

Farm For Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY - FARM FOR SALE BY PRIVATE TREATY

Sutter Trust Farm

37.34 +/- Taxable Acres
Ludlow Township, Champaign County, Illinois

Listing Price

37.34 Ac x \$17,500.00/Ac = \$653,450.00

Legal Description

NW1/4 NW1/4 OF Section 20, Township 22 North, 9 East, Champaign County, Illinois

Lease/Possession

The Farm is under lease for 2023.

Contact Information



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busey.com

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

Location

The Farm is located on the corner of 3300 N & 1300 E, 5.9 miles North East of Rantoul, IL

Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2021 Taxes Payable 2022
14-03-20-100-014	37.34	\$24,230.00	\$2,138.32

Champaign County FSA Information

Farm #	8500	Tract #	408
Total Acres:	38.89	Cropland Acres:	35.73
Corn Base:	18.83	Soybean Base:	16.90
Farm Program:	ARC County-Soy, Corn PLC-none		

Price Loss Coverage (PLC) Yields

Corn Yield:	171	Soybean Yield:	56
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Yield History

	Corn	Soybeans
2022		72
2021	244	
2020		65
2019	194	
2018		74
2017	266	

Soil Test Data

pH: 5.8 P: 86.0 K: 173.8

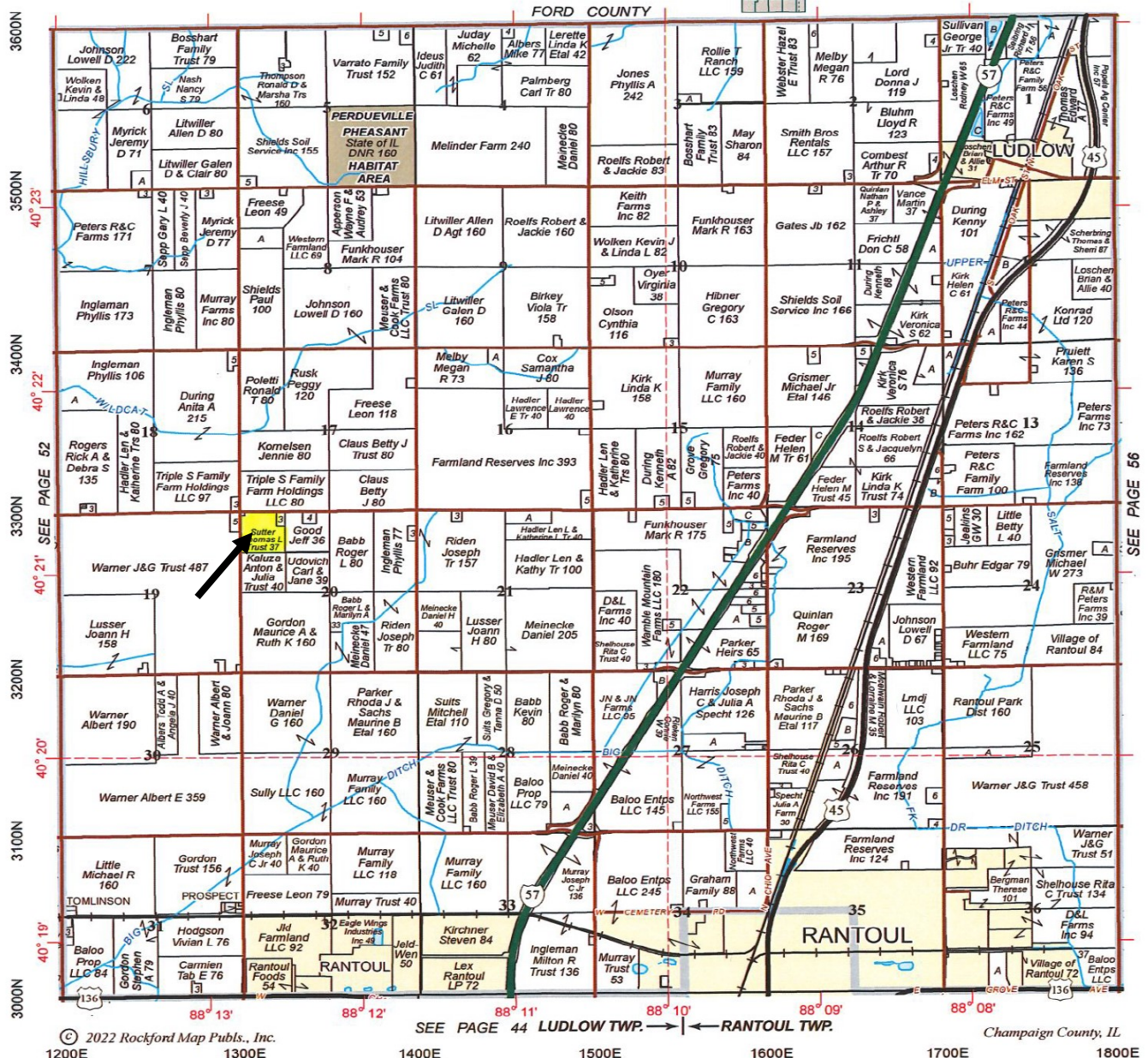
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map - Sutter Trust Farm

