

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



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



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McLean County FSA Data

| | | | |
|------------------|--------|---------------------|--------|
| Farm # | 505 | Tract # | 3584 |
| Total Acres: | 246.07 | Tillable Acres: | 236.21 |
| Corn Base Acres: | 171.75 | Soybean Base Acres: | 57.25 |
| HEL/Wetland: | None | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 161 | Soybean Yield: | 61 |
|-------------|-----|----------------|----|

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.

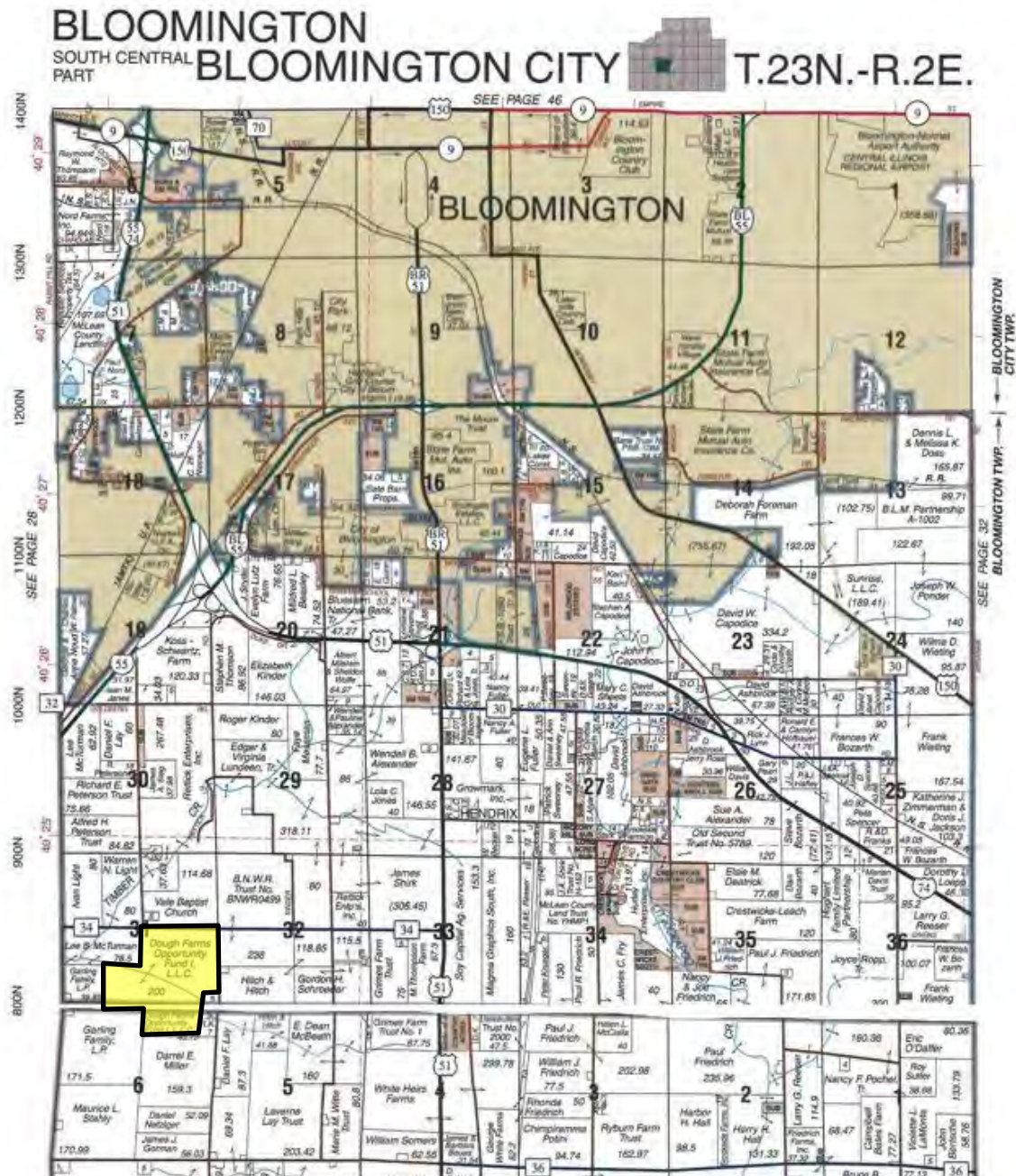
Yield History

| | 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

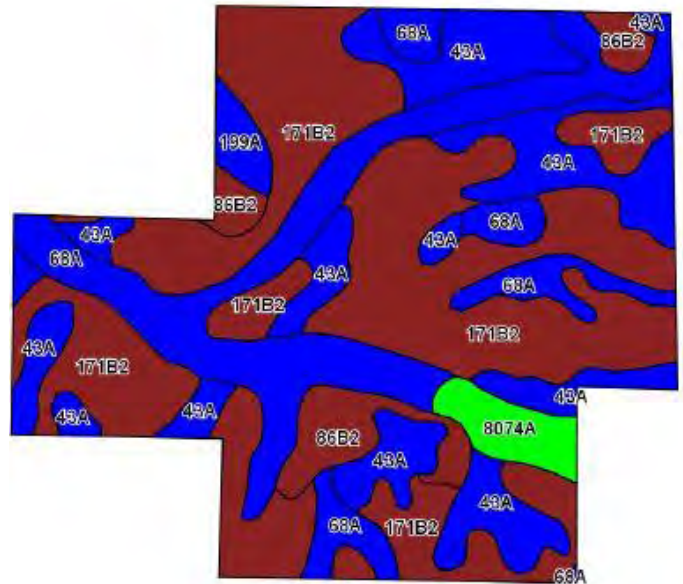
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Aerial Map and Soil Information



| 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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