

# Farmland For Sale

Busey Farm Brokerage



CHAMPAIGN COUNTY - FARM FOR SALE BY PRIVATE TREATY

## Fairfield Estate Farm

171.49 +/- Taxable Acres  
Brown Township, Champaign County, Illinois

### Listing Price

**171.49ac x \$17,500.00/ac = \$3,001,075.00**

### Legal Description

N1/2 SE1/4; part of the SE1/4 SW1/4; part of the SW1/4 SE1/4; SE1/4 SE1/4 of Section 14, Township 22 North, 7 East, Champaign County, Illinois.

### Lease/Possession

The farm is subject to a crop share lease for 2024.

### Contact Information



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

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-353-7101 Fax: 217-351-2848

### Location

The farm is located 4.7 miles North of Fisher, IL on the corner of CR 3300N and CR 500E

### Real Estate Tax Information

Parcel ID#	Acres	2023 Assessed Value	2022 Taxes Payable 2023
02-01-14-400-008	171.49	\$112,760.00	\$7,399.30

### Champaign County FSA Information

Farm #	10802	Tract #	13672
Total Acres:	177.62	Cropland Acres:	171.23
Corn Base:	84.70	Soybean Base:	82.70
Farm Program:	Corn PLC Soybeans ARC-CO		

### Price Loss Coverage (PLC) Yields

Corn Yield:	146.0	Soybean Yield:	53.0
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### Yield History

	Corn	Soybeans
2023	Seed corn	70.1
2022	X	71.2
2021	229.0	79.0
2020	206.5	68.1
2019	181.7	60.4
2018	258.9	X

