

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

CLASS A
SOILS

HENRY FAMILY, ET AL FARM
EMPIRE TOWNSHIP
MCLEAN COUNTY, IL
130.87 TAXABLE ACRES

CONTACT INFORMATION

STEVE MYERS, MANAGING BROKER

309-962-2901

309-275-4402

steve.myers@busey.com

JACOB QUAID, BROKER

309-962-2901

309-498-8377

jacob.quaid@busey.com

LISTING PRICE

\$18,000 / A

130.87 Acres @ \$18,000.00/A =

\$2,355,660.00

busey.com/farmsforsale

Busey FARM
BROKERAGE

busey.com 301 E. Cedar St, LeRoy, IL 61752

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 5.3 miles Southeast of LeRoy, Illinois and 5.9 miles Northwest of Farmer City, Illinois at the corner of 150 North Rd and 2950 East Rd. From Interstate 74, take exit 152 and drive East to US-150. Turn Southeast on US 150 and drive approximately 0.2 miles before turning South on 2950 East Rd.

Coordinates: 40.3039760, -88.6981413

McLEAN COUNTY FSA DATA

Farm # 8478 **Tract # 5122**
Total Acres: 139.87 **Cropland Acres: 134.56**
Corn Base Acres: 74.80 **Soybean Base Acres: 57.70**

Farm Program: ARC County for Corn and Soybeans

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 177 Soybean PLC Yield: 55

LEASE/POSSESSION

The farm is under a cash rent lease for the 2024 crop year. Please contact the broker for further information regarding the lease.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
37-01-300-006	50.61	\$39,263	\$3,177.44
37-01-300-007	80.26	\$56,753	\$4,580.40

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LEGAL DESCRIPTION

The Southwest Quarter of Section 1, Township 21 North, Range 4 East of the Third Principal Meridian, except the South 20 acres thereof, also except the right-of-way of the C.C.C. & ST. L. Railroad, and also except Lot 1 in Ziegler Subdivision in the Southwest Quarter of Section 1, Township 21 North, Range 4 East of the Third Principal Meridian, according to Plat thereof recorded September 17, 1973, as Document No. 73-9483, in McLean County, Illinois.

FARM PRODUCTION

	Corn	Soybean
2023	251.0	X
2022	X	71.0
2021	173.0 (Windstorm)	X
2020	X	65.0
2019	232.0	X
2018	X	71.0

SOIL TEST RESULTS

2022 pH: 6.5 P: 76.0 lbs/ac K: 320.0 lbs/ac

ADDITIONAL INFORMATION

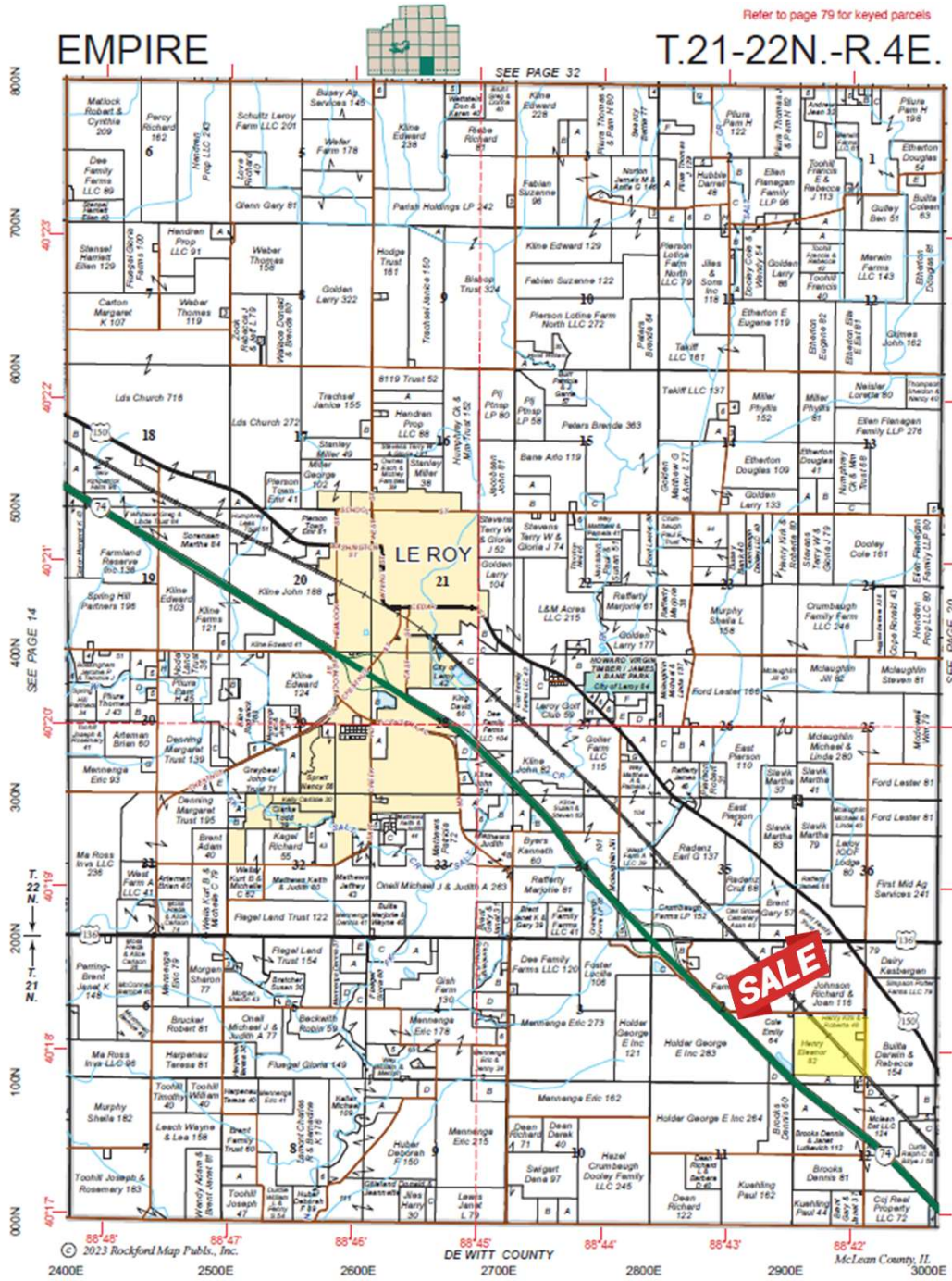
Please contact the broker for more information regarding drainage tile, including tile maps.