For Sale 37.34 +/- Acres

LUDLOW NORTH PART RANTOUL

T.22N.-R.9E.



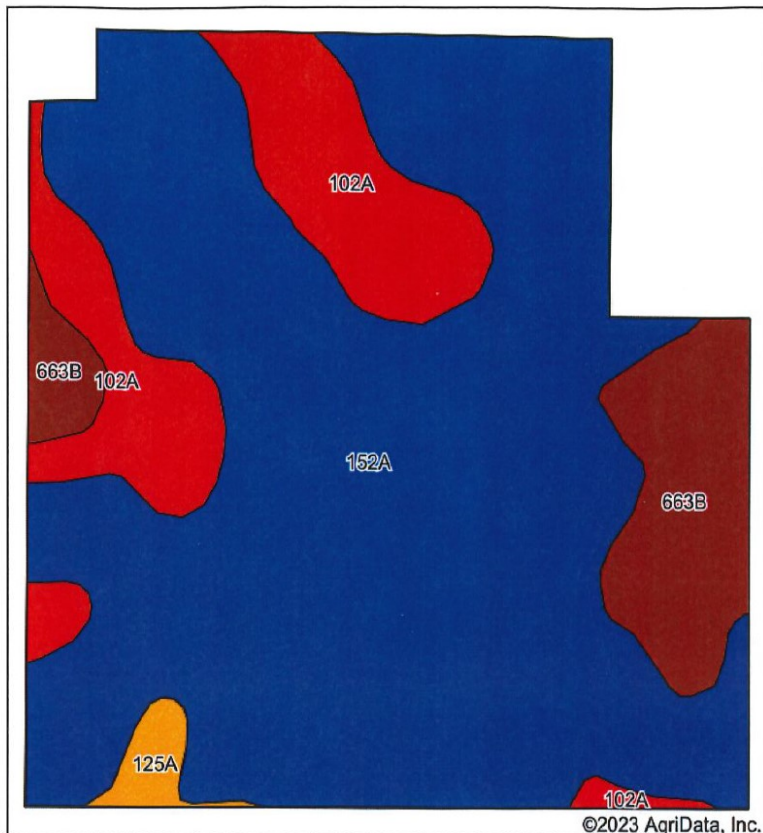
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Busey FARM BROKERAGE

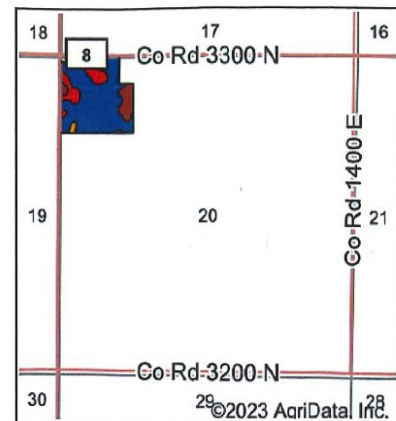
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Soil Information– Sutter Trust Farm

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Champaign
Location: 20-22N-9E
Township: Ludlow
Acres: 37.34
Date: 1/20/2023

