



# Farmland for Sale



*Barbara Jean Busch Living Trust*  
*87.0 +/- Acres*  
*Sangamon Township, Piatt County, Illinois*



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**FIRST ILLINOIS  
AG GROUP**



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# Piatt County Farmland For Sale

## General Description

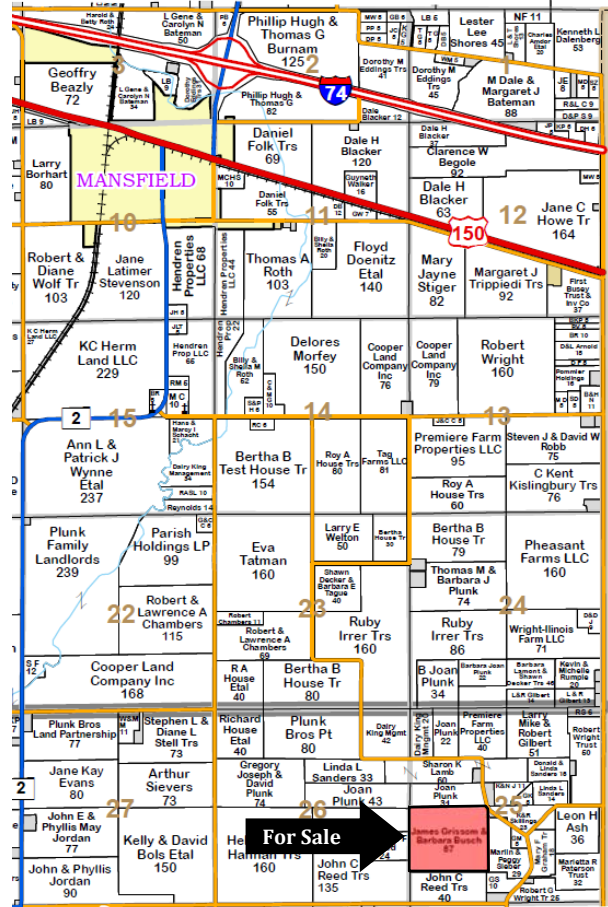
This property is a highly desirable tract of prime Piatt County, IL farmland. The farm consists of 87.0 real estate tax acres, and is located three miles southeast of Mansfield, IL and/or 10 miles northwest of Champaign, IL. Soils found on the tract include: Flanagan, Drummer, and Dana, with a tillable soil productivity index rating of 143.3. The farm has excellent drainage and is nearly 100% tillable. In 2006 the entire tract was improved with a pattern tile system on 100' centers with a 12 inch outlet.

This property is being offered at \$11,000 per R.E. Tax acre.

*This property provides an excellent investment opportunity. Please contact Bruce M. Huber at 217-521-3537 for more information on this excellent tract of Central Illinois Farmland.*

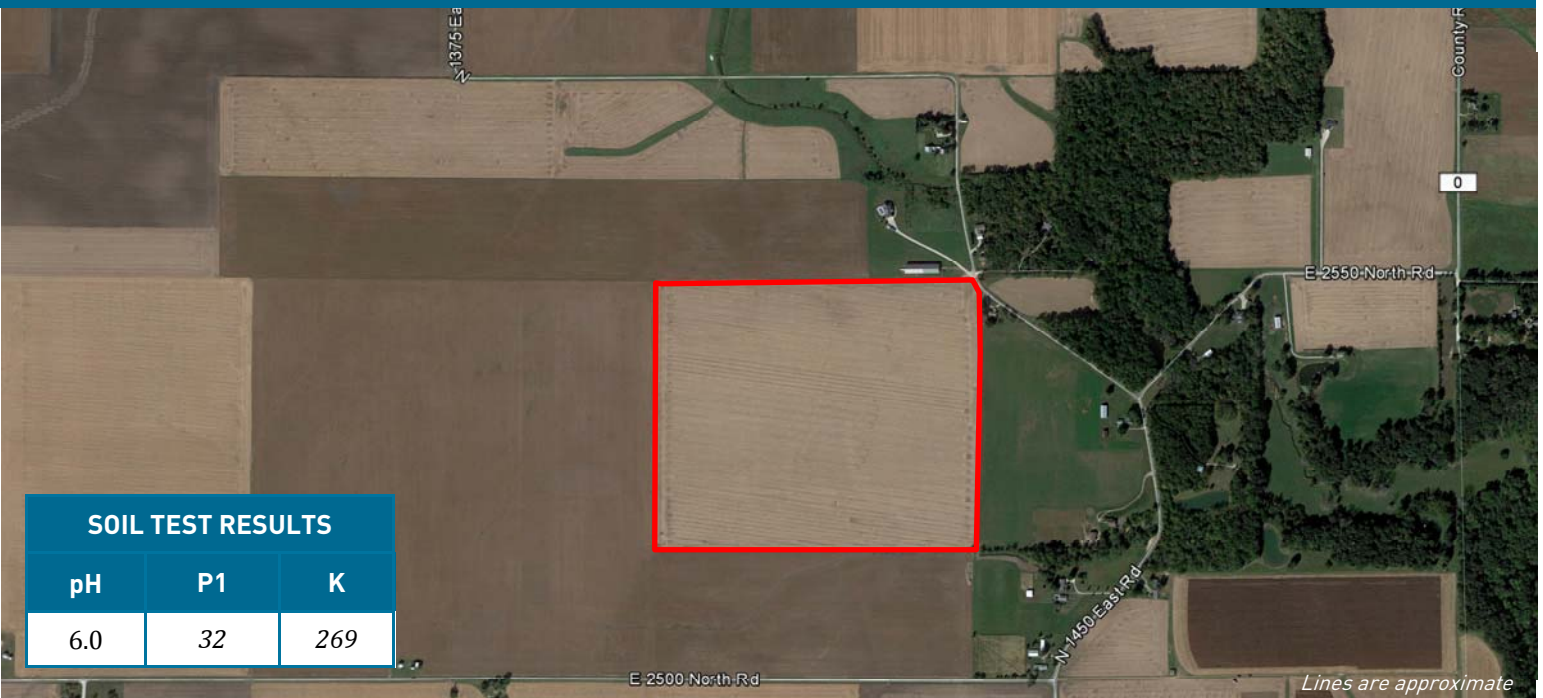
PRODUCTION HISTORY		
Year	Corn	Soybeans
2018	-	77
2017	213	-
2016	-	70
2015	234	-
2014	-	68
<b>AVG.</b>	<b>224</b>	<b>72</b>