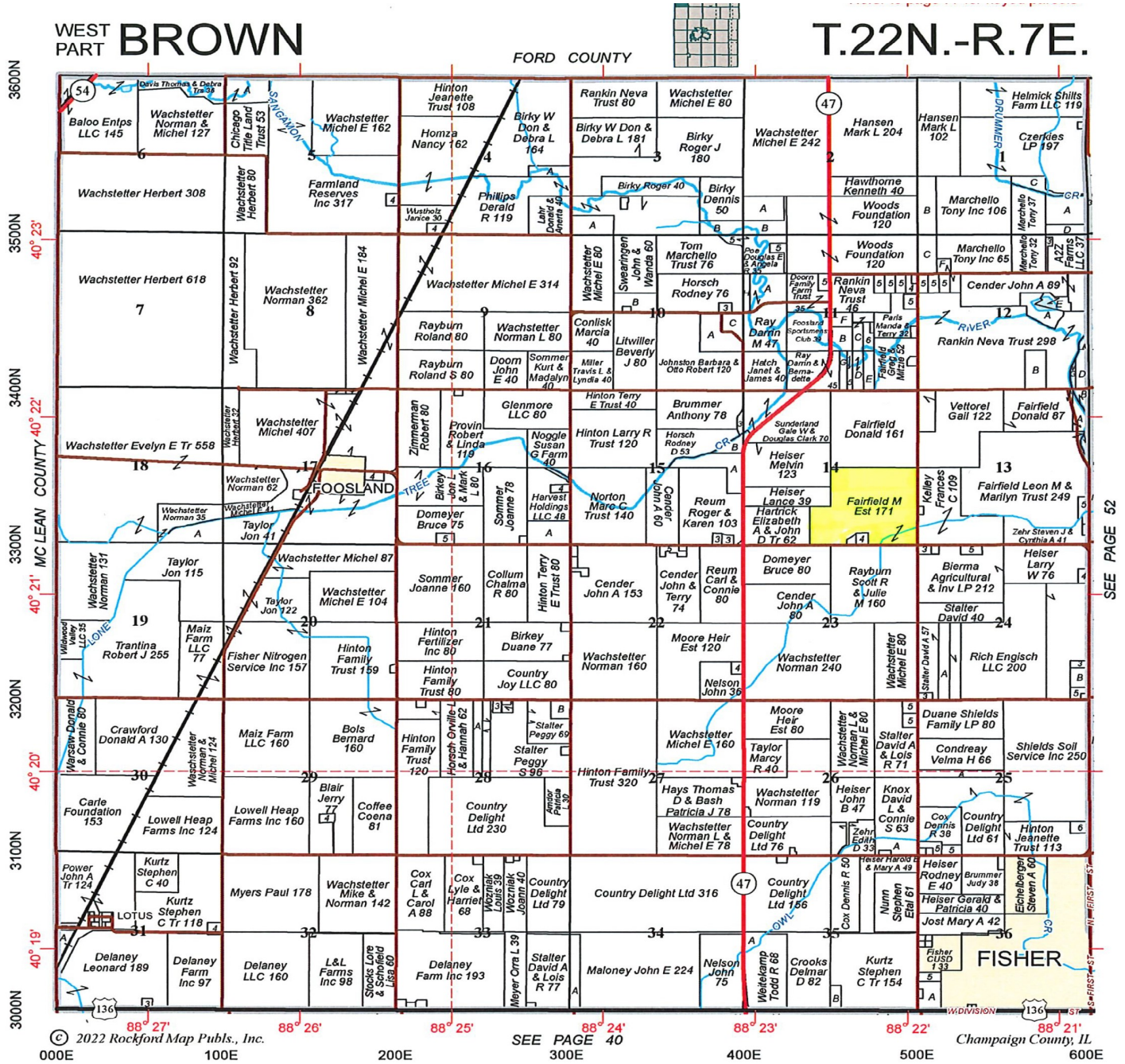
### Soil Test Data

pH: 6.3 P: 62.7 K: 318.0

**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

# Plat Map - Fairfield Estate Farm

For Sale 171.49 +/- Acres



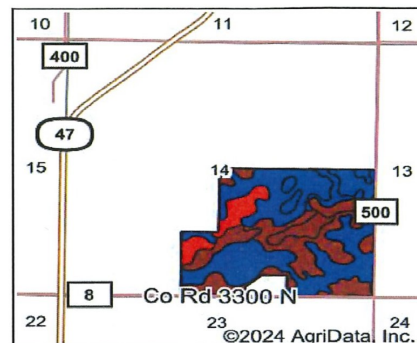
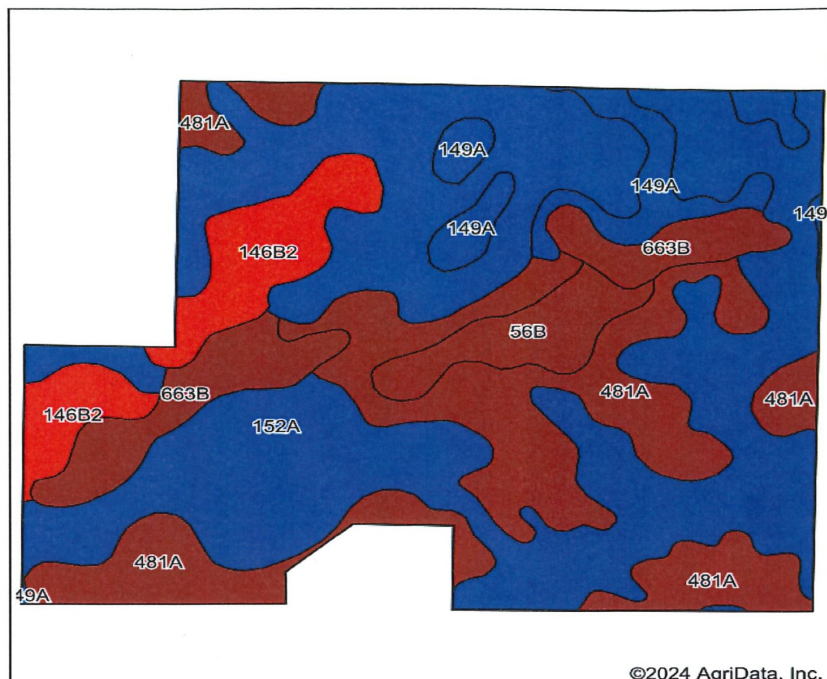
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# Soil Information– Fairfield Estate Farm

## Soils Map



State: **Illinois**  
 County: **Champaign**  
 Location: **14-22N-7E**  
 Township: **Brown**  
 Acres: **171.49**  
 Date: **1/17/2024**

**Busey** AG SERVICES

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	87.66	51.1%	Blue	**195	**63	**144	82	81	74
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	41.74	24.3%	Dark Red	183	58	134	86	86	80
**663B	Clare silt loam, 2 to 5 percent slopes	12.82	7.5%	Dark Red	**180	**56	**133	91	91	79
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	12.67	7.4%	Red	**158	**51	**118	55	55	43
149A	Brenton silt loam, 0 to 2 percent slopes	9.91	5.8%	Blue	195	60	141	93	93	81
**56B	Dana silt loam, 2 to 5 percent slopes	6.69	3.9%	Dark Red	**178	**55	**130	90	90	79
<b>Weighted Average</b>					<b>187.6</b>	<b>59.9</b>	<b>138.1</b>	<b>*n 82.6</b>	<b>*n 82.1</b>	<b>*n 74.1</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

**Busey** FARM BROKERAGE

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# Aerial Map- Fairfield Estate Farm

## Aerial Map



**Busey** FARM BROKERAGE

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