

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



LAROI FARM
CONDIT TOWNSHIP
CHAMPAIGN COUNTY, IL
100.00 +/- TAXABLE ACRES

CONTACT INFORMATION



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STEVE MYERS, MANAGING BROKER: 309-962-2901

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LISTING PRICE

\$14,500.00 / A
100.00 Acres @ \$14,500.00/A =
\$1,450,000.00
busey.com/farmsforsale

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.

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LOCATION

5 miles North of Champaign on County Road 900E or 5 miles South of Illinois Route 136 on County Road 900E.

GPS Coordinates: 40.238240, -88.290305

LEGAL DESCRIPTION

Part of the SE 1/4 of Section 28, Township 21 North, 8 East, Champaign County, Illinois, and part of the NE 1/4 of Section 33, Township 21 North, 8 East, Champaign County, Illinois.

CHAMPAIGN COUNTY FSA DATA

Farm # 14055 Tract # 16022
Total Acres: 100.01 Cropland Acres: 99.25
Corn Base Acres: 50.06 Soybean Base Acres: 48.48
Farm Program: ARC County – Corn and Soybean

Price Loss Coverage (PLC) Yields

Corn Yield: 186 Soybean Yield: 55

REAL ESTATE TAX INFORMATION

| Parcel ID # | Acres | 2023 Assessed Value | 2023 Taxes Payable 2024 |
|------------------|-------|---------------------|-------------------------|
| 07-08-28-400-002 | 40.00 | \$23,510.00 | \$1,714.42 |
| 07-08-33-200-001 | 60.00 | \$29,700.00 | \$2,198.96 |

SOIL TEST RESULTS

2021 pH: 5.9 P: 68.6 lbs/ac K: 320.2 lbs/ac

FARM PRODUCTION

| | Corn | Soybean |
|------|-------|---------|
| 2024 | 268.6 | 80.7 |
| 2023 | 241.9 | 80.3 |
| 2022 | 254.3 | 73.0 |

LEASE/POSSESSION

The farm is under a 50/50 crop share lease for the 2025 crop year. Please contact the broker for further information regarding the lease.

MINERAL RIGHTS

All mineral rights owned by seller, if any, will be transferred to the buyer.

ADDITIONAL INFORMATION

Farm has 0.62 acres of CRP waterway that generates \$186.00 annually with an expiration date of 09/30/2027.

