

# Farm for Sale

Busey Farm Brokerage



## Farm for Sale

### Lone Tree Farm #3 –Moultrie County 82.79 Acres in Marrowbone Township

#### Location

This farm is located approximately 3 miles south of Bethany in Marrowbone Township.

#### Legal Description (abbreviated)

The W 1/2 of the SW 1/4 of Sec 34, T14N R4E, Moultrie County, Illinois.

#### Listing Price

**82.79 acres x \$8,750/acre**  
**\$724,412.50 in Total**

#### Lease/Possession

**Lease is open for 2020**

#### Contact Information



**Tom Courson, Listing Broker 217-425-8291**  
Dean Kyburz, Broker 217-425-8290  
Corey Zelhart, Broker 217-425-4245  
Nick Suess, Broker 217-425-8296  
Steve Myers, Managing Broker 309-962-2311

[busey.com](http://busey.com)

259 E. South Park—Decatur, IL 62523  
Phone: 217-425-8340—Fax 217-362-2724

#### County FSA Data

Farm #	5626	Tract #	356
Total Acres:	82.79	Cropland Acres:	78.55
Corn Base Acres:	37.94	Soybean Base Acres:	26.06
Farm Program:	ARC-County		

#### Price Loss Coverage (PLC) Yields

Corn Yield:	141	Soybean Yield:	41
<b>CRP Contracts:</b>	<b>CRP Ac</b>	<b>CRP Rate:</b>	<b>Annual</b>
CRP-1 (Exp 2022)	2.7 Ac	\$261.60/Acre	\$706/Yr
CRP-1 (Exp 2027)	10.77 Ac	\$300.00/Acre	\$3231/Yr

#### Real Estate Tax Information

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
04-04-34-000-300	82.79	25,952	\$2,472.16

