

Bussey 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

Bussey.com

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Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

127.53 Surveyed Acres

Allin Township, McLean County, Illinois

Location

The DFOF I Allin Twp. Farm is located approx. 2 miles South of the Village of Stanford, IL, 10 miles west of Bloomington IL. County Rd. 59 (250E) serves as the East border and gives access to the farm.

Legal Description

(Abbreviated)

The SW ¼ of the NW ¼ and the North ½ of the SW ¼ of Section 33 and a part of the E ½ of Section 32, all in Allin Township, McLean County, Illinois

Listing Price

127.53 Acres at \$11,100.00/A = \$1,415,583.00

Contact Information



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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/Wetlands: | None | Program: | ARC-CO |

PLC Payment Yields

| | | | |
|-------------|-----|----------------|----|
| Corn Yield: | 138 | Soybean Yield: | 41 |
|-------------|-----|----------------|----|

Real Estate Tax Information

| Parcel ID# | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|---------------|--------|---------------------|-------------------------|
| 19-33-100-002 | 40.00 | \$11,240 | \$1,025.72 |
| 19-33-300-013 | 68.00 | \$31,400 | \$2,865.46 |
| 19-33-300-012 | 12.00 | \$5,130 | \$468.16 |
| 19-32-400-003 | 5.00 | \$472 | \$43.08 |
| Total | 125.00 | \$48,242 | \$4,402.42 |

Soil Test Results

| | | | | |
|--------------|---------|--------|--------|---------|
| Midwest 2015 | pH: 6.2 | P1: 70 | K: 350 | OM: N/A |
|--------------|---------|--------|--------|---------|

