

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

201.48 Surveyed Acres

Martin Township, McLean County, Illinois

Location

The DFOF I Martin Twp. Farm is located approx. 5 miles Southwest of the Village of Colfax, IL, 15 miles East of Bloomington, IL. on the corner of Township roads 1700 North and 3100 East, 2.5 miles N of Rt.9

Legal Description

(Abbreviated)

The Northwest ¼ and the Northwest ¼ of the Southwest ¼ of Section 20 T24N, R5E in Martin Township, McLean County, Illinois

Listing Price

201.48 Acres at \$10,800.00/A = \$2,175,984.00

Contact Information



Leroy

Steve Myers
309-962-2901
309-275-4402

Champaign

Matt Rhodes
217-351-6555
309-275-4402

Decatur

Tom Courson
217-425-8291
217-255-2018

Managing Broker: Dean Kyburz

Busey.com

301 E Cedar St. LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

McLean County FSA Data

Farm #	11349	Tract #	2289
Total Acres:	200.96	Tillable Acres:	200.96
Corn Base Acres:	167.23	Soybean Base Acres:	28.57
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	138	Soybean Yield:	41
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
17-20-100-004	200.00	\$77,948	\$6,402.44

Soil Test Results

Spring 2015 pH: 6.2 P1: 68 K: 354 OM: N/A

Lease/Possession

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

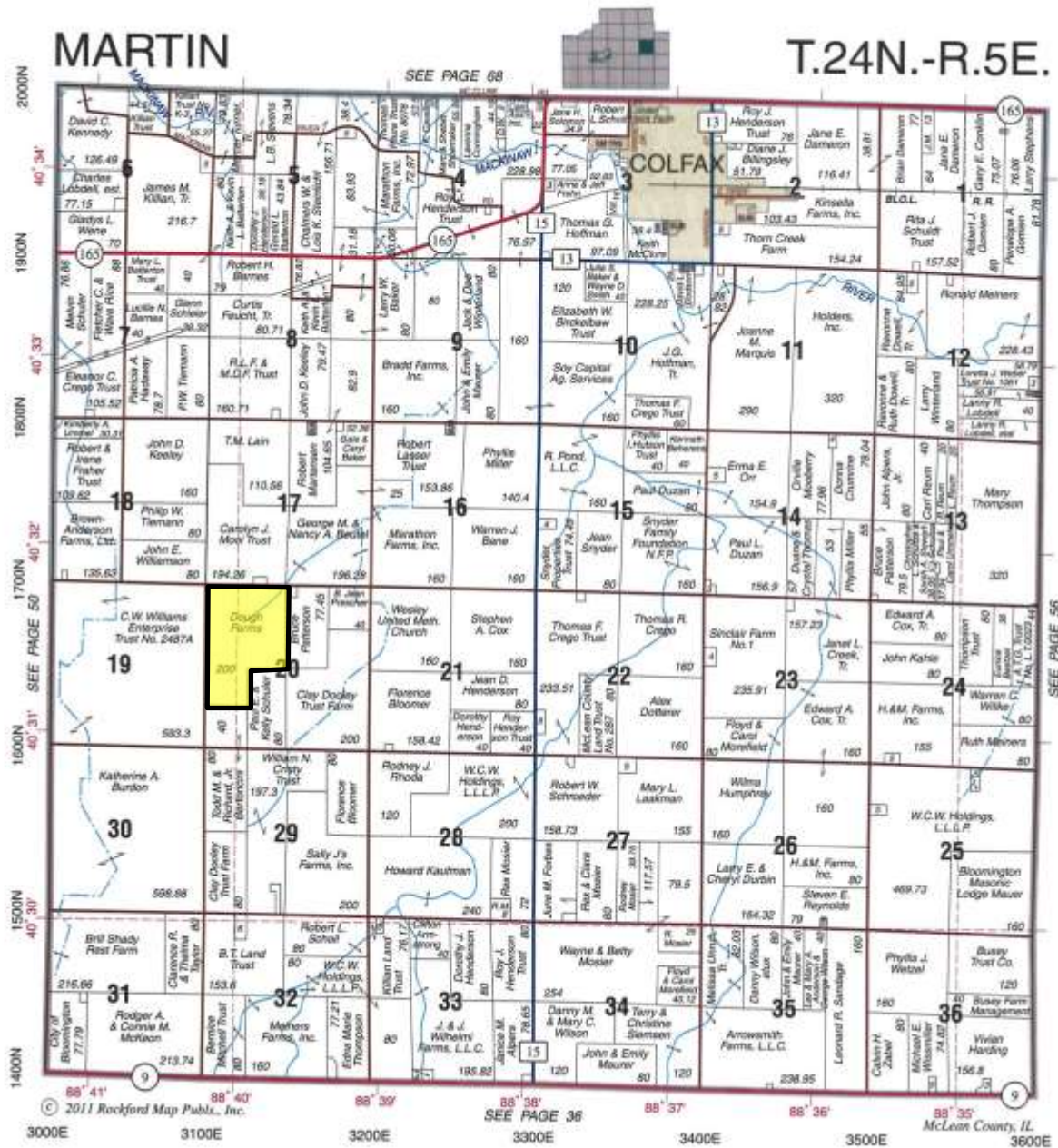
Yield History

	Corn		Soybeans
2015	166	2014	75
2013	126		
2012	87		
2011	141		
2010	137		

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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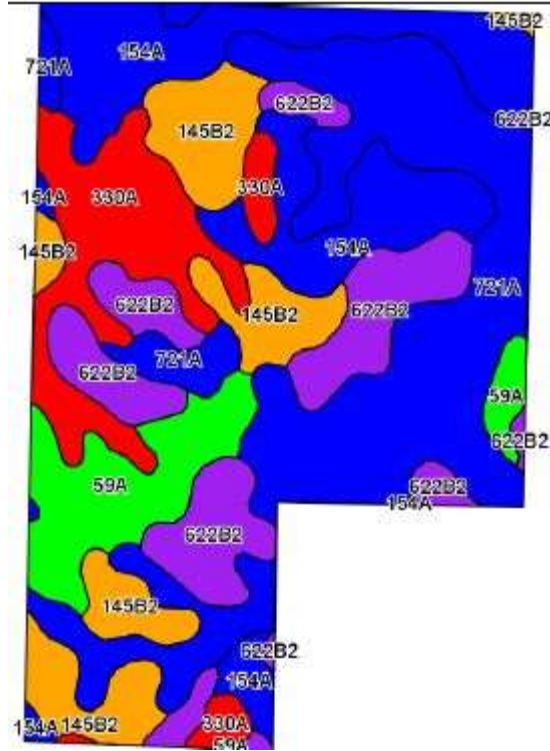
Licensed Real Estate Broker Corporation
Busey Farm Brokerage

Phone: 309-962-2901
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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
721A	Drummer and Elpaso	62.43	31.3%	194	63	143
154A	Flanagan	38.12	19.1%	194	63	144
622B2	Wyant	30.58	15.3%	153	50	114
145B2	Saybrook	25.97	13.0%	170	54	125
330A	Peotone	24.30	12.2%	164	55	123
59A	Lisbon	17.92	9.0%	188	59	136
Weighted Average				180.4	58.5	133.3



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steve.myers@busey.com

Matt Rhodes

Phone: 217-351-6555

Cell: 217-255-2018

matt.rhodes@busey.com

Tom Courson

Phone: 217-425-8291

Cell: 217-855-3026

tom.courson@busey.com

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