

Farm for Sale

Busey Farm Brokerage



FULTON COUNTY – FARM FOR SALE

The Masters Farm

123.00 Surveyed Acres

Bernadotte Township, Fulton County, Illinois

Location/General Information

The Masters farm is located along North Dairy Farm Road, 3 miles Northwest of Bernadotte, IL.

Legal Description

See Last Page of Brochure

Listing Price

123.00 Acres@ \$9,500.00/A = \$1,168,500.00

Lease/Possession

The farm is lease free for the 2024 crop year.

Contact Information

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busey.com

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Fulton County FSA Data

Farm #	324	Tract #	751
Total Acres:	121.23	Tillable Acres:	97.60
Corn Base:	74.00	Soybean Base:	22.60
HEL:	Yes	Program:	ARC-Individual
PLC Yield	117	PLC Yield SB:	38

Real Estate Tax Information

Parcel ID#	Acres	2022 Assessed Value	2022 Taxes Paid 2023
17-17-12-200-002	121.90	\$31,574	\$2,795.60

Yield History

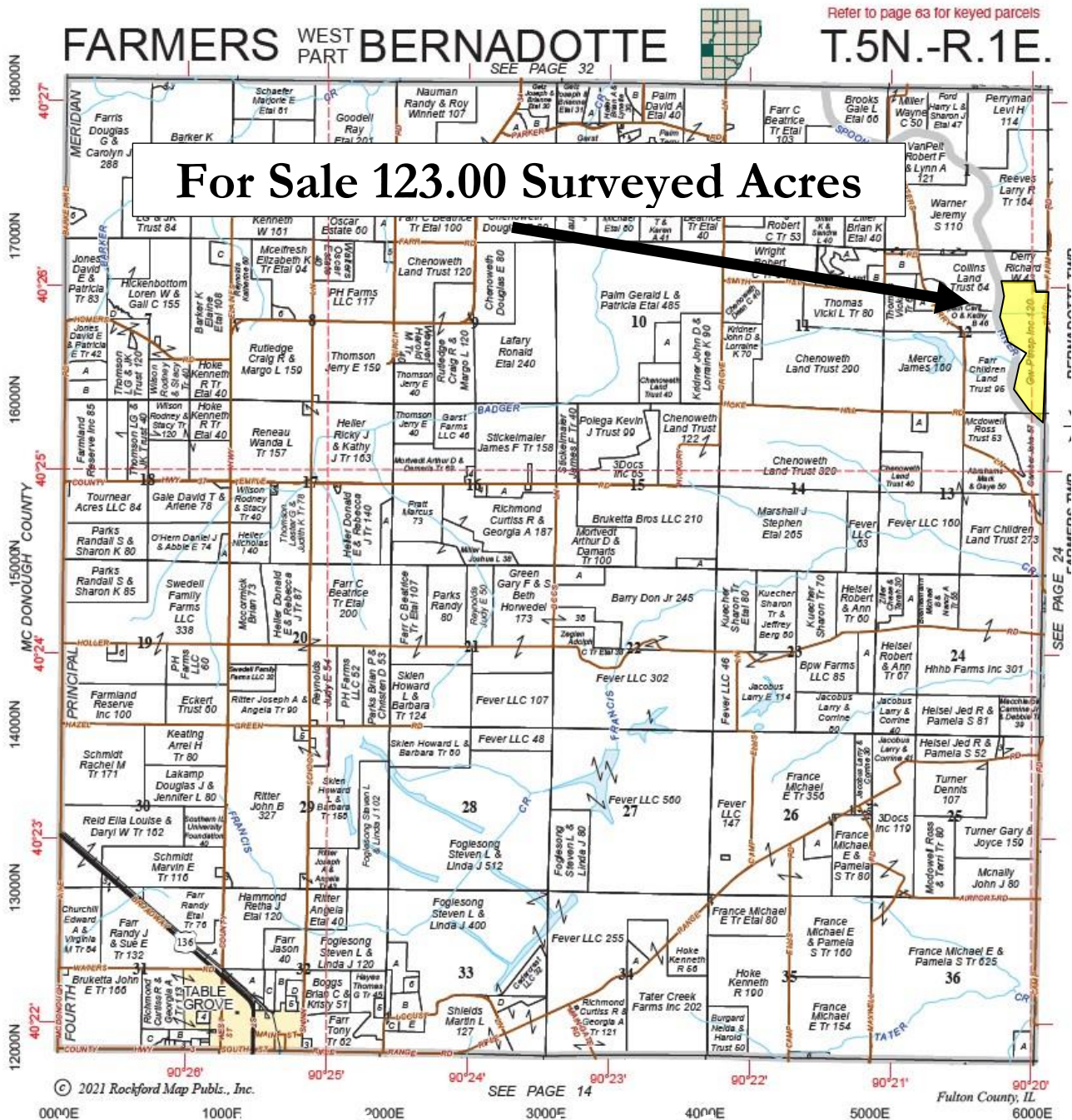
	<u>Corn</u>	<u>SB</u>
2023	182.2	X
2022	199.5	X