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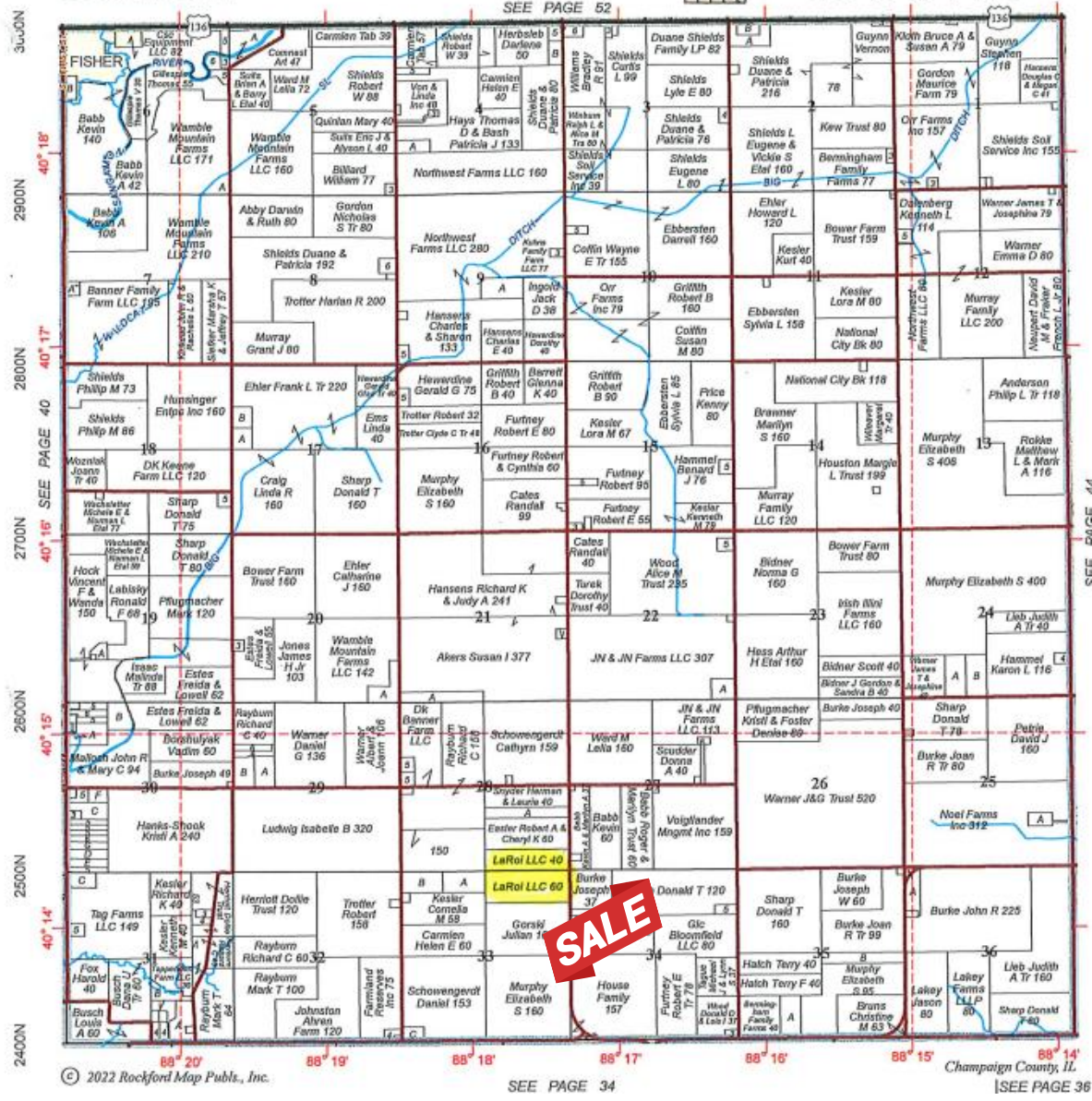
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CONDIT

Refer to page 77 for keyed parcels
T.21N.-R.8E.



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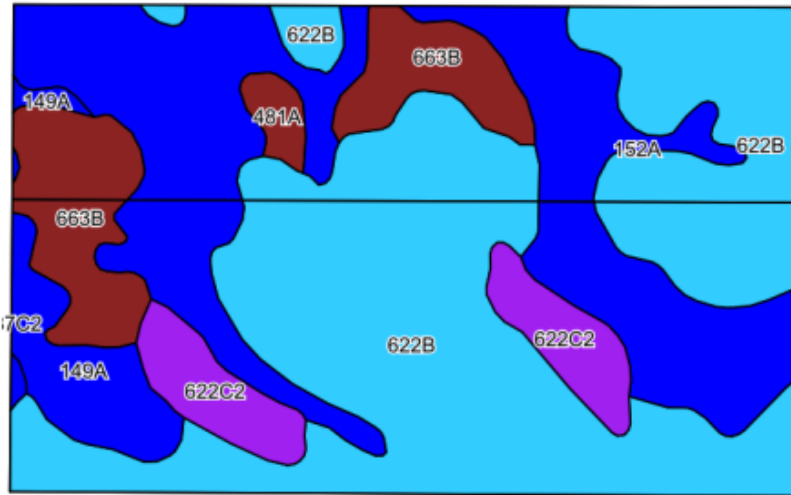


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Maps Provided By:



| 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 |
|-------------------------|-------------------------|-------|------------------|------------------------------------|--------------|--------------|--|
| 622B | Wyanet Silt Loam | 49.74 | 48.8% | | 158 | 52 | 118 |
| 152A | Drummer Silty Clay Loam | 29.24 | 28.7% | | 195 | 63 | 144 |
| 663B | Clare Silt Loam | 10.25 | 10.1% | | 180 | 56 | 133 |
| 622C2 | Wyanet Silt Loam | 6.39 | 6.3% | | 150 | 49 | 112 |
| 149A | Brenton Silt Loam | 5.09 | 5.0% | | 195 | 60 | 141 |
| 481A | Raub Silt Loam | 1.13 | 1.1% | | 183 | 58 | 134 |
| Weighted Average | | | | | 172.5 | 55.8 | 127.9 |

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