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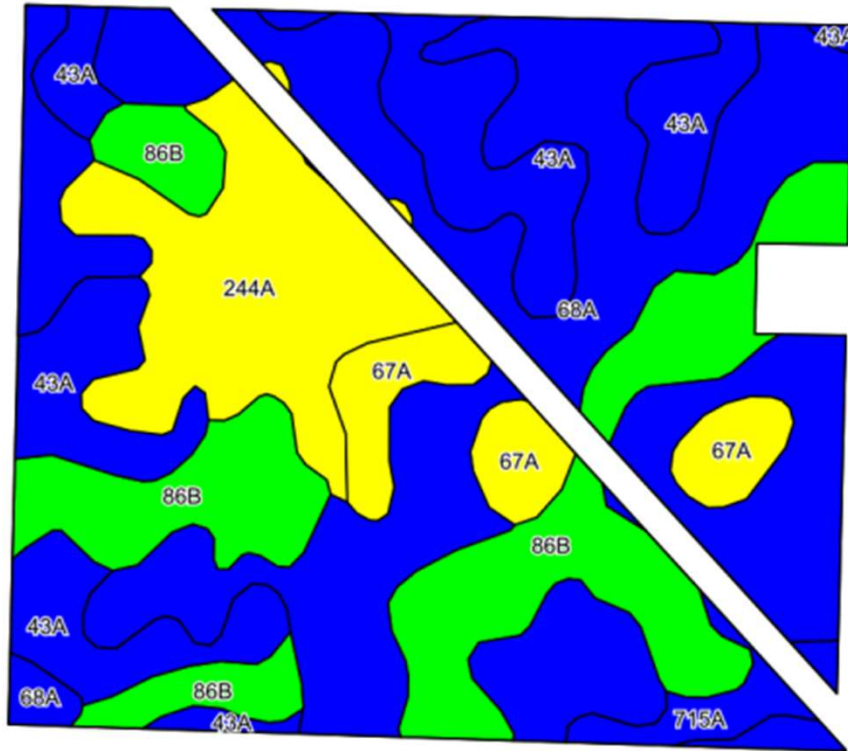
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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
68A	Sable Silty Clay Loam	54.13	41.7%	Blue	192	63	143
86B	Oscos Silt Loam	27.11	20.9%	Green	187	59	138
43A	Ipava silt loam	22.64	17.4%	Blue	191	62	142
244A	Hartsburg silty clay loam	16.40	12.6%	Yellow	182	59	134
67A	Harpster silty clay loam	7.36	5.7%	Yellow	182	57	133
715A	Arrowsmith silt loam	2.32	1.8%	Blue	190	61	140
Weighted Average					188.9	61.1	140.0

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