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-Masters Farm

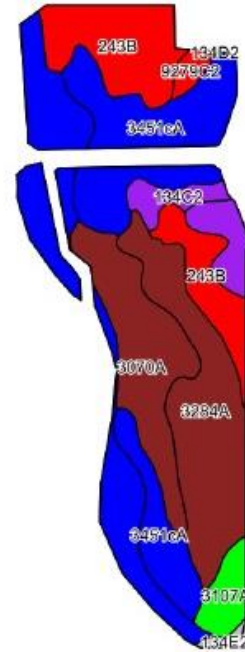


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Aerial Map and Soil Information – Masters Farm



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
3451cA	Lawson Silt Loam	21.18	21.7%	190	61	140
3284A	Tice Silty Clay Loam	18.81	19.3%	184	57	134
3077A	Huntsville Silt Loam	16.78	17.2%	193	61	143
243B	St. Charles Silt Loam	16.06	16.5%	166	51	121
3070A	Beaucoup Silty Clay Loam	13.95	14.3%	176	58	132
570B	Martinsville Loam	3.33	3.4%	153	49	113
3107A	Sawmill Silty Clay Loam	3.20	3.3%	189	60	139
134C2	Camden Silt Loam	2.51	2.6%	154	47	111
9279C2	Rozetta Silt Loam	1.20	1.2%	164	51	120
134E2	Camden Silt Loam	0.51	0.5%	125	38	89
Weighted Average				180.5	57.1	132.9



Licensed Real Estate Broker Corporation

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Legal Description – Masters Farm

A part of the East detached part of the Northeast Quarter of Section 12 and the East detached part of the Southeast Quarter of Section 12, Township 5 North, Range 1 East of the Fourth Principal Meridian, Fulton County, Illinois, more particularly described as follows:

Beginning at a concrete marker found at the southeast corner of said Section 12; thence North 89 degrees 22 minutes 53 seconds West (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 544.37 feet more or less along the south line of said Southeast Quarter of Section 12 to the centerline of Spoon River; thence along said centerline of Spoon River generally described as follows for the next six courses 653.93 feet along a curve to right having a radius of 1,594.76 feet and the chord of said curve bears North 39 degrees 05 minutes 32 seconds West, a chord length of 649.36 feet; thence 962.61 feet along a compound curve to right having a radius of 1,007.56 feet and the chord of said curve bears North 06 degrees 16 minutes 26 seconds West, a chord length of 926.42 feet; thence 868.18 feet along a reverse curve to left having a radius of 759.67 feet and the chord of said curve bears North 03 degrees 59 minutes 36 seconds West, a chord length of 821.69 feet; thence North 42 degrees 59 minutes 54 seconds West, a distance of 401.62 feet; thence 973.18 feet along a curve to right having a radius of 988.13 feet and the chord of said curve bears North 09 degrees 54 minutes 13 seconds West, a chord length of 934.32 feet; thence 902.06 feet along a reverse curve to left having a radius of 1,805.83 feet and the chord of said curve bears North 02 degrees 02 minutes 57 seconds West, a chord length of 892.71 feet; thence leaving said centerline of Spoon River bearing South 88 degrees 00 minutes 05 seconds East, a distance of 1,207.91 feet to an iron rod set; thence South 02 degrees 06 minutes 40 seconds East, a distance of 284.94 feet to an iron rod set; thence South 87 degrees 31 minutes 06 seconds East, a distance of 462.78 feet to an iron rod set on the east line of said Northeast Quarter of Section 12; thence South 01 degrees 23 minutes 14 seconds West, a distance of 216.79 feet along said east line; thence North 88 degrees 36 minutes 46 seconds West, a distance of 21.47 feet to the centerline of Dairy Farm Road; thence along said centerline 307.60 feet along a curve to right having a radius of 796.49 feet and the chord of said curve bears South 13 degrees 01 minutes 09 seconds West, a chord length of 305.69 feet; thence continuing along said centerline 280.31 feet along a reverse curve to left having a radius of 407.52 feet and the chord of said curve bears South 04 degrees 44 minutes 22 seconds West, a chord length of 274.82 feet; thence continuing along said centerline 175.11 feet along a compound curve to left having a radius of 966.75 feet and the chord of said curve bears South 12 degrees 52 minutes 25 seconds East, a chord length of 174.87 feet; thence continuing along said centerline South 17 degrees 51 minutes 56 seconds East, a distance of 170.14 feet to said east line; thence South 01 degrees 23 minutes 14 seconds West, a distance of 222.58 feet along said east line to an iron rod found at the East Quarter corner of said Section 12; thence South 01 degrees 28 minutes 33 seconds West, a distance of 2,667.84 feet to the point of beginning, containing 123 acres more or less, subject to all easements of record, subject to the rights, if any, of the public for passage along Spoon River and the rights, if any, for roadway purposes along Dairy Farm Road.

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