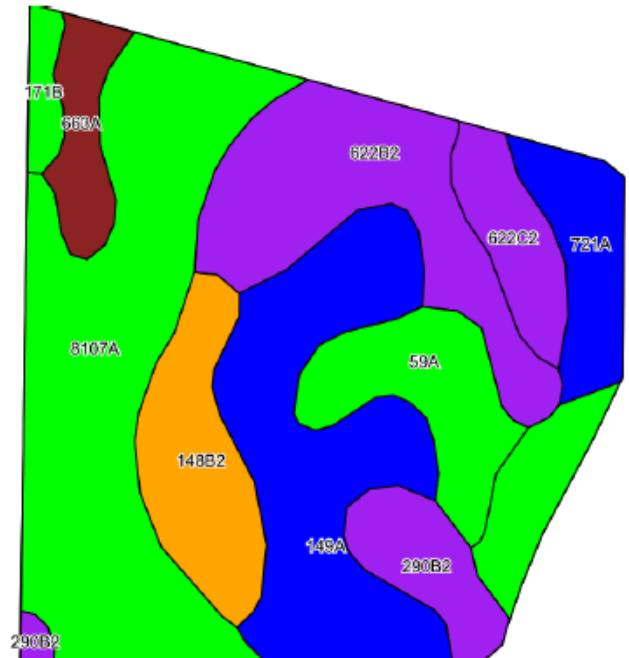
Reprinted with permission from Rockford Map Publishers Inc.

**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



# Aerial Map and Soil Information – Zehr Farm



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
8107A	Sawmill Silty Clay Loam	12.28	31.2%	189	60	139
149A	Brenton Silt Loam	7.44	18.9%	195	60	141
622B2	Wyanet Silt Loam	5.57	14.1%	153	50	114
148B2	Proctor Silt Loam	3.28	8.3%	176	55	128
59A	Lisbon Silt Loam	2.98	7.6%	188	59	136
721A	Drummer and Elpaso Silt Loam	2.08	5.3%	194	63	143
290B2	Warsaw Loam	1.97	5.0%	153	49	113
622C2	Wyanet Silt Loam	1.76	4.5%	150	49	112
663A	Clare Silt Loam	1.43	3.6%	182	57	134
171B	Catlin Silt Loam	0.62	1.6%	185	58	137
<b>Weighted Average</b>				<b>180.3</b>	<b>57.1</b>	<b>132.2</b>



Licensed Real Estate Broker Corporation

## Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

[steve.myers@busey.com](mailto:steve.myers@busey.com)

## Jacob Quaid, Broker

Phone: 309-962-2901

Cell: 309-498-8377

[jacob.quaid@busey.com](mailto:jacob.quaid@busey.com)

**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