

# 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

### Glencoe Farms, LLC

80.76 Surveyed Acres

Arrowsmith Township, McLean County, Illinois

#### Location

The Glencoe, Arrowsmith RT. 9 Farm is located approx. 3 miles Northeast of Arrowsmith, IL-15 miles east of Bloomington IL. Route 9 highway serves as the North border of the farm and access to the farm.

#### Legal Description

(Abbreviated)

The East ½ of the Northwest ¼ of Section 2 T23N, R5E, Arrowsmith Township, McLean County, Illinois

#### Listing Price

80.76 Acres at \$10,500.00/A = \$847,980.00

#### Contact Information



LeRoy	Champaign	Decatur
Steve Myers	Matt Rhodes	Tom Courson
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309-275-4402	217-255-2018	217-855-3026

Managing Broker: Dean Kyburz

[Busey.com](http://Busey.com)

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

#### McLean County FSA Data

Farm #	11491	Tract #	39260
Total Acres:	78.82	Tillable Acres:	78.82
Corn Base Acres:	40.9	Soybean Base Acres:	37.3
HEL/Wetlands:	None	Program:	ARC-CO

#### PLC Payment Yields

Corn Yield:	158	Soybean Yield:	52
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#### Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
24-02-100-003	80.76	\$26,902	\$2,172.86

#### Soil Test Results

Fall 2013 pH: 6.3 P1: 48 K: 307 OM: N/A

#### Lease/Possession

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

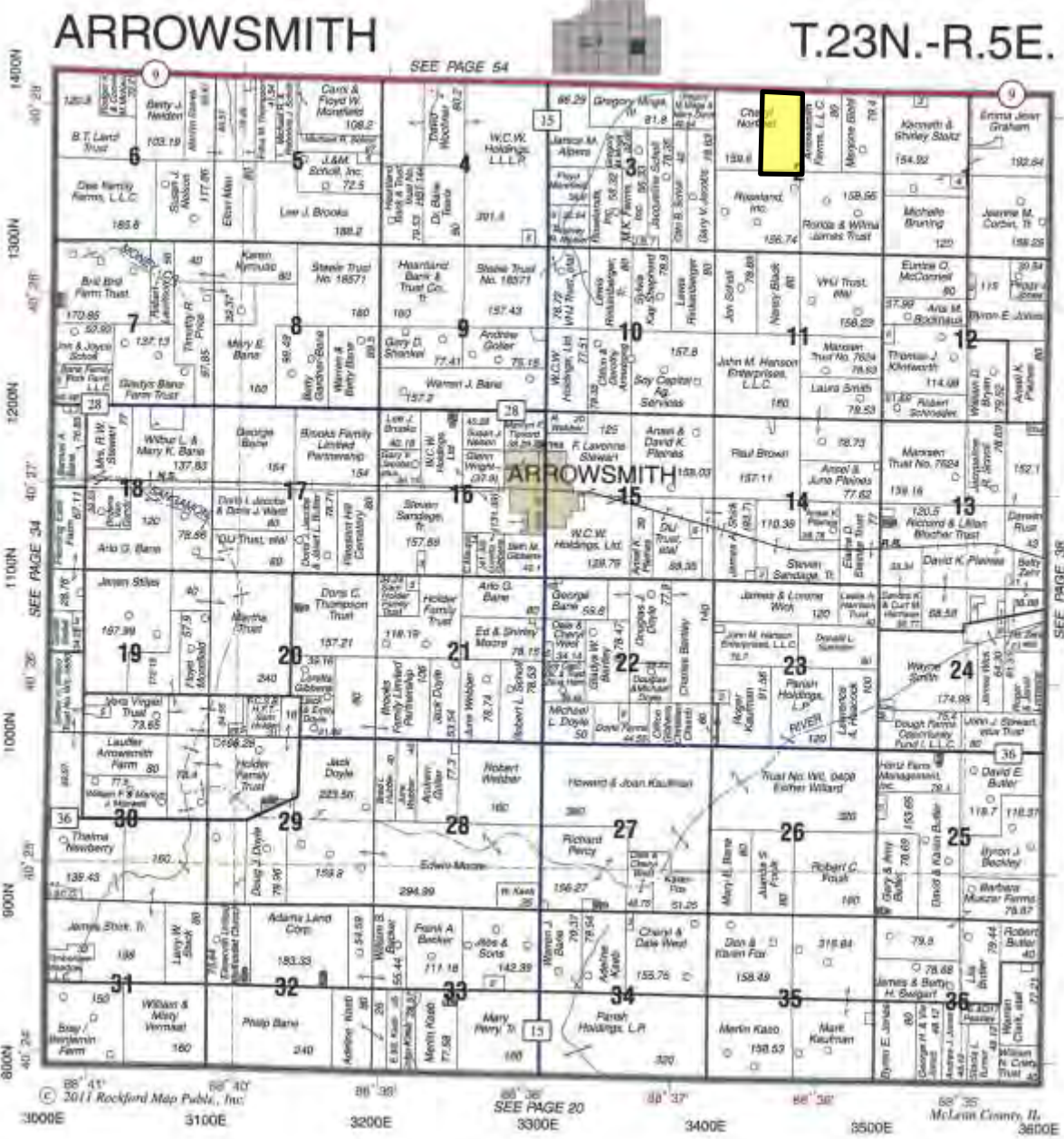
#### Yield History

	Corn		Soybeans
2014	222	2015	66
2012	50	2013	52
2010	160	2011	54
2009	210	2009	61
2008	209	2008	51
2007	192	2007	51
2006	168	2005	55

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





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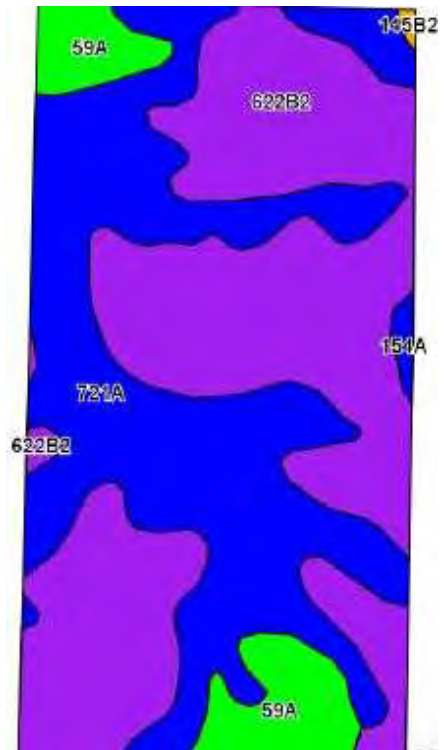
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# Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
622B2	Wyanet	39.92	49.4%	153	50	114
721A	Drummer & Elpaso	33.25	41.2%	194	63	143
59A	Lisbon	7.00	8.7%	188	59	136
154A	Flanagan	0.46	0.6%	194	63	144
145B2	Saybrook	0.14	0.2%	170	54	125
<b>Weighted Average</b>				<b>173.2</b>	<b>56.2</b>	<b>128.0</b>



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 Managing Broker: Dean Kyburz

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