

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



102.5 TAXABLE ACRES

FARM FOR SALE

Roby Estate Farm

MACON COUNTY

CONTACT INFORMATION



COREY ZELHART, LISTING BROKER

217-425-8245

217-493-2712

corey.zelhart@busey.com

LISTING PRICE

\$17,800/AC

102.5 Taxable Acres X \$17,800/Ac = \$1,824,500.00

LEASE/POSSESSION

The lease for this farm is currently open for 2024.

busey.com 259 E. South Park, Decatur, IL 62523

Busey FARM BROKERAGE

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.

FARM FOR SALE

BUSEY FARM BROKERAGE - MACON COUNTY

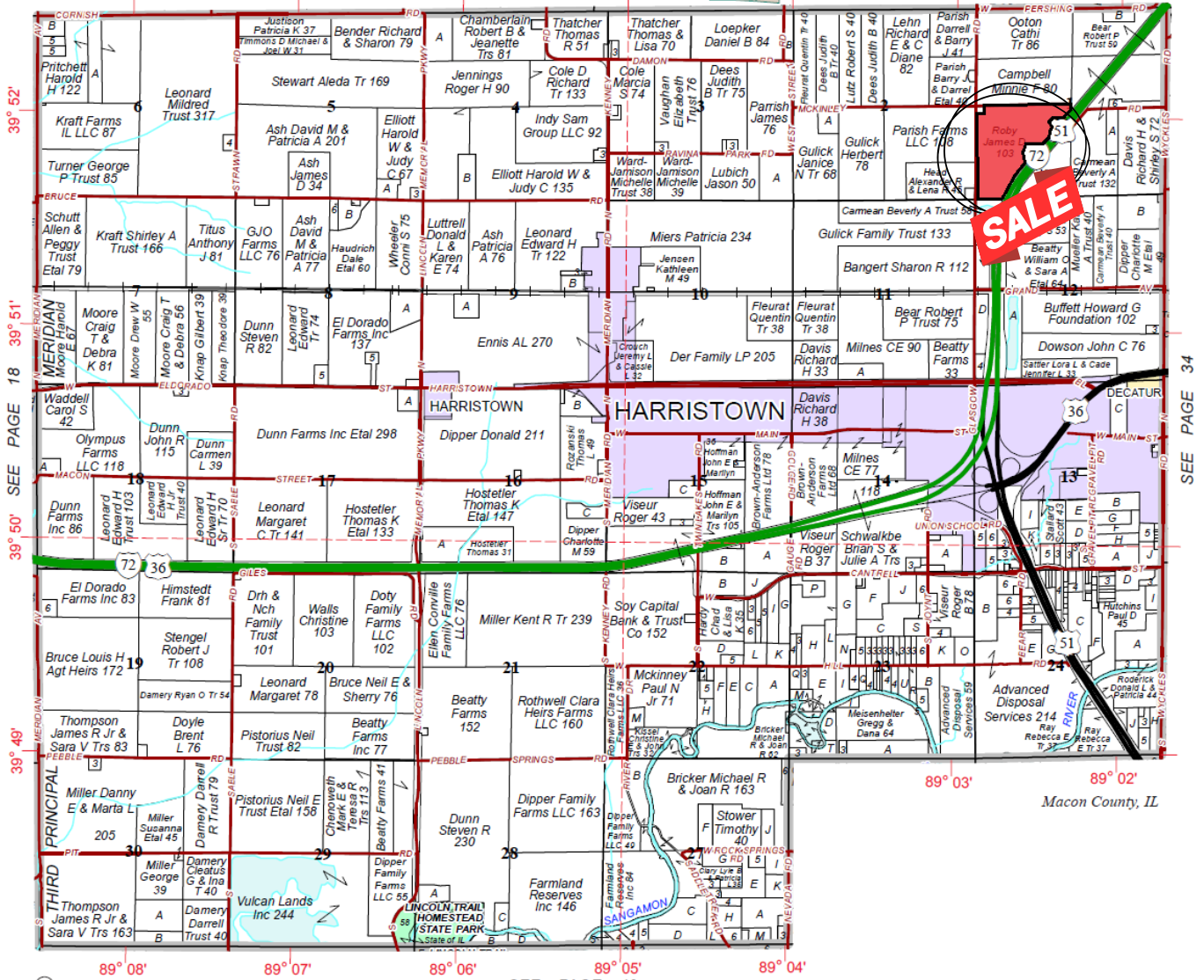
102.5 +/- TAXABLE ACRES

Refer to page 60 for keyed parcels

HARRISTOWN

SEE PAGE 22

T.16N.-R.1E.



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Busey FARM BROKERAGE



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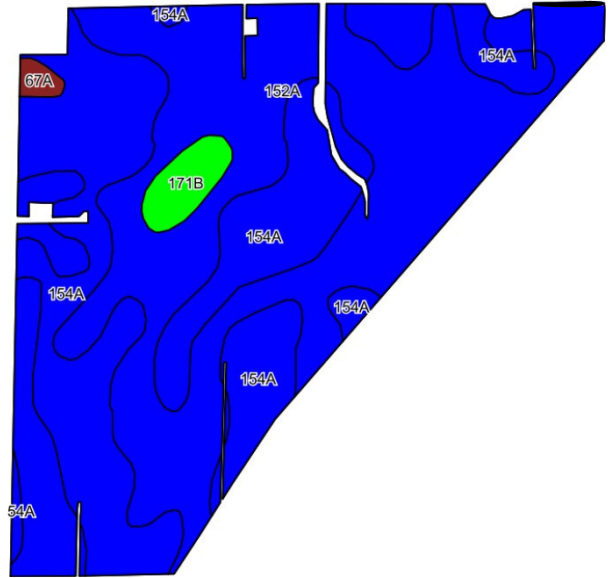
Cameron Huey, Broker: 217-425-8290
Alexis Jacobs, Broker: 217-425-8245
Steve Myers, Managing Broker: 309-962-2311

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FARM FOR SALE

BUSEY FARM BROKERAGE - MACON COUNTY

102.5 TAXABLE ACRES



Area Symbol: IL115, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.76	56.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	40.60	40.4%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	2.40	2.4%		**185	**58	**137
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.66	0.7%		182	57	133
Weighted Average					194.3	62.8	143.8

MACON COUNTY FSA DATA

Farm # 723	Tract # 3327
Total Acres: 103.45	Cropland Acres: 100.42
Corn Base Acres: 50.9	Soybean Base Acres: 49.5
Farm Program: PLC for Corn and Beans	
Price Loss Coverage (PLC) Yields	
Corn Yield: 168.0	Soybean Yield: 51.0

FARM PRODUCTION

	Corn	Beans
2023	216.0	70.0
2022	229.0	68.0
2021	212.0	67.0
2020	202.0	65.0
2019	200.0	57.0

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
06-11-01-300-002	102.5	\$78,944.00	\$6,286.88

SOIL TEST RESULTS

2019 West pH: 6.5	P1: 70.86	K: 294.57
2020 East pH: 6.7	P1: 71.00	K: 285.63

LEGAL DESCRIPTION

The PT LY NW of I-72 ROW in the SW 1/4 of Section 1, Township 16 North, Range 1 East of the Third Principal Meridian in Macon County Illinois

LOCATION

Located 1.0 mile North of Harristown Illinois and accessed via McKinley Road to the North and Glasgow Road to the West.

OIL RIGHTS AND LEASES

This farm does contain oil wells and storage tanks. The mineral rights, once owned separately, will be conveyed in this transaction.