## Plat of Sale Property - Piatt County, IL



Reproduced with permission from Rockford Maps.

## AERIAL MAP OF SALE PROPERTY



SOIL TEST RESULTS		
pH	P1	K
6.0	32	269

Lines are approximate

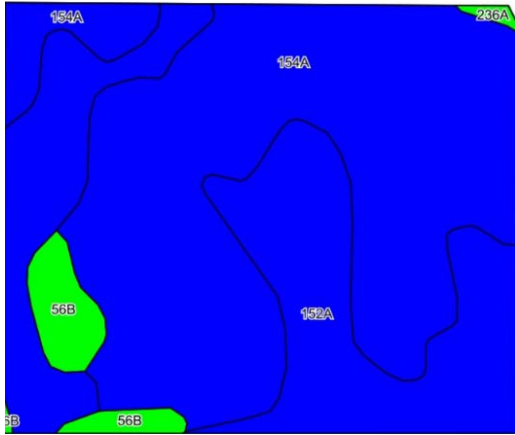
**Bruce Huber, Managing Broker - (217) 521-3537**

## SOILS/PRODUCTIVITY INDEX RATING

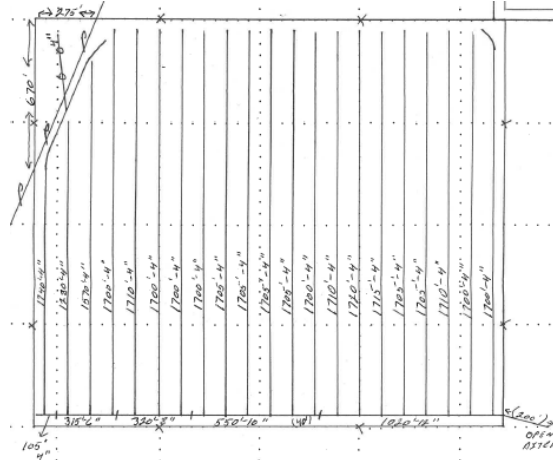
An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
154A	Flanagan silt loam, 0-2%	194	63	144	60.6%
152A	Drummer silty clay loam, 0-2%	195	63	144	34.6%
56B	Dana silt loam, 0-2%	178	55	130	4.8%
<i>Weighted Average</i>		<i>193.5</i>	<i>62.6</i>	<i>143.3</i>	

## SOIL MAP



## TILE MAP



## REAL ESTATE TAX DATA

Parcel No.	Acres	2017 Assessment	2017 Taxes Payable 2018	Per Acre
06-25-20-006-0012-01	87.0	\$56,291	\$4,390	\$50.46

## FSA INFORMATION

Farm #6300		Tract #10834		Tillable Acres - 86.5 acres	
Corn Base	52.0 ac	PLC Yld	209	Program	ARC-CO
Soybean Base	34.4 ac	PLC Yld	50	Program	ARC-CO



## TERMS AND TITLE

### List Price

**\$11,000 per R.E. Tax acre**

### Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

### Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

### Possession

Possession will be granted at closing of this transaction subject to the tenant in possession.

### Current Operation

The sale property is currently leased to Jim Nibling for the 2019 crop year on a 50/50 crop share arrangement.

### Real Estate Taxes

The seller shall pay for the 2018 real estate taxes due in 2019. The 2019 real estate taxes and all subsequent tax years shall be assumed by the buyer.

### Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

### Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.



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## ➤ Farmland for Sale Piatt County, Illinois

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