

Farm For Sale



Logan County – Farm For Sale

Dough Farms Opportunity Fund I

160.00 +/- Taxable Acres

Laenna Township, Logan County, Illinois

Location/General Information

The DFOF I farm is located three and a half miles West of Latham, Illinois. The West 80 acres in Section 31 has one wind turbine built on the parcel. The wind lease will have an annual rental income of \$26,025 per year and will increase by a minimum of 2% every year after.

Legal Description

The South ½ of the Southeast ¼ of Section 29 and the South ½ of the Northeast ¼ of Section 31, Township 18 North, Range 1 West.

Listing Price

160.00 Acres at \$13,300.00/A = \$2,128,000.00.

Lease/Possession

The farm will be lease free for the 2020 crop year.

Contact Information

Steve Myers	Tom Courson
Managing Broker	Broker
309.962.2901	217.425.8291
Cell: 309.275.4402	Cell: 217.855.3026

Logan County FSA Data - Combined with 40 Acres selling separately

Farm # 6416 Tract #: 6169/1149

Total Acres: 195.23 Tillable Acres: 192.11

Corn Base: 118.17 Soybean Base Acres :67.63

HEL: None

Program: N/A

PLC Yield Corn: 158 PLC Yield SB: 50

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
02-029-012-00	80.00	\$49,690.00	\$3,667.16
02-031-003-50	20.00	\$10,840.00	\$790.06
02-031-003-00	60.00	\$32,950.00	\$2,401.52

SOIL Test - December 2015

SW 80	pH:5.9	P:56	K:322
NE 80	pH:5.8	P:58	K:309

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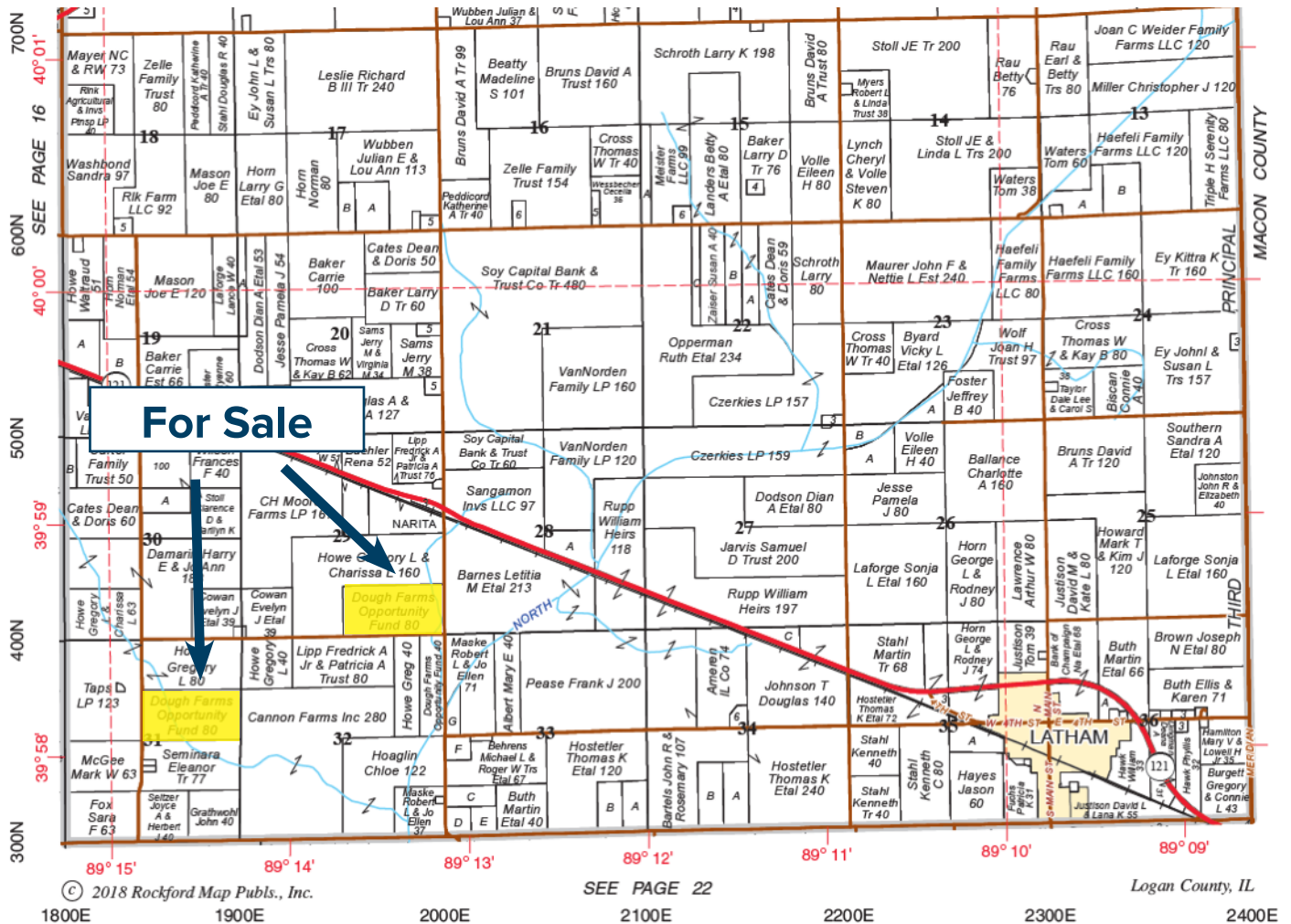


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Plat Map



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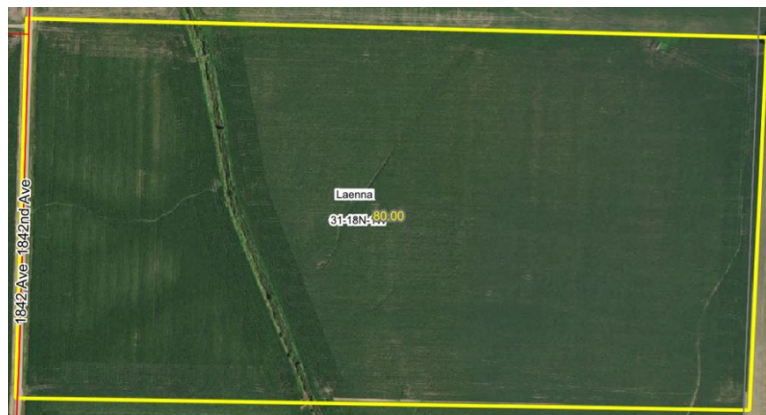
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Aerial Map and Soil Information 160.00 Acres

Northeast Tract



Southwest Tract



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
86B	Osco silt loam	84.91	53.10%	189	59	140
43A	Ipava silt loam	27.63	17.30%	191	62	142
68A	Sable silty clay loam	21.96	13.70%	192	63	143
705A	Buckhart silt loam	16.67	10.40%	190	61	142
3107A	Sawmill silty clay loam	8.19	5.10%	189	60	139
243C2	St. Charles silt loam	0.64	0.40%	156	48	113
Weighted Average				187.8	59.6	138.1

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