

Bussey 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

Bussey.com

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Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Glencoe Farms, LLC

99.46 +/- Taxable Acres

Dawson Township, McLean County, Illinois

Location

The Dawson Twp. Farm is located approx. 2.5 miles Northeast of Ellsworth, IL, 10 miles E of Bloomington IL. Highway Route 9 serves as the North border and access to the farm with CR 17(2850E)½ mile west.

Legal Description (Abbreviated)

The NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ and the East 19.46 acres of the NW ¼ of the NW ¼ of Section 1, T23N, R4E, Dawson Township, McLean County, Illinois

Listing Price

99.46 Acres at \$10,750.00/A = \$1,069,195.00

Contact Information



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McLean County FSA Data

Farm #	11600	Tract #	34866
Total Acres:	99.73	Tillable Acres:	99.73
Corn Base Acres:	49.61	Soybean Base Acres:	49.59
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	151	Soybean Yield:	49
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
23-01-100-006	99.46	\$32,457	\$2,637.52

Soil Test Results

Midwest 2013	pH:6.5	P1:72	K:480	OM: N/A
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Lease/Possession

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

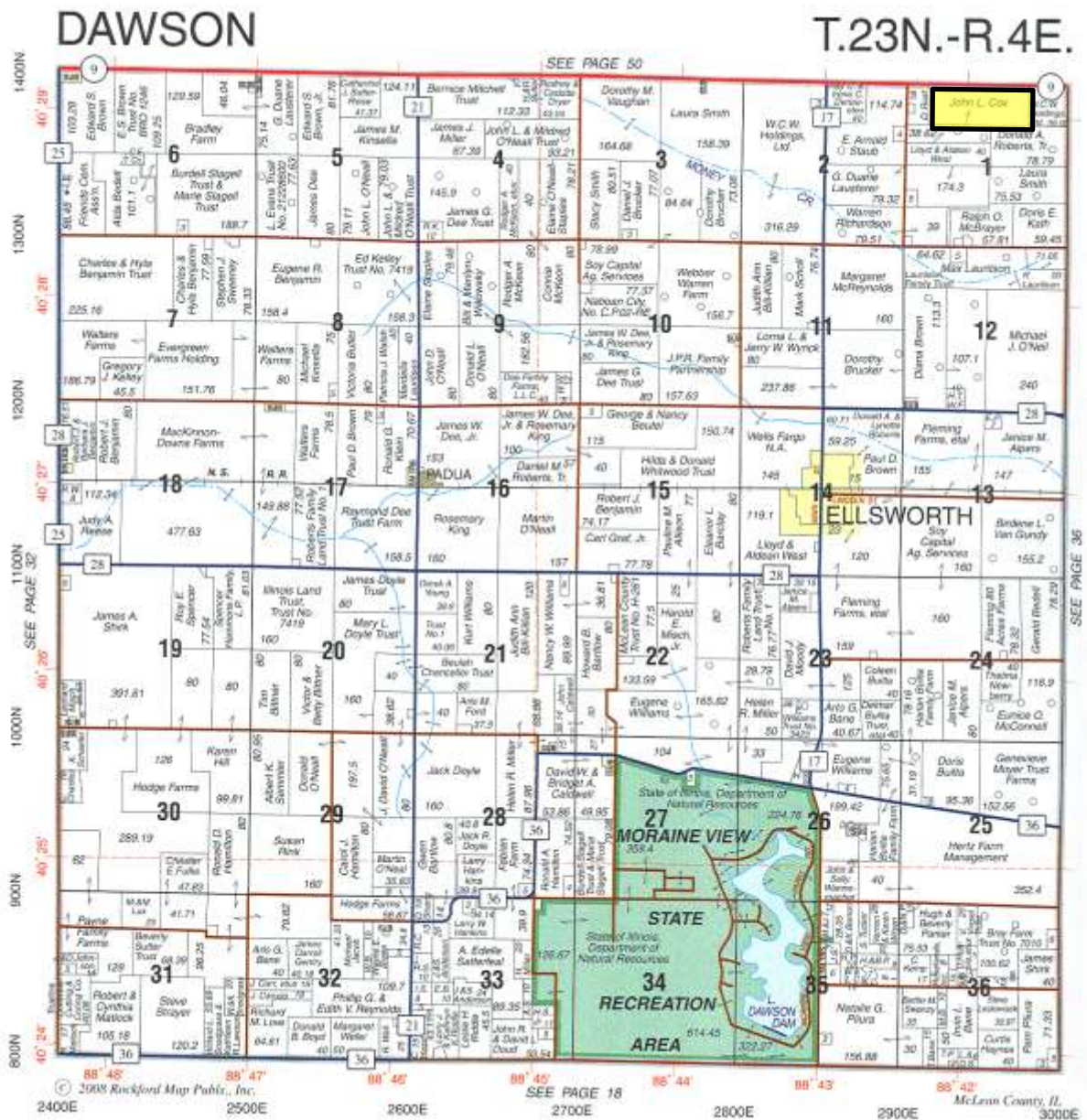
Yield History

	<u>Corn</u>		<u>Soybeans</u>
2015	171	2014	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.

Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map



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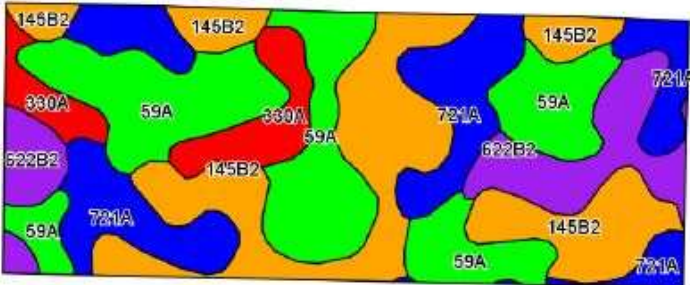
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum managment
59A	Lisbon	31.49	31.5%	188	59	136
145B2	Saybrook	28.73	28.7%	170	54	125
721A	Drummer	21.10	21.1%	194	63	143
622B2	Wyanet	11.35	11.3%	153	50	114
330A	Peotone	7.41	7.4%	164	55	123
Weighted Average				178.4	57.1	130.9



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