

# 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



#### 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

#### 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
-------------	-----	----------------	----

#### 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
----------	---------	--------	--------	---------

#### Lease/Possession

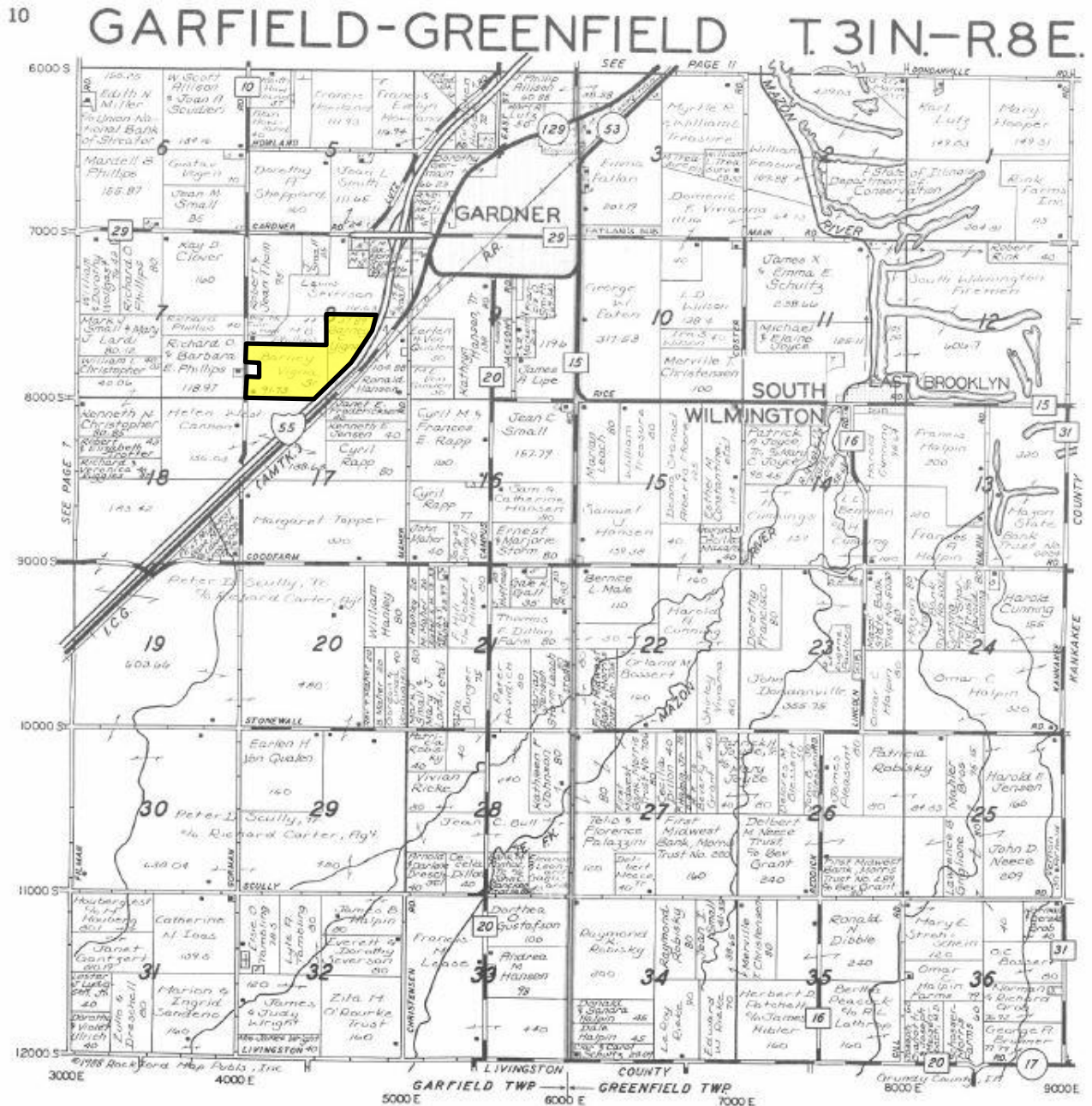
The farm is leased for the 2016 crop year on a cash rent basis.

#### Yield History

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

**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



Reprinted with permission of Rockford Map Publishers, Inc.



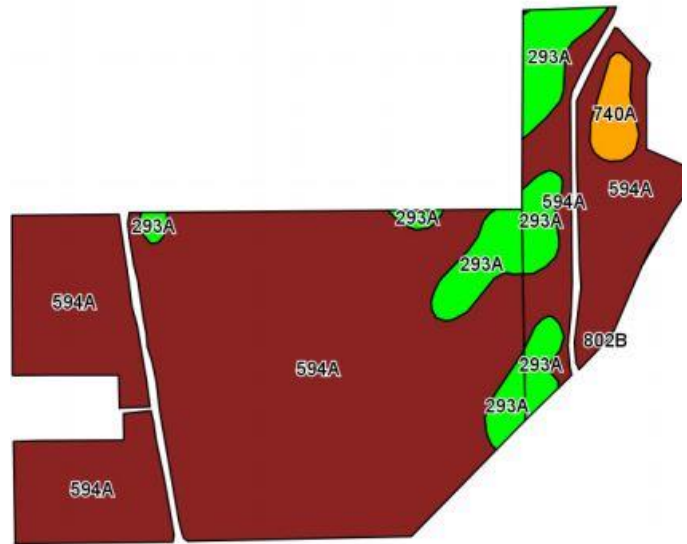
Licensed Real Estate Broker Corporation  
Busey Farm Brokerage

Phone: 309-962-2901  
Fax: 309-962-6026

**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

# 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
<b>Weighted Average</b>				<b>177.7</b>	<b>56.3</b>	<b>130.5</b>



Licensed Real Estate Broker Corporation  
**Managing Broker: Dean Kyburz**

**Steve Myers**

Phone: 309-962-2901

Cell: 309-275-4402

[steve.myers@busey.com](mailto:steve.myers@busey.com)

**Matt Rhodes**

Phone: 217-351-6555

Cell: 217-255-2018

[matt.rhodes@busey.com](mailto:matt.rhodes@busey.com)

**Tom Courson**

Phone: 217-425-8291

Cell: 217-855-3026

[tom.courson@busey.com](mailto:tom.courson@busey.com)

**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