

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

CLASS A
SOILS

MARGARET STAIR FARM
BEMENT TOWNSHIP
PIATT COUNTY, IL
80.00 TAXABLE ACRES

CONTACT INFORMATION

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309-962-2901
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LISTING PRICE

\$17,500/Acre

**80.00 Taxable Acres x \$17,500/Acre
= \$1,400,000.00**

Busey FARM
BROKERAGE

busey.com 3002 W. Windsor Rd. Champaign, IL 61822

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.

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LOCATION

Located on the Southeast corner of the intersection of County Road 1100 East and County Road 800 North, 2.8 miles Southeast of Bement, IL.

Coordinates: 39.907176, -88.536916

LEGAL DESCRIPTION

The North ½ of the Northwest ¼ of Section 28, Township 17 North, Range 6 East of the 3rd Principal Meridian, all in Piatt County, Illinois.

PIATT COUNTY FSA DATA

Farm # 3157 **Tract # 1833**
Total Acres: 79.05 **Cropland Acres: 76.14**
Corn Base Acres: 37.99 **Soybean Base Acres: 37.99**
Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 181.0 Soybean PLC Yield: 54.0

LEASE/POSSESSION

The farm is under a crop share lease for the 2025 crop year. The Seller/Tenant will retain all income attributable to the 2025 crop year and before and will pay all expenses for the same. The farm is lease free for the 2026 crop year.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
01-28-17-006-002-00	80.00	\$67,437	\$5,546.98

FARM PRODUCTION

	Corn	Soybean
2024	X	78.0
2023	241.0	X
2022	X	68.0
2021	237.0	X
2020	X	71.0

SOIL TEST RESULTS

No Recent Soil Tests

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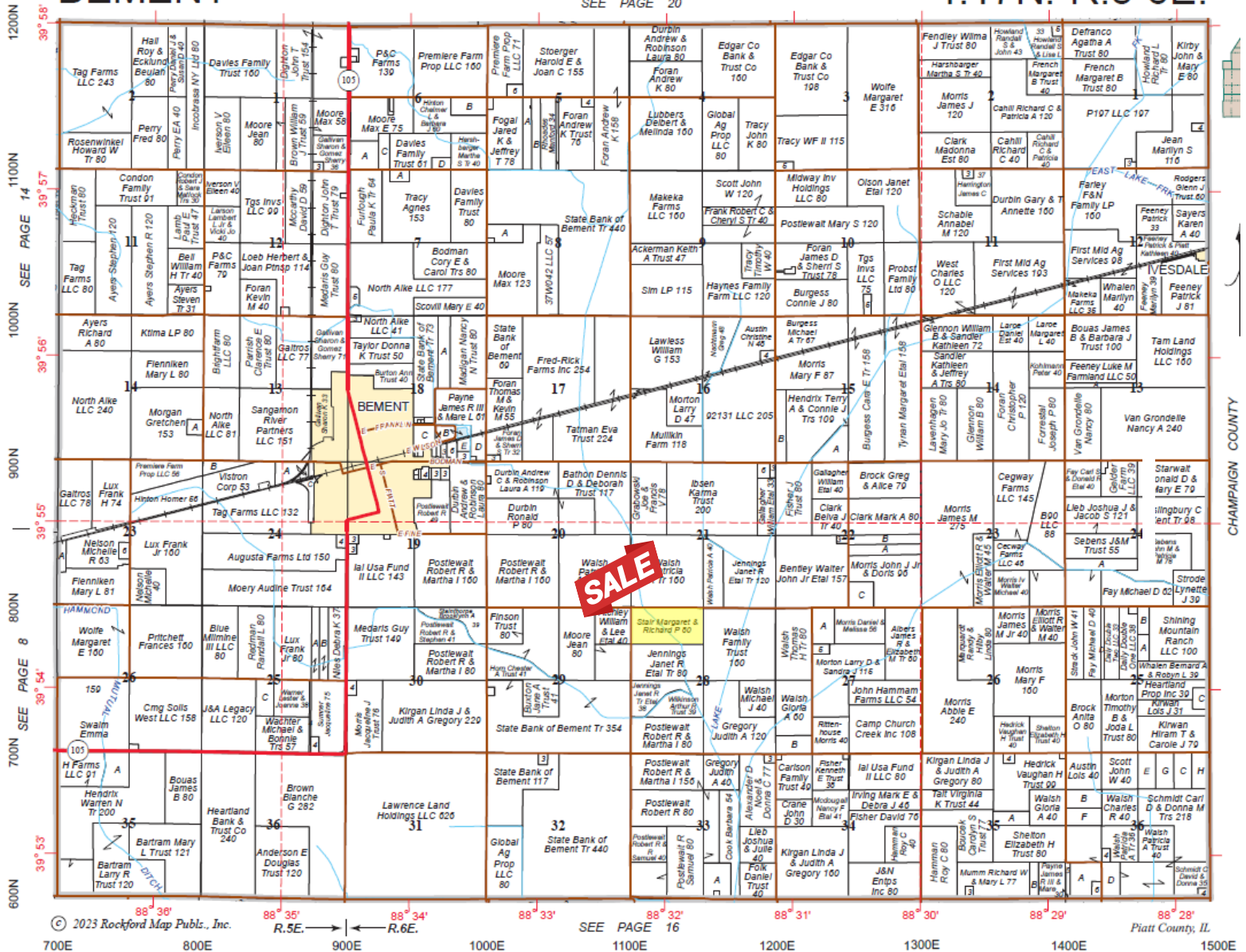
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BEMENT

SEE PAGE 20

Refer to page 35 for keyed parcels

T.17N.-R.5-6E.



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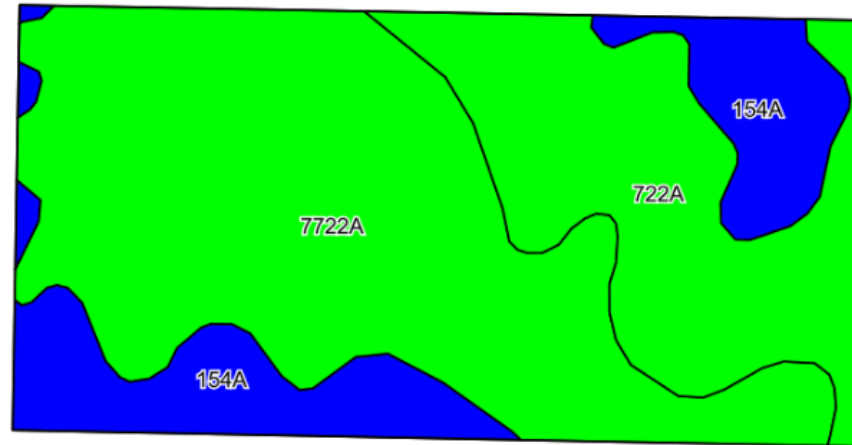
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
7722A	Drummer-Milford Silty Clay Loam	43.81	53.90%		186	61	138
722A	Drummer-Milford Silty Clay Loam	21.79	26.9%		186	61	138
154A	Flanagan Silt Loam	15.54	19.2%		194	63	144
Weighted Average					187.5	61.4	139.1

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