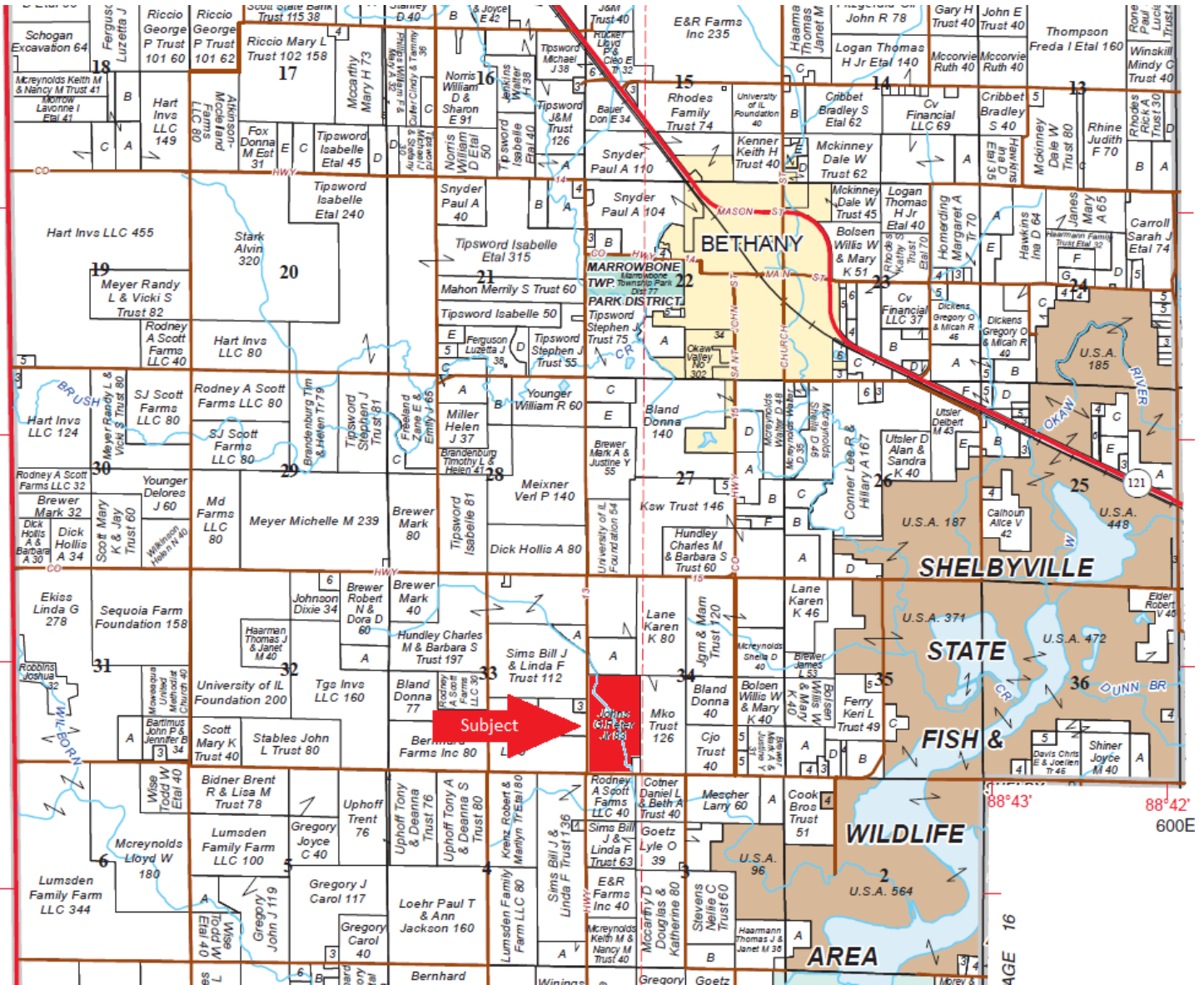
#### Yield Results

Year	Corn Yield	Soybean Yield
<b>2018</b>	243	
<b>2017</b>		55.0
<b>2016</b>	212	
<b>2015</b>		67.0

**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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Plat Map— Marrowbone Township



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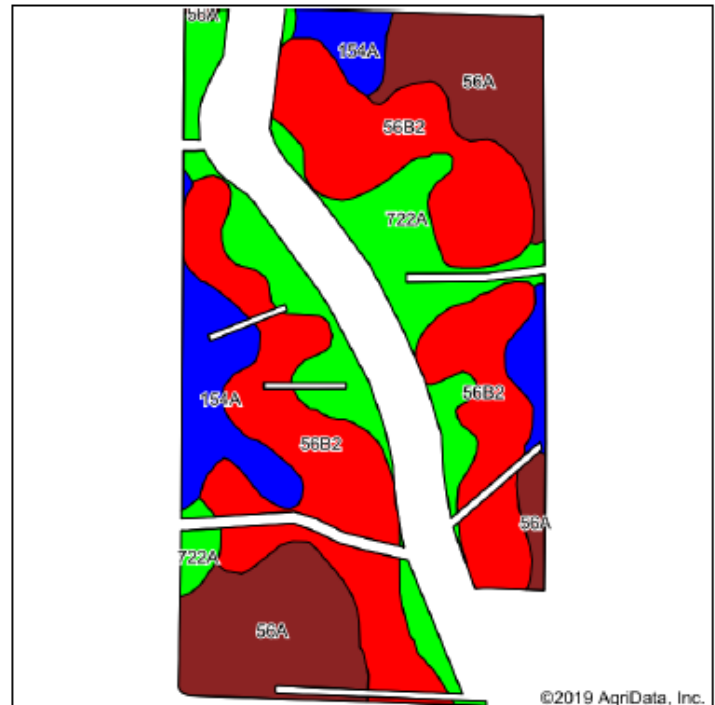
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## Aerial Map and Soil Information



Area Symbol: IL139, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	28.80	44.5%		**171	**53	**124
56A	Dana silt loam, 0 to 2 percent slopes	14.91	23.0%		180	56	131
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	13.39	20.7%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	7.61	11.8%		194	63	144
Weighted Average					178.5	56.3	130.7

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