

Farm for Sale

Busey Farm Brokerage



LOGAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

40.00 +/- Taxable Acres

Laenna Township, Logan County, Illinois

Location/General Information

The DFOF I farm is located three miles West of Latham, Illinois. The parcel is scheduled to receive an annual wind farm payment of \$7,000.00 per year. This payment is comprised of \$3,500.00 for a setback agreement, \$2,500.00 for a collection line and \$1,000.00 for not having a wind turbine.

Legal Description

The East ½, of the East ½, of the Northeast ¼ of Section 32, Township 18 North, Range 1 West.

Listing Price

40.00 Acres at \$12,800.00/A = \$512,000.00

Lease/Possession

The farm will be lease free for the 2020 crop year.

Contact Information

Steve Myers	Tom Courson
Managing Broker	Broker: 217-425-8291
309-962-2901	Cell: 217-855-3026
Cell: 309-275-4402	

busey.com

259 E. South Park Decatur, IL 62523
Phone: 217-425-8340 Fax: 217-362-2724

Logan County FSA Data - Combined with 160 Acres selling separately

Farm #: 6416	Tract #: 6169/1149		
Total Acres:	195.23	Tillable Acres:	192.11
Corn Base:	118.17	Soybean Base Acres:	67.63
HEL:	None	Program:	N/A
PLC Yield Corn:	158	PLC Yield SB:	50

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
02-032-001-31	40.00	\$14,080.00	\$1,185.58

SOIL TEST – December 2015

pH: 6.4 P: 86 K: 337

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

Plat Map

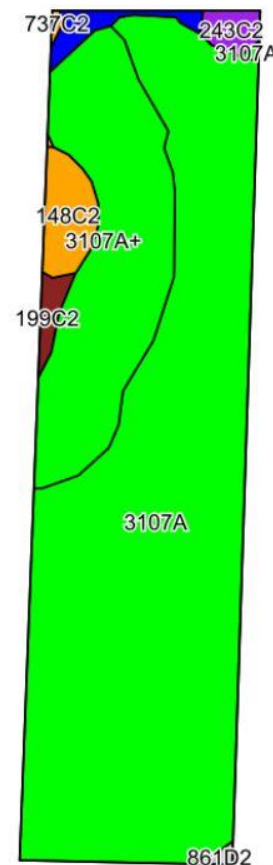


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Aerial Map and Soil Information 40.00 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
3107A	Sawmill silty clay loam	37.15	92.90%	189	60	139
148C2	Proctor silt loam	1.24	3.10%	172	54	126
68A	Sable silty clay loam	0.58	1.40%	192	63	143
243C2	St. Charles silt loam	0.48	1.20%	156	48	113
199C2	Plano silt loam	0.39	1.00%	180	56	132
861D2	Princeton-Bloomfield sands	0.10	0.20%	97	34	74
737C2	Tama silt loam	0.06	.20%	175	56	129
Weighted Average				187.8	59.6	138.1

Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

Tom Courson Broker

Phone: 217-425-8291

Cell: 217-855-3026

tom.courson@busey.com

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