Busey AG SERVICES

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL019, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.53	73.7%		195	63	144
102A	La Hogue loam, 0 to 2 percent slopes	5.57	14.9%		162	52	121
**663B	Clare silt loam, 2 to 5 percent slopes	3.75	10.0%		**180	**56	**133
125A	Selma loam, 0 to 2 percent slopes	0.49	1.3%		176	57	129
Weighted Average					188.3	60.6	139.3

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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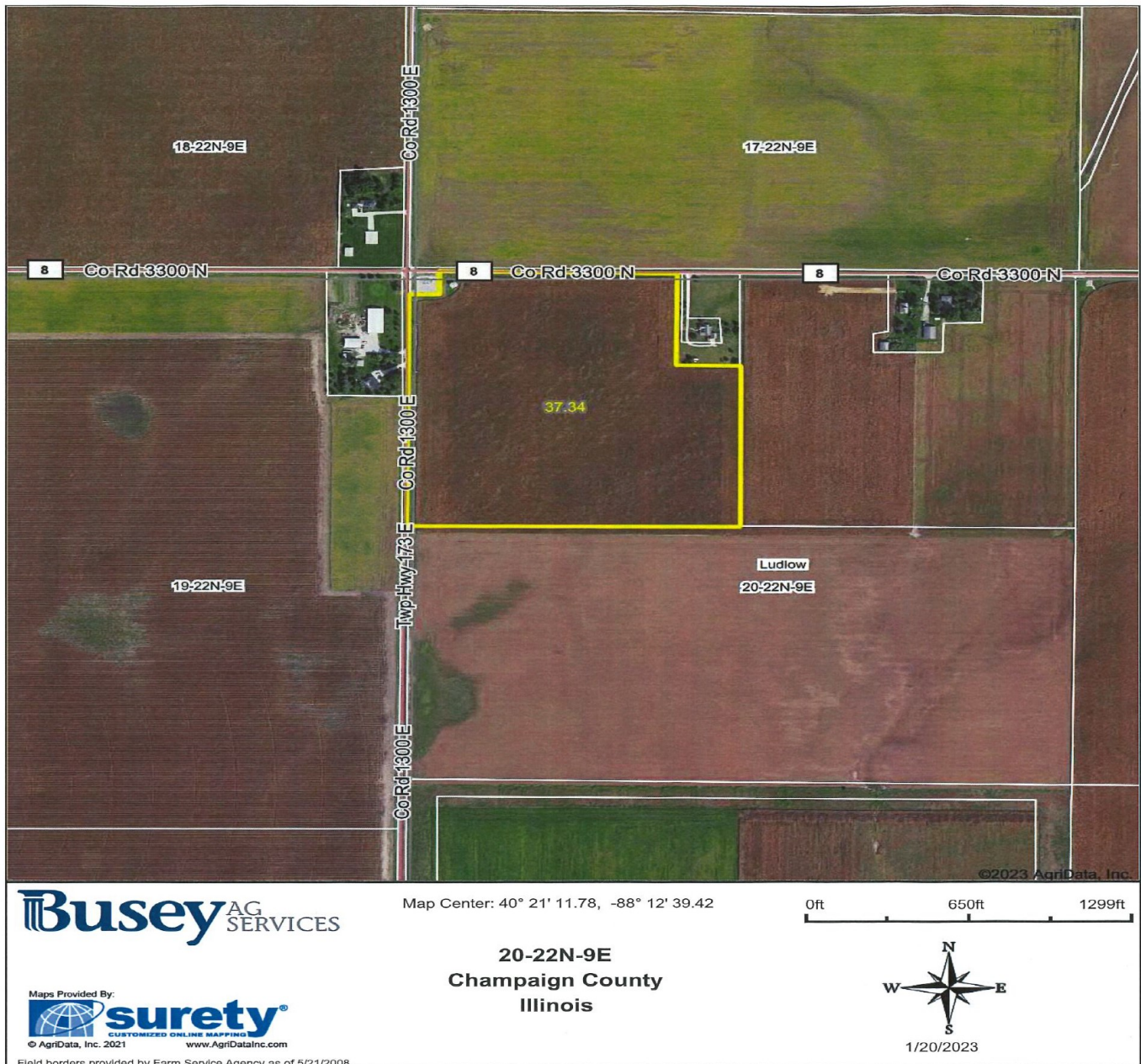
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Aerial Map– Sutter Trust Farm

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