

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

Steve Myers

Phone: (309) 962-2901

Cell: (309) 275-4402

Matt Rhodes

Phone: (217) 351-6555

Cell: (217) 255-2018

Tom Courson

Phone: (217) 425-8291

Cell: (217) 855-3026

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

75.39 +/- Taxable Acres

Arrowsmith Township, McLean County, Illinois

Location

The DFOF I Arrowsmith Twp. Farm is located approx. 3 miles Southeast of Arrowsmith, IL, 15 miles E of Bloomington IL. County Road 36 (1000N) serves as the South border with Township 3500E to the West

Legal Description (Abbreviated)

Part of the South ½ of the Southwest ¼ of Section 24, T23N, R5E of Arrowsmith Twp. Mclean County, Illinois

Listing Price

75.39 Acres @\$10,200.00/A = \$768,978.00

Contact Information



LeRoy	Champaign	Decatur
Steve Myers	Matt Rhodes	Tom Courson
309-962-2901	217-351-6555	217-425-8291
309-275-4402	217-255-2018	217-855-3026

Managing Broker: Dean Kyburz

Busey.com

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

McLean County FSA Data

Farm #	11109	Tract #	3422
Total Acres:	74.30	Tillable Acres:	74.30
Corn Base Acres:	58.0	Soybean Base Acres:	16.3
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	127	Soybean Yield:	37
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
24-24-300-004	75.39	\$23,395	\$1,889.60

Soil Test Results

Fall 2013 pH: 6.3 P1: 47 K: 316 OM: N/A

*VRT spread Lime was applied in Fall of 2014

Lease/Possession

