

Farm For Sale



Logan County – Farm For Sale

Dough Farms Opportunity Fund I

40.00 +/- Taxable Acres

Laenna Township, Logan County, Illinois

Location/General Information

The DFOF I farm is located three miles West of Latham, Illinois. The parcel is scheduled to receive an annual wind farm payment of \$5,500.00 per year. This payment is comprised of \$3,000.00 for a setback agreement, \$2,500.00 for not having a wind turbine.

Legal Description

The East ½, of the East ½, of the Northeast ¼ of Section 32, Township 18 North, Range 1 West.

Listing Price

40.00 Acres at \$12,150.00/A = \$486,000.00

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 160 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 |
|---------------|-------|---------------------|-------------------------|
| 02-032-001-31 | 40.00 | \$14,080.00 | \$1,185.58 |

SOIL Test - December 2015

pH: 6.4 P: 86 K: 337

Yields

2016, 2017, 2019 average corn yield: 199 bpa
2018 average soybean yield: 64.2 bpa

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.

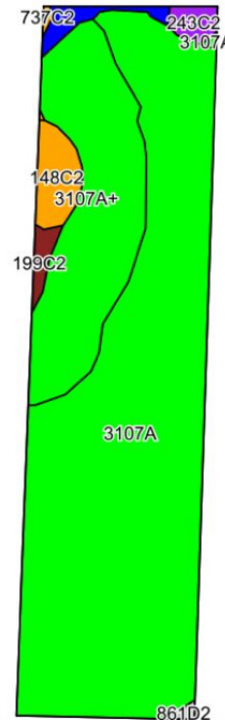


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Farm For Sale

Aerial Map and Soil Information 40.00 Acres



| Soil Code | Soil Description | Acres | Percent of Field | Corn Bu/A | Soy Bu/A | Crop Productivity Index for optimum management |
|------------------|----------------------------|-------|------------------|-----------|----------|--|
| 3107A | Sawmill Silty Clay Loam | 37.15 | 92.90% | 189 | 60 | 139 |
| 148C2 | Proctor Silt Loam | 1.24 | 3.10% | 172 | 54 | 126 |
| 68A | Sable Silty Clay Loam | 0.58 | 1.40% | 192 | 63 | 143 |
| 243C2 | St. Charles Silt Loam | 0.48 | 1.20% | 156 | 48 | 113 |
| 199C2 | Plano Silt Loam | 0.39 | 1.00% | 180 | 56 | 132 |
| 861D2 | Princeton-Bloomfield Sands | 0.10 | 0.20% | 97 | 34 | 74 |
| 737C2 | Tama Silt Loam | 0.06 | 0.20% | 175 | 56 | 129 |
| Weighted Average | | | | 187.8 | 59.6 | 138.1 |

Licensed Real Estate Broker Corporation

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