

Busey FARM BROKERAGE

FARMLAND FOR SALE

1,390 +/-
Ac. in 10
Tracts!

Dough Farms Opportunity Fund I, LLC. &
Glencoe Farms, LLC.

County	Sec.	Township	Acreage	Soil P.I.	Price/Acre
McLean	32/33	Allin	127.53*	134.2	\$ 11,100.00
McLean	24	Arrowsmith	75.39 +/-	128.2	\$ 10,200.00
McLean	22	Arrowsmith	80.76*	128.0	\$ 10,500.00
McLean	34/6	Bloomington	250.37*	136.5	\$ 10,750.00
McLean	1	Dawson	99.46 +/-	130.9	\$ 10,750.00
McLean	20	Martin	201.48*	133.3	\$ 10,800.00
Logan	14	Atlanta	156.51*	137.4	\$ 10,900.00
Logan	11	Elkhart	93.14*	141.1	\$ 11,500.00
DeWitt	32/4/5	Barnett	173.04*	135.4	\$ 9,900.00
Grundy	8	Garfield	132.38*	130.5	\$ 10,100.00

* Surveyed Acres

Busey.com

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Farm for Sale

Busey Farm Brokerage



DEWITT COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

173.04 Surveyed Acres

Barnett and Tunbridge Township, DeWitt County, Illinois

Location

The DFOF I DeWitt Co. Farm is located approx. 6 miles West of Clinton, IL, 1 mile S of Rt. 10 as Township Rd 575N serves as the Southern border and Township Rd 2025E serves as the Eastern border on the farm. Both roads allow access to the farm

Legal Description

(Abbreviated)

The SW ¼ of the SW ¼ of Section 33 & the SE ¼ of the SE ¼ and the East 10 acres of the SW ¼ of the SE ¼ of Section 32 in Barnett Township & the NW ¼ of the NW ¼ of Section 4 and the NE ¼ of the NE ¼ of Section 5 in Tunbridge Twp., DeWitt County, Illinois

Listing Price

173.04 Acres at \$9,900.00/A = \$1,713,096.00

Contact Information



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Managing Broker: Dean Kyburz

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DeWitt County FSA Data

Farm #	4685	Tract #	4931
Total Acres:	171.93	Tillable Acres:	157.89
Corn Base Acres:	134.41	Soybean Base Acres:	16.19
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	137	Soybean Yield:	45
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
06-32-400-003	50.00	\$12,058	\$767.16
06-33-300-002	40.00	\$15,725	\$1,000.46
11-04-100-006	37.00	\$12,983	\$804.80
11-05-200-003	40.50	\$20,646	\$1,279.82
Total	167.50	\$61,412	\$3,852.24

Soil Test Results

Midwest 2015 pH:5.5 P1:30 K:273 OM:N/A

Lease/Possession

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

Yield History

	<u>Corn</u>	<u>Soybeans</u>
2015	193	74
2013	181	
2012	99	
2011	196	
2010	144	

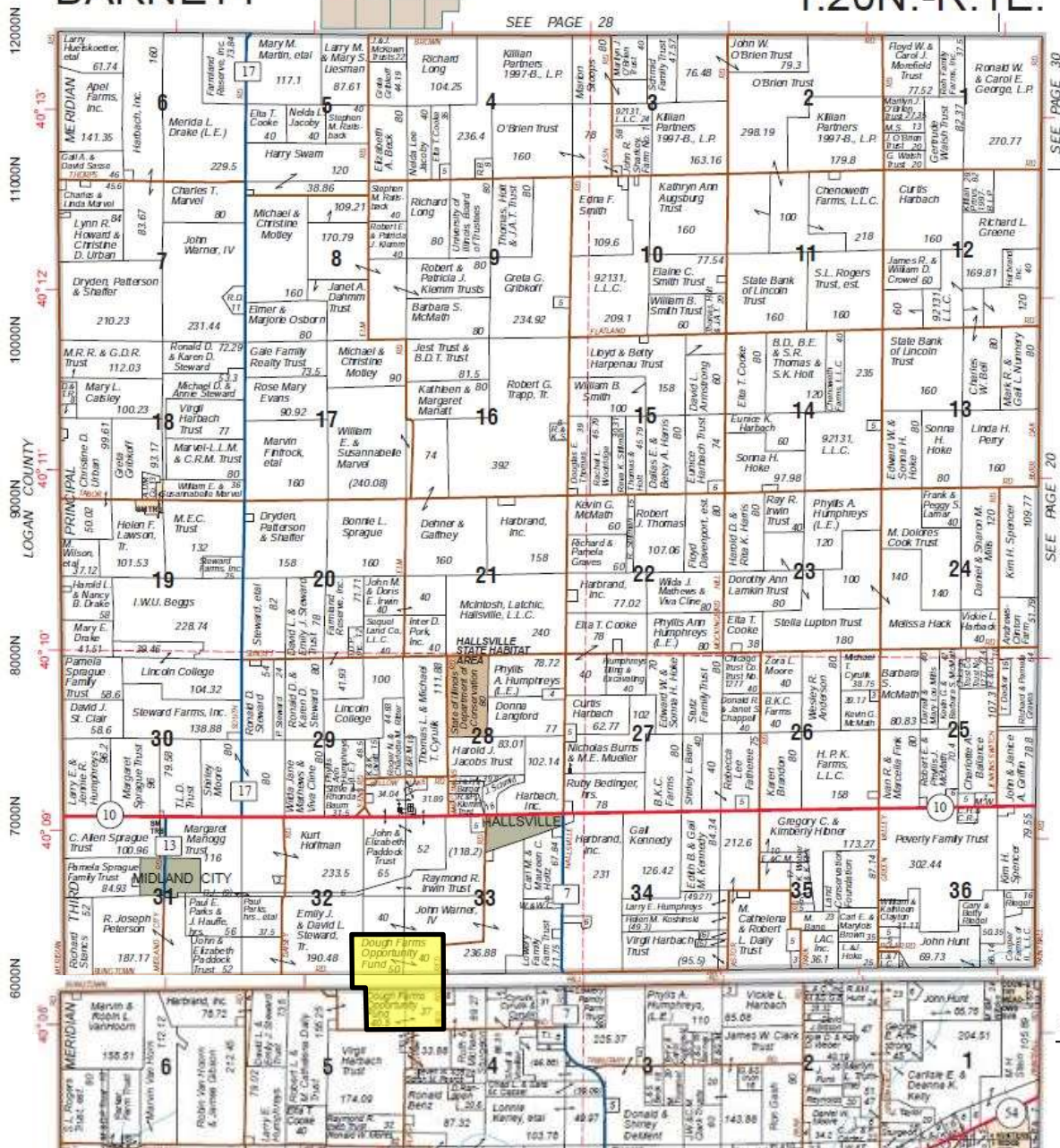
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map

BARNETT

T.20N.-R.1E.



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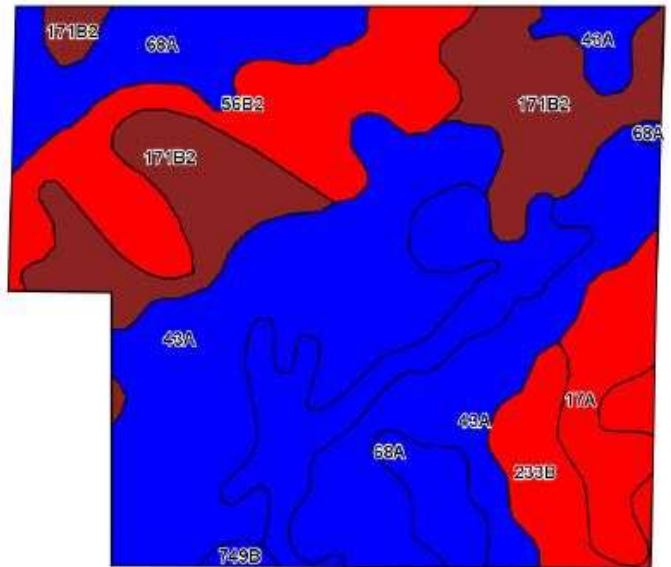
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
43A	Ipava	64.71	37.4%	191	62	142
68A	Sable	34.93	20.2%	192	63	143
171B2	Catlin	29.65	17.1%	178	56	131
56B2	Dana	23.54	13.6%	171	53	124
17A	Keomah	10.34	6.0%	161	51	119
233B	Birkbeck	9.14	5.3%	165	51	121
749B	Buckhart	0.76	0.4%	188	60	141
Weighted Average				183.1	58.7	135.4



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