



Farmland for Sale



Property lines are approximate.

Barbara Jean Busch Living Trust
323.47 +/- Acres
Friends Creek Township, Macon County, Illinois



Bruce M. Huber, Managing Broker

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**FIRST ILLINOIS
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Macon County Farmland For Sale

General Description

This sale property is a highly desirable half section of productive Macon County, IL farmland. The farm, which consist of 323.47 real estate tax acres, is located two miles northwest of Argenta, IL, with Duroc Rd. providing access along the northern property line and School Rd. along the southern border (approx. nine miles northeast of Decatur). Soils found on the tract include: Ipava, Sable, Hartsburg, Harpster, and Catlin, with a tillable soil productivity index rating of 139.9.

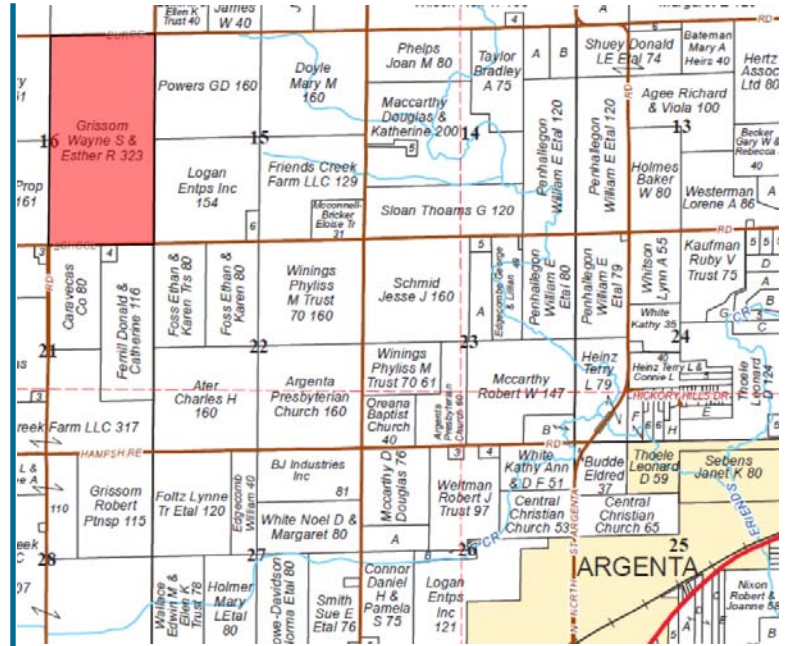
This tract is improved with a small house, two grain bins and two outbuildings in the southwest portion of the property. There has been a significant amount of tile installed over the years. Tile maps are available upon request.

Offered at \$10,800 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.

Plat of Sale Property - Macon County, IL



OVERVIEW OF SALE PROPERTY



SOIL TEST		
Field	E 1/2	W 1/2
Date	10/2018	10/2017
pH	6.2	6.3
P1	78	78
K	359	342

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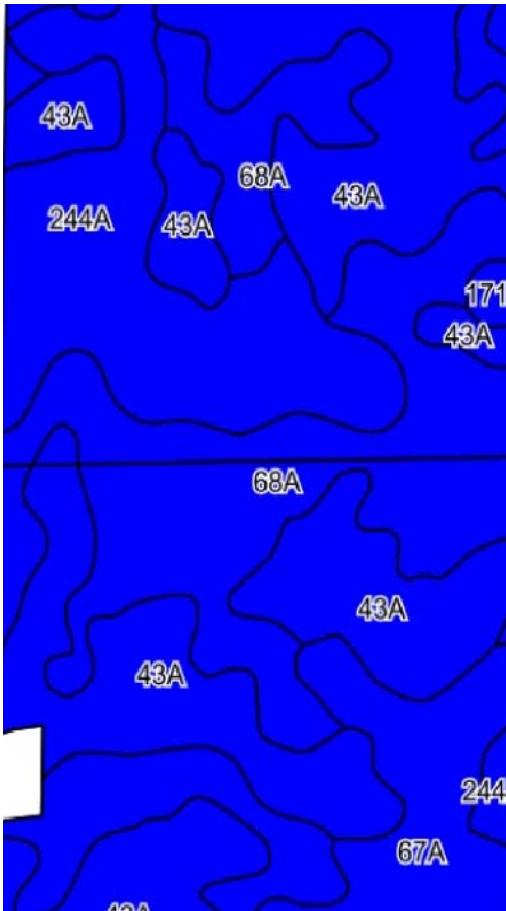
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SOILS/PRODUCTIVITY INDEX RATING

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.	%
43A	Ipava silt loam, 0-2% sl.	191	62	142	37.3%
68A	Sable silty clay loam, 0-2% sl.	192	63	143	32.9%
244A	Hartsburg silty clay loam, 0-2% sl.	182	59	134	17.8%
67A	Harpster silty clay loam, 0-2% sl.	182	57	133	9.8%
171B	Catlin silt loam, 2-5% sl.	185	58	137	1.8%
Weighted Average		188.8	61.2	139.9	

SOIL MAP



FSA DATA

Farm No: 4195

Tract No: 357, 361

Tillable Acres: 319.33

Crop	Base Acres	PLC Yield	Program
Corn	182.6	147	ARC- CO
Beans	134.3	51	ARC- CO

PRODUCTION

Year	Corn	Soybeans
2018	254	70
2017	258	69
2016	228	67
2015	227	72
2014	255	65
AVG.	244.5	68.6

REAL ESTATE TAX DATA

Parcel No.	Acres	2017 Assessment	2017 Taxes Payable 2018	Per Acre
05-03-16-400-001	161.47	\$115,434	\$9,834.40	\$60.91
05-03-16-200-001	162.00	\$80,130	\$6,897.78	\$42.58



TERMS AND TITLE

List Price

\$10,800 per R.E. Tax acre

Procedure

This property is being offered as one tract.

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 2019 real estate taxes due in 2020 via a credit at closing. The 2020 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.





FIRST ILLINOIS AG GROUP

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Barbara Jean Busch Living Trust



➤ Farmland for Sale Macon County, Illinois

Enhancing Farmland Ownership

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