

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

February 28, 2024
TIMED ONLINE ONLY SALE
64.03 TAXABLE ACRES

FARM FOR SALE

JOAN AVIS ESTATE

TAZEWELL COUNTY, SALE-BY TIMED ONLINE ONLY

**ALL bidders must be registered by 11 A.M., Feb. 28, 2024*

CONTACT INFORMATION

CAMERON HUEY, LISTING BROKER



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309-846-1046

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STEVE MYERS, MANAGING BROKER: 309-962-2311

busey.com 259 E. South Park, Decatur, IL 62523

AUCTION DETAILS

Timed Online Only

Bidding **opens** February 21 at Noon

Bidding **closes** February 28 at Noon

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busey.bidwrangler.com

LEASE/POSSESSION

The lease for this farm is currently open for 2024

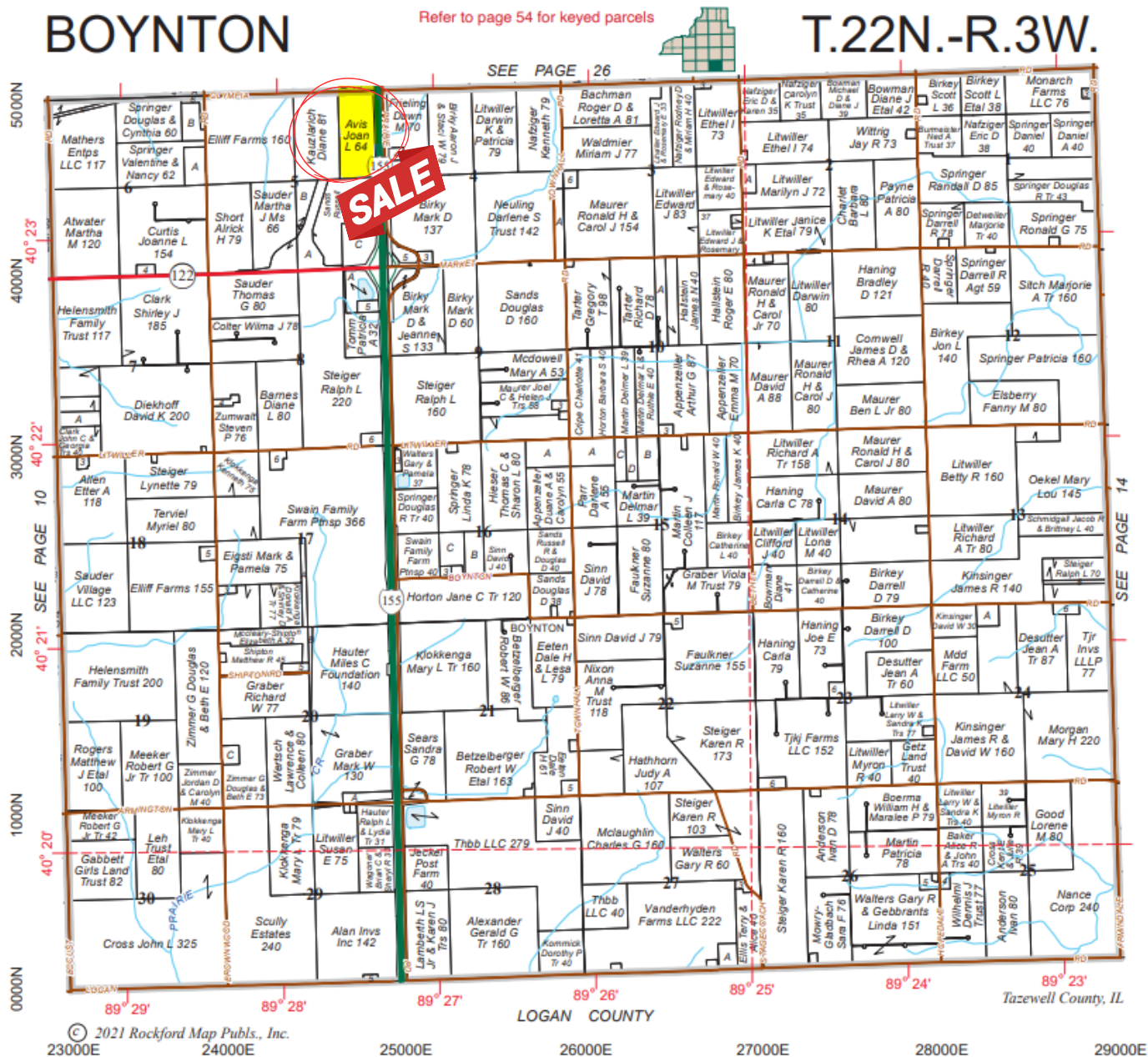


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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller.

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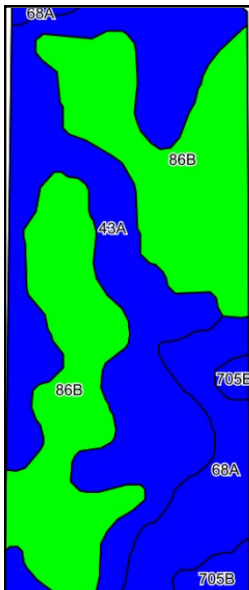
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64.03 TAXABLE ACRES



Area Symbol: IL179, 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
**86B	Osco silt loam, 2 to 5 percent slopes	26.51	43.0%		**187	**59	**138
43A	Ipava silt loam, 0 to 2 percent slopes	25.43	41.2%		191	62	142
**68A	Sable silty clay loam, 0 to 2 percent slopes	7.81	12.7%		**192	**63	**143
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.91	3.1%		**188	**60	**141
Weighted Average					189.3	60.8	140.4

TAZEWELL COUNTY FSA DATA			FARM PRODUCTION	
Farm # 3778	Tract # 2814		Corn	Beans
Total Acres: 61.70	Cropland Acres: 61.70	2023	246.17	
Corn Base Acres: 31.90	Soybean Base Acres: 29.80	2022		85.18
Farm Program: PLC- Corn/ARC County-Beans		2021	219.54	
Price Loss Coverage (PLC) Yields		2020		75.87
Corn Yield: 180	Soybean Yield: 56	2019	221.29	

REAL ESTATE TAX INFORMATION				SOIL TEST RESULTS			
Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023	2023	pH: 6.5	P: 77.0 lbs/ac	K: 471.1 lbs/ac
22-22-05-200-008	64.03	\$44,580	\$3,926.10				

LEGAL DESCRIPTION	LOCATION
The East Half of the Northeast Quarter of Section 5, Township 22 North, Range 3 West of the Third Principle Meridian located in the County of Tazewell and State of Illinois.	Located 2.5 miles southwest of Hopedale Illinois and accessed via Olympia Road to the North.



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