

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



LeRoy

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309-275-4402

Champaign

Matt Rhodes
217-351-6555
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Tom Courson
217-425-8291
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Managing Broker: Dean Kyburz

Busey.com

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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

	Corn		Soybeans
2015	193	2014	74
2013	181		
2012	99		
2011	196		
2010	144		

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.

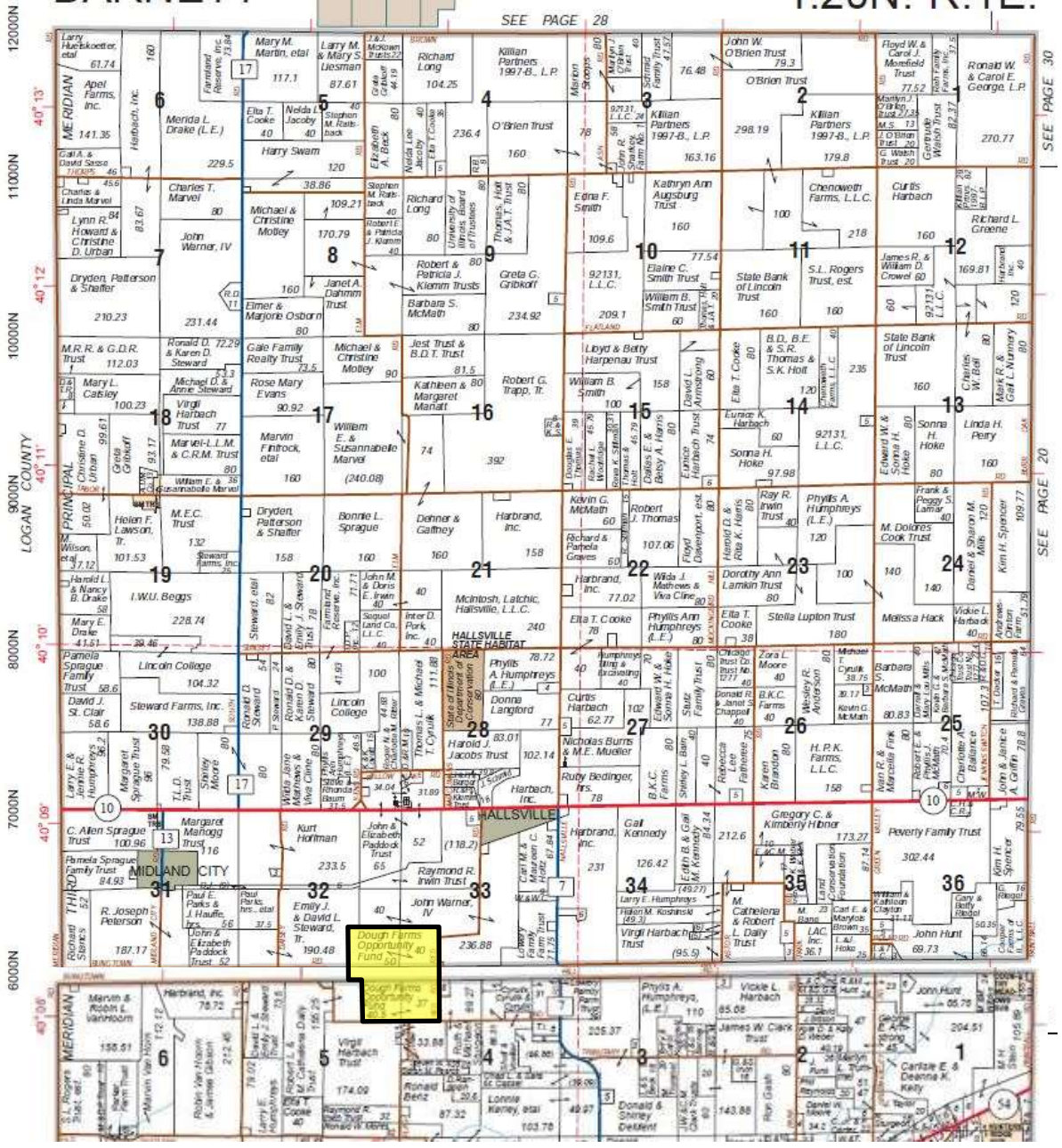
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Plat Map

BARNETT

T.20N.-R.1E.

SEE PAGE 28



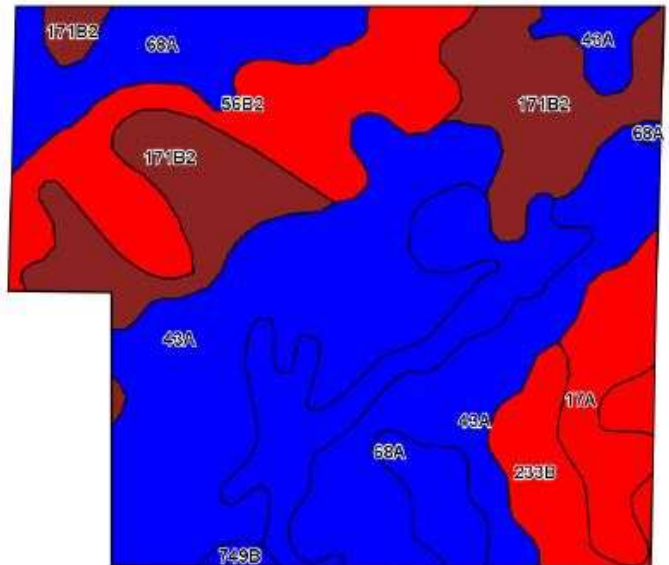
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Aerial Map and Soil Information



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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