

FARMLAND FOR SALE

Busey Farm Brokerage



160.21 Acres For Sale Shelby County Flat Branch Township

Farm for Sale

Shaffer Family LLC. Farm 160.21 Taxable Acres

Contact Information



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Cameron Huey, Broker 217-425-8290
Steve Myers, Managing Broker 309-962-2311

Listing Price

160.21 Taxable Acres X 16,000/Ac = \$2,563,360.00

Lease/Possession

The lease for this farm is currently open for 2023.

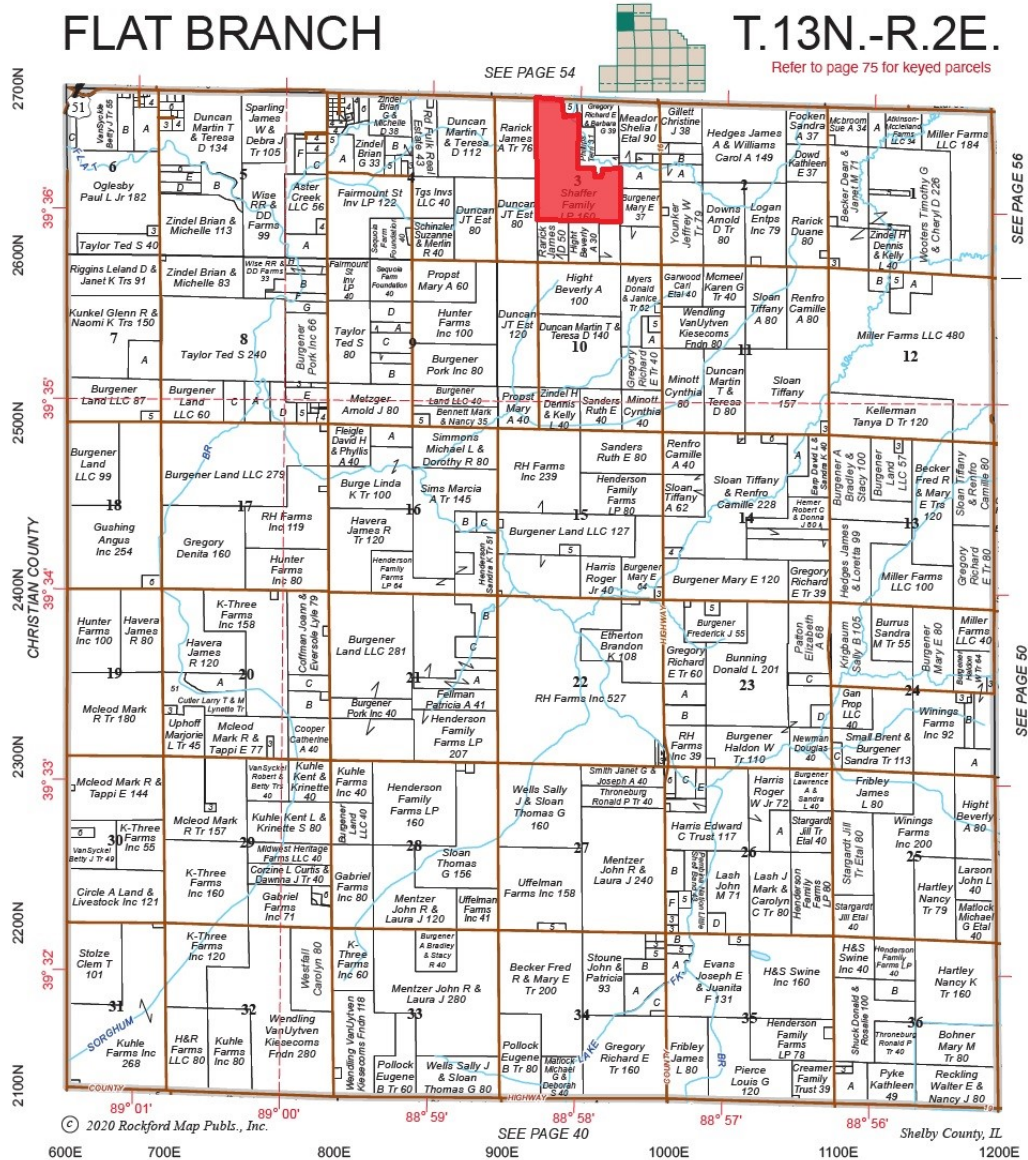
busey.com

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Farm for Sale

BUSEY FARM BROKERAGE—160.21 +/- Acres—Shelby County



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Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

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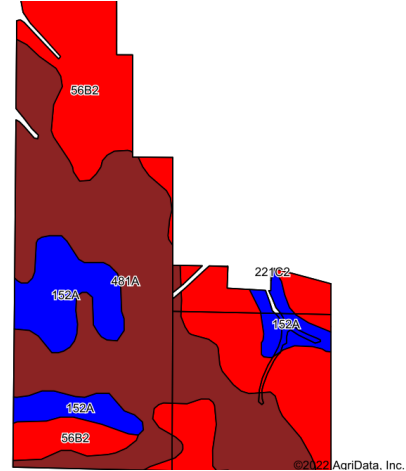
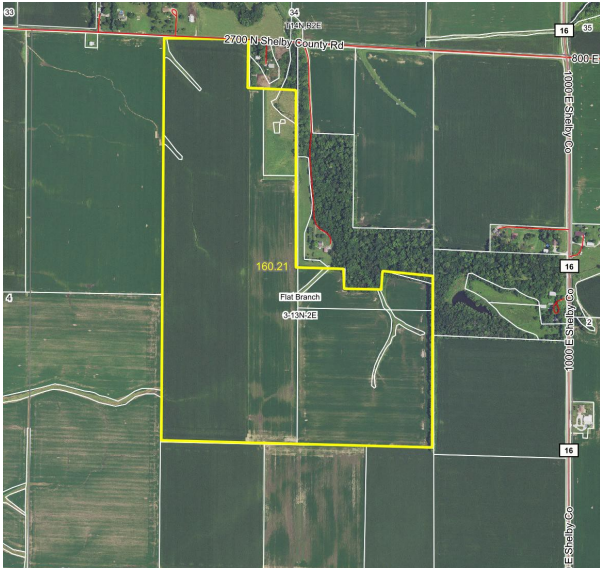
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Shaffer Family LLC. Farm—160.21 Taxable Acres



Area Symbol: IL173, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	74.13	48.0%		183	58	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	57.67	37.3%		**171	**53	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.70	14.7%		195	63	144
Weighted Average					180.3	56.9	131.7

Shelby County FSA Data

Farm #	9580	Tract #	724, 730, 7333
Total Acres:	167.06	Cropland Acres:	162.88
Corn Base Acres:	72.6	Soy Base Acres:	65.0
Wheat Base Acres:	12.6		

Farm Program: ARC County Beans/PLC
Corn, Wheat

Price Loss Coverage (PLC) Yields

Corn Yield:	177	Soybean Yield:	50
Wheat Yield:	54		

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
0603-03-00-100-003	151.56	\$75,488.00	\$5,720.33
0603-03-00-200-012	8.65	\$3,995.00	\$302.73

Farm Production

	Corn	Soybeans
2022	233	74
2021	224	74
2020	220	60
2019	192	63
2018	239	74

2020 & 2021 Soil Test Results

West	PH: 6.1	P1: 55.0	K: 336.0
East	PH: 6.0	P1: 40.0	K: 287.0

Legal Description

The E 1/2 of the NW 1/4 and the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 located in Section 3, Township 13 N, Range 2 E of the Third Principal Meridian in Shelby County Illinois.

Location

Located 3.5 miles east of Moweaqua and accessed via CR 2700N to the North.



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UAF Images



Busey FARM
BROKERAGE

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