

Farm for Sale

Busey Farm Brokerage



GRUNDY COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

132.38 Surveyed Acres

Garfield Township, Grundy County, Illinois

Location

The DFOF I Garfield Twp. Farm is located approx. 1 mile Southwest of Gardner, Illinois along I-55. The farm is accessed by Township Road 4000 E on the West which and is ½ mile S of Road 7000 S (CR 29)

Legal Description

(Abbreviated)

The South 89.94 acres of the SW ¼, except the building site of 4.0 +/- acres and everything lying North of Interstate 55 in the SE ¼ of Section 8, T31N, R8E of Garfield Twp. Grundy County, Illinois.

Listing Price

132.38 Acres at \$9,750.00/A = \$1,290,705.00

Contact Information



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Managing Broker: Dean Kyburz

Busey.com

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Grundy County FSA Data

Farm #	4383	Tract #	1050
Total Acres:	132.41	Tillable Acres:	123.13
Corn Base Acres:	65.3	Soybean Base Acres:	57.8
HEL/Wetlands:	Wetland	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	120	Soybean Yield:	36
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Real Estate Tax Information

Parcel ID	Acres	2015 Assessed Value	2015 Taxes Payable 2016
12-08-300-009	87.73	\$22,056	\$1,812.42
12-08-400-001	37.89	\$5,243	\$430.84
Total	125.62	\$27,299	\$2,243.26

Soil Test Results

USI 2014	pH: 6.1	P1: 18	K: 304	OM: 3.2
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Lease/Possession

The farm is leased for the 2016 crop year on a cash rent basis.

Yield History

	Corn	SB
2016	X	58.0
2015	119	X
2014	X	52.1
2013	156	X
2012	X	X

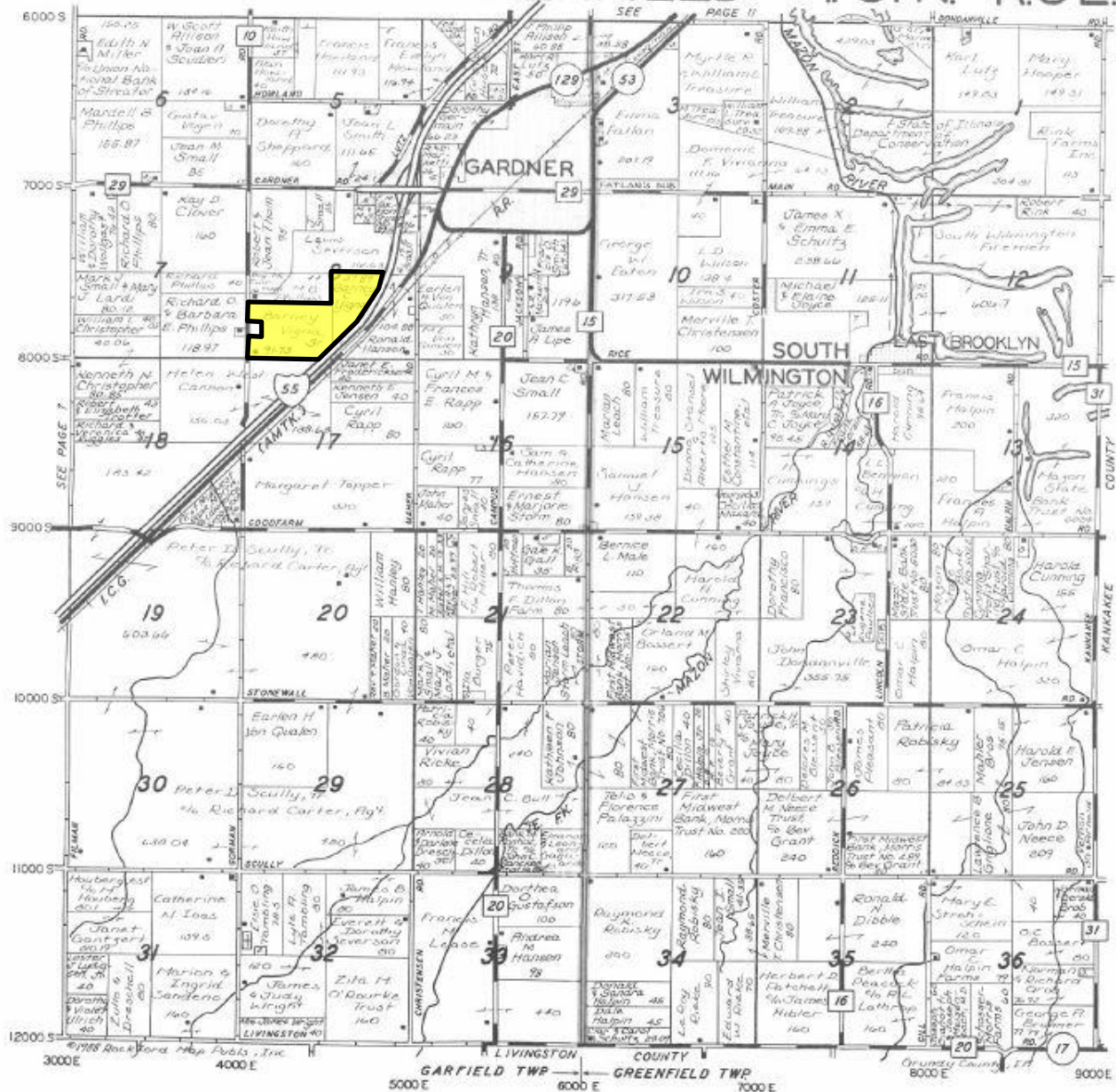
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map

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GARFIELD-GREENFIELD T.31N.-R.8E.



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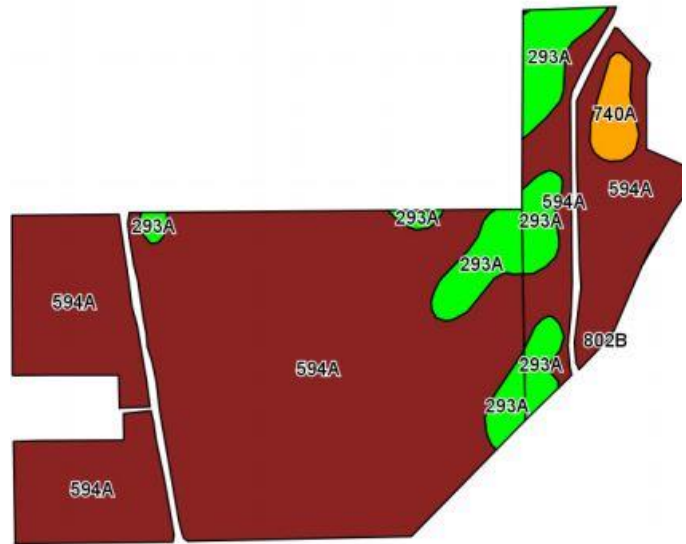
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
594A	Reddick	100.03	87.5%	177	56	130
293A	Andres	12.10	9.8%	184	59	135
740A	Darroch	2.20	1.8%	177	57	129
Weighted Average				177.7	56.3	130.5



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