

# 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

93.14 Surveyed Acres

Elkhart Township, Logan County, Illinois

#### Location

The DFOF I Elkhart Twp. Farm is located approx. 9 miles SW of Mount Pulaski at the town of Cornland IL. The farms NW corner touches Route 54 and it is accessed by Township 100 North and 150 North Rds.

#### Legal Description (Abbreviated)

The West 93.14 acres of the Southeast ¼ of Section 11, T17N, R3W, of Elkhart Township, Logan County, Illinois.

#### Listing Price

93.14 Acres at \$11,500.00/A = \$1,071,110.00

#### Contact Information



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**Managing Broker: Dean Kyburz**

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#### Logan County FSA Data

|                  |         |                     |        |
|------------------|---------|---------------------|--------|
| Farm #           | 6507    | Tract #             | 2464   |
| Total Acres:     | 91.68   | Tillable Acres:     | 91.25  |
| Corn Base Acres: | 85.84   | Soybean Base Acres: | 0.00   |
| HEL/Wetlands:    | Wetland | Program:            | ARC-CO |

#### PLC Payment Yields

|             |     |                |     |
|-------------|-----|----------------|-----|
| Corn Yield: | 131 | Soybean Yield: | N/A |
|-------------|-----|----------------|-----|

#### Real Estate Tax Information

| Parcel ID#    | Acres | 2015 Assessed Value | 2015 Taxes Payable 2016 |
|---------------|-------|---------------------|-------------------------|
| 10-011-016-00 | 92.00 | \$64,690            | \$4,718.38              |

#### Soil Test Results

|           |         |        |        |         |
|-----------|---------|--------|--------|---------|
| Fall 2015 | pH: 5.9 | P1: 56 | K: 299 | OM: N/A |
|-----------|---------|--------|--------|---------|

#### Tile

31,265' of 4" tile was installed in 2014

#### Lease/Possession

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

#### Yield History

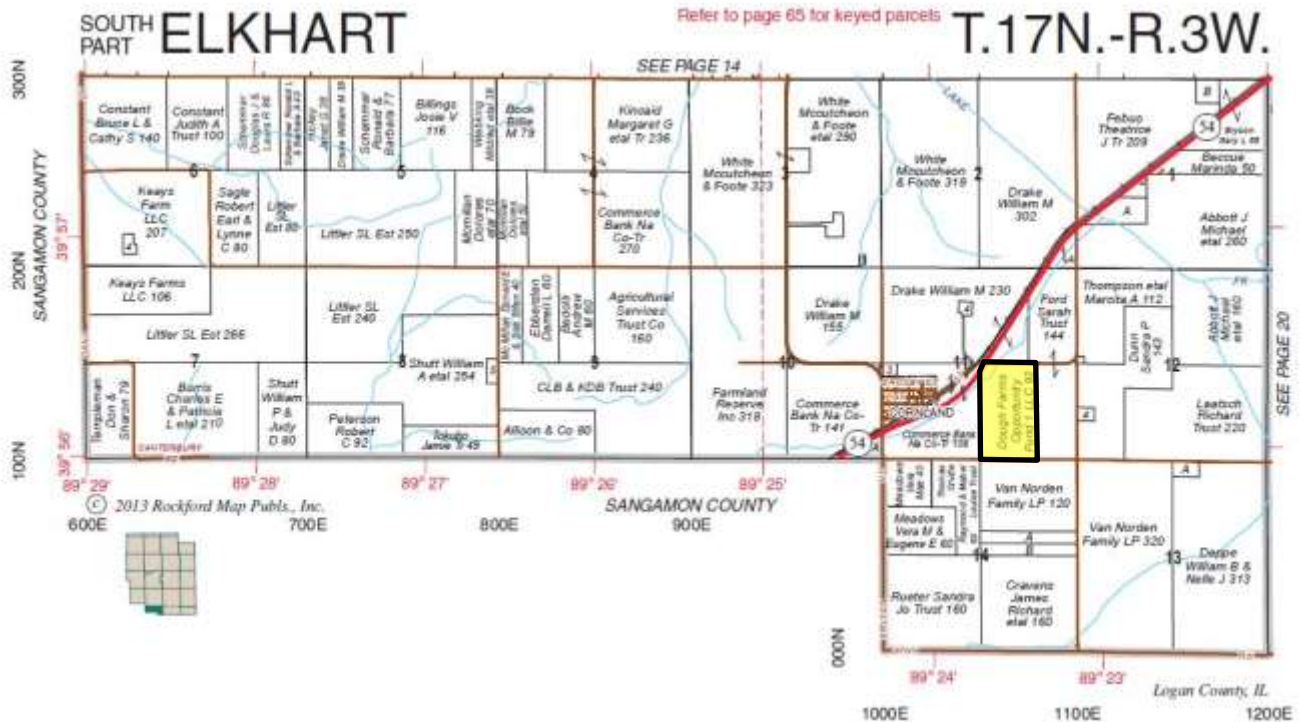
|      | Corn |      | Soybeans |
|------|------|------|----------|
| 2015 | 199  | 2014 | 79.9     |
| 2013 | 160  |      |          |
| 2012 | 84   |      |          |
| 2011 | 232  |      |          |
| 2010 | 183  |      |          |

**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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## 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 |
|-------------------------|------------------|-------------------|------------------|--------------|-------------|--|
| 86B                     | Osco             | 49.32             | 52.9%            | 189          | 59          | 140  |
| 68A                     | Sable            | 21.43             | 23.0%            | 192          | 63          | 143  |
| 43A                     | Ipava            | 15.85             | 17.0%            | 191          | 62          | 142  |
| 705B                    | Buckhart         | 3.47              | 3.7%             | 188          | 60          | 141  |
| 705A                    | Buckhart         | 2.15              | 2.3%             | 190          | 61          | 142  |
| 36A                     | Tama             | 0.95              | 1.0%             | 187          | 60          | 139  |
| <b>Weighted Average</b> |                  |                   |                  | <b>190.0</b> | <b>60.5</b> | <b>141.1</b>                                   |



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