

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



LOGAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

156.51 Surveyed Acres

Atlanta Township, Logan County, Illinois

Location

The DFOF I Atlanta Twp. Farm is located approx. 2 miles East of Atlanta, IL, one mile east of I-55. It is accessed by three township roads. 2400N to the South, 2200E, to the West, and 2500N to the North.

Legal Description

(Abbreviated)

The West ½ of the Northwest ¼ and part of the West ½ of the Southwest ¼, of Section 14 T21N, R1W, of Atlanta Township, Logan County, Illinois

Listing Price

156.51 Acres at \$10,900.00/A = \$1,705,959.00

Contact Information



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Logan County FSA Data

Farm #	6507	Tract #	5380
Total Acres:	153.57	Tillable Acres:	146.13
Corn Base Acres:	137.46	Soybean Base Acres:	0.00
HEL/Wetlands:	HEL	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	131	Soybean Yield:	N/A
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
05-014-003-25	155.00	\$40,960	\$3,012.36

Soil Test Results

Ingram 2016	pH: 6.3	P1: 43	K: 313	OM: N/A
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Tile

The North ½ of this field had a pattern tile system installed spring of 2016. Tile maps available.

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	171	72
2013	199	
2012	39	
2011	152	
2010	159	

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.

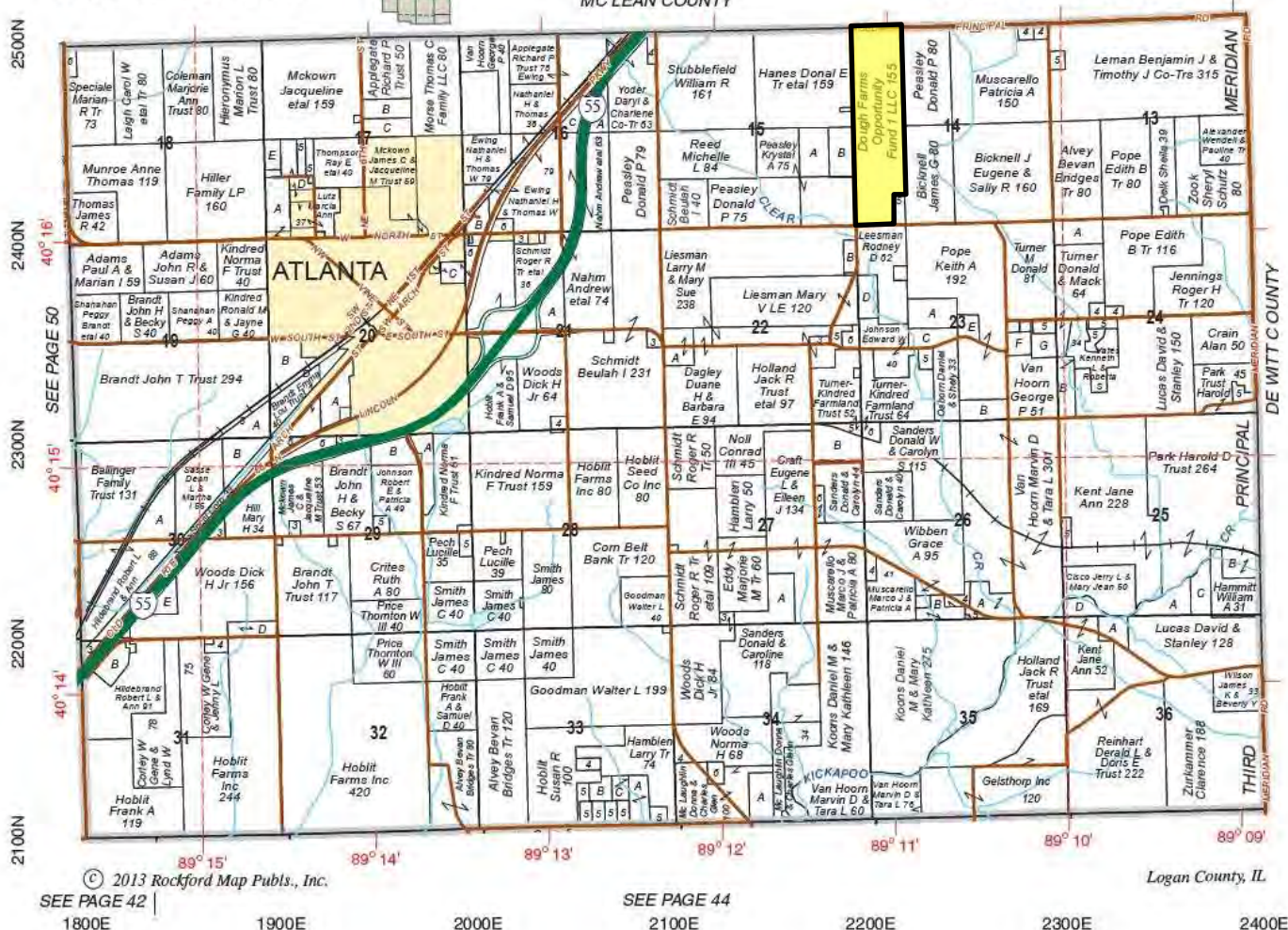
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Plat Map

Refer to page 69 for keyed parcels

ATLANTA

T.21N.-R.1W.



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Busey FARM BROKERAGE

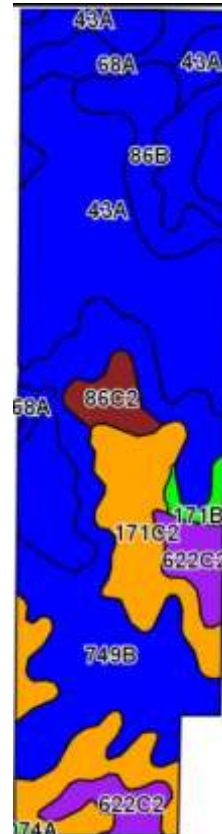
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
43A	Ipava	50.20	32.1%	191	62	142
749B	Buckhart	42.92	27.4%	188	30	141
171C2	Catlin	25.23	16.1%	174	55	128
68A	Sable	13.43	8.6%	192	63	143
86B	Osco	9.65	6.2%	189	59	140
622C2	Wyanet	8.92	5.7%	150	49	112
86C2	Osco	4.22	2.7%	178	56	131
171B	Catlin	1.78	1.1%	185	58	137
3074A	Radford	0.21	0.1%	186	58	136
Weighted Average				184.6	59.3	137.4



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