

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

Steve Myers

Phone: (309) 962-2901

Cell: (309) 275-4402

Matt Rhodes

Phone: (217) 351-6555

Cell: (217) 255-2018

Tom Courson

Phone: (217) 425-8291

Cell: (217) 855-3026

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

250.37 Surveyed Acres

Bloomington & Randolph Township, McLean County, Illinois

Location

The DFOF I Bloomington Twp. Farm is located approx. 4 miles Southwest of Bloomington, IL. County Road 34 (850N) serves as the North border and access to the farm as well from Township 1300 E on the East.

Legal Description

(Abbreviated)

Part of the SE ¼ and the SE ¼ of the SW ¼ of Section 34, T23N, R2E of Bloomington Twp. and Part of the North ½ of the NE ¼ of Section 6, T22N, R2E of Randolph Twp. McLean County, Illinois

Listing Price

250.37 Acres at \$10,750.00/A = \$2,691,478.00

Contact Information



LeRoy

Steve Myers
309-962-2901
309-275-4402

Champaign

Matt Rhodes
217-351-6555
217-255-2018

Decatur

Tom Courson
217-425-8291
217-855-3026

Managing Broker: Dean Kyburz

Busey.com

301 E Cedar St LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

McLean County FSA Data

Farm #	11349	Tract #	3497
Total Acres:	124.53	Tillable Acres:	116.81
Corn Base Acres:	97.20	Soybean Base Acres:	16.60
HEL/Wetland:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	138	Soybean Yield:	41
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
21-31-400-001	200.00	\$72,443	\$5,998.88
28-06-200-001	43.73	\$16,256	\$1,391.08
Total	243.73	\$88,699	\$7,389.96

Soil Test Results

March 2013 pH: 6.6 P1: 87 K: 395 OM: 3.2

Lease/Possession

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

Yield History

	Corn	SB
5 year avg.	168	65
10 year avg.	186	57

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



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Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation
Busey Farm Brokerage

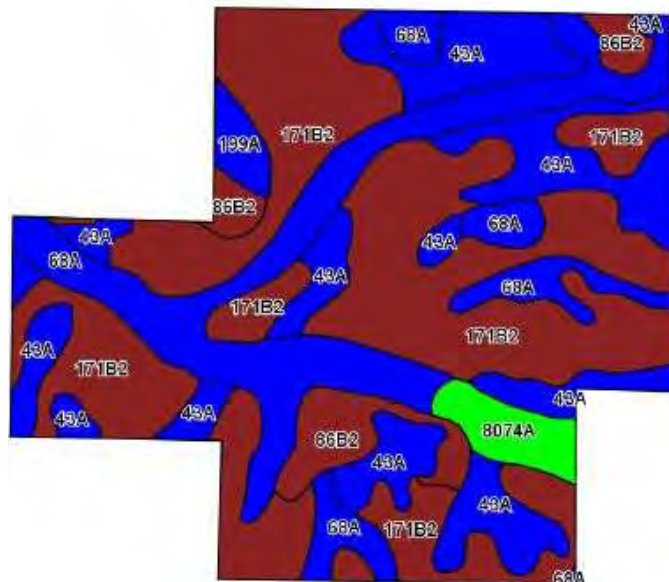
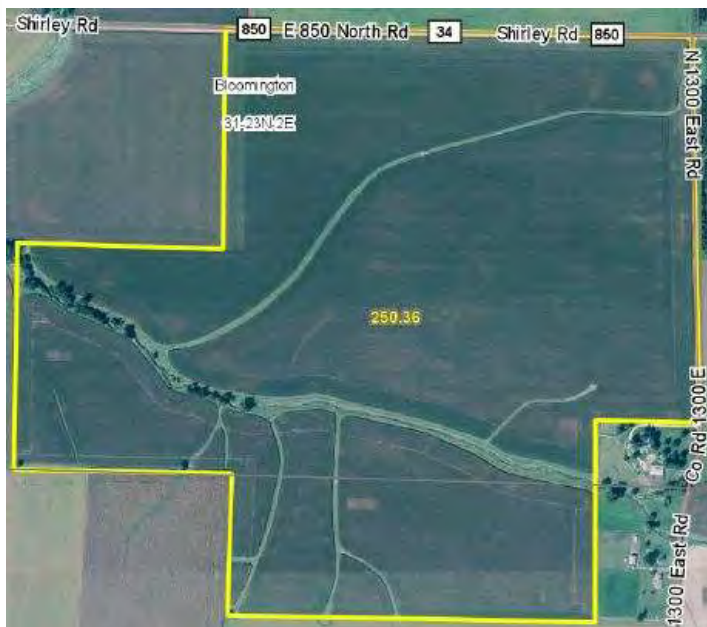
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Fax: 309-962-6026

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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
171B2	Catlin	115.96	46.3%	178	56	131
43A	Ipava	55.68	22.2%	191	62	142
68A	Sable	55.06	22.0%	192	63	143
86B2	Osco	13.24	5.3%	181	57	134
8074A	Radford	6.85	2.7%	186	58	136
199A	Plano	3.57	1.4%	194	60	142
Weighted Average				184.6	59.0	136.5



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Steve Myers

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

Matt Rhodes

Phone: 217-351-6555

Cell: 217-255-2018

matt.rhodes@busey.com

Tom Courson

Phone: 217-425-8291

Cell: 217-855-3026

tom.courson@busey.com

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