Lease/Possession

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

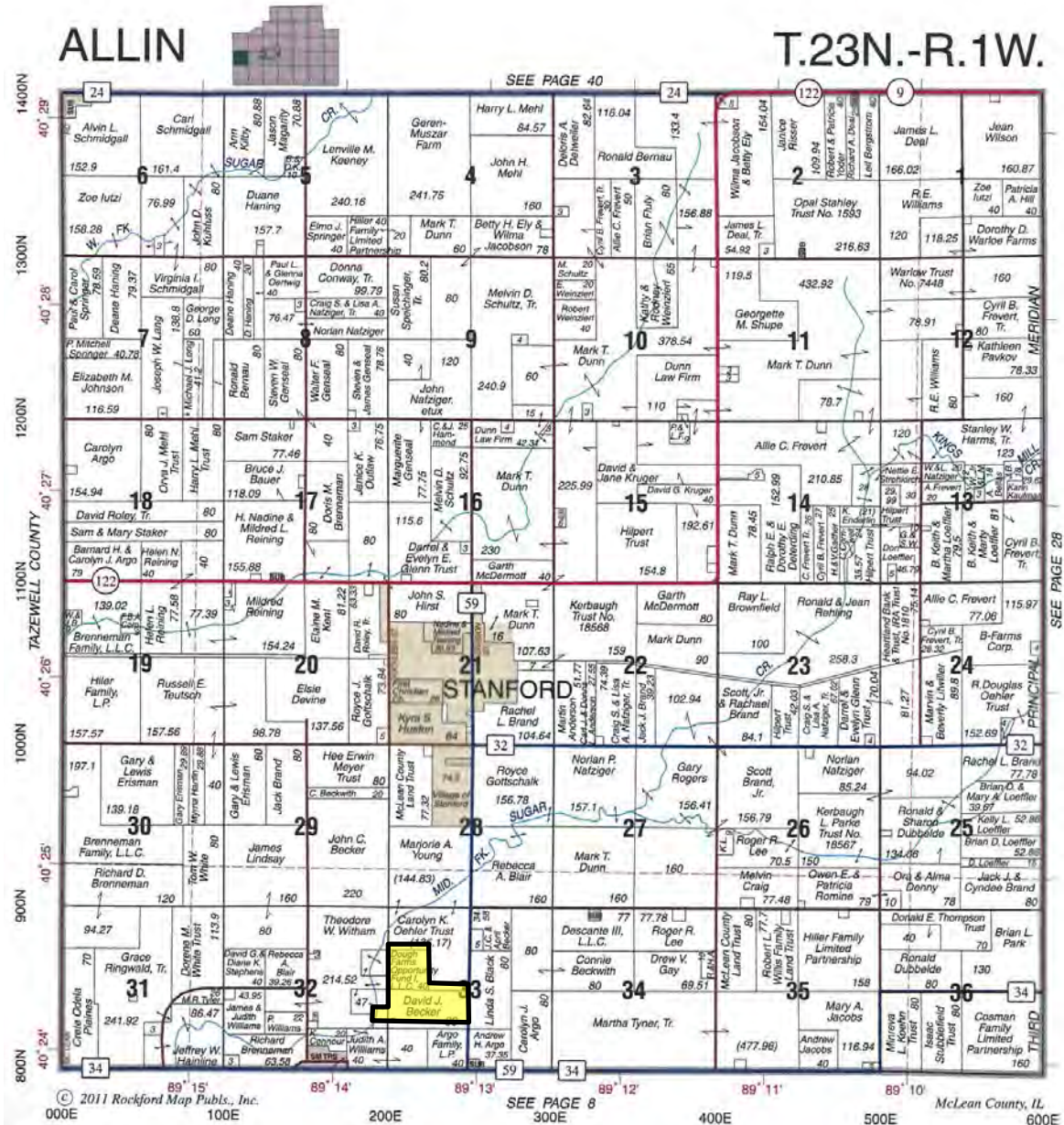
Yield History

| | <u>Corn</u> | <u>Soybeans</u> |
|------|-------------|-----------------|
| 2015 | 163 | 75 |
| 2013 | 193 | |
| 2012 | 45 | |
| 2011 | 180 | |
| 2010 | 195 | |

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

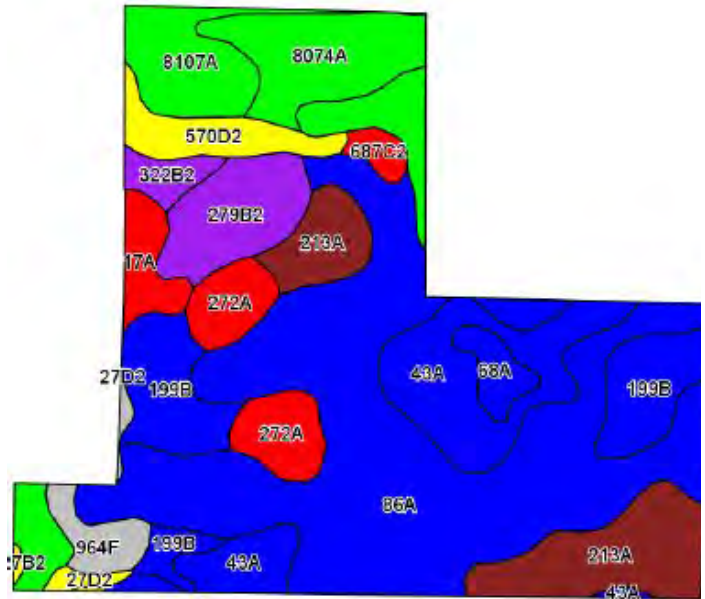
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Aerial Map and Soil Information



| Soil Code | Soil Description | Approximate Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|-------------------------|------------------|-------------------|------------------|--------------|-------------|--|
| 86A | Oско | 47.70 | 37.4% | 191 | 60 | 141 |
| 43A | Ipava | 12.37 | 9.7% | 191 | 62 | 142 |
| 213A | Normal | 11.23 | 8.8% | 181 | 58 | 133 |
| 199B | Plano | 11.09 | 8.7% | 192 | 59 | 141 |
| 8107A | Sawmill | 11.08 | 8.7% | 189 | 60 | 139 |
| 8074A | Radford | 7.60 | 6.0% | 186 | 58 | 136 |
| 279B2 | Rozetta | 6.16 | 4.8% | 156 | 45 | 114 |
| 272A | Edgington | 5.80 | 4.5% | 166 | 54 | 124 |
| 570D2 | Martinsville | 3.84 | 3.0% | 138 | 44 | 101 |
| 17A | Keomah | 2.68 | 2.1% | 161 | 51 | 119 |
| 964F | Miami | 2.64 | 2.1% | 111 | 38 | 83 |
| 68A | Sable | 1.86 | 1.5% | 192 | 63 | 143 |
| 322B2 | Russell | 1.64 | 1.3% | 152 | 48 | 110 |
| 687C2 | Penfield | 1.07 | 0.8% | 162 | 53 | 121 |
| 27D2 | Miami | 0.61 | 0.5% | 136 | 44 | 100 |
| 327B2 | Fox | 0.13 | 0.1% | 142 | 46 | 104 |
| Weighted Average | | | | 182.0 | 57.6 | 134.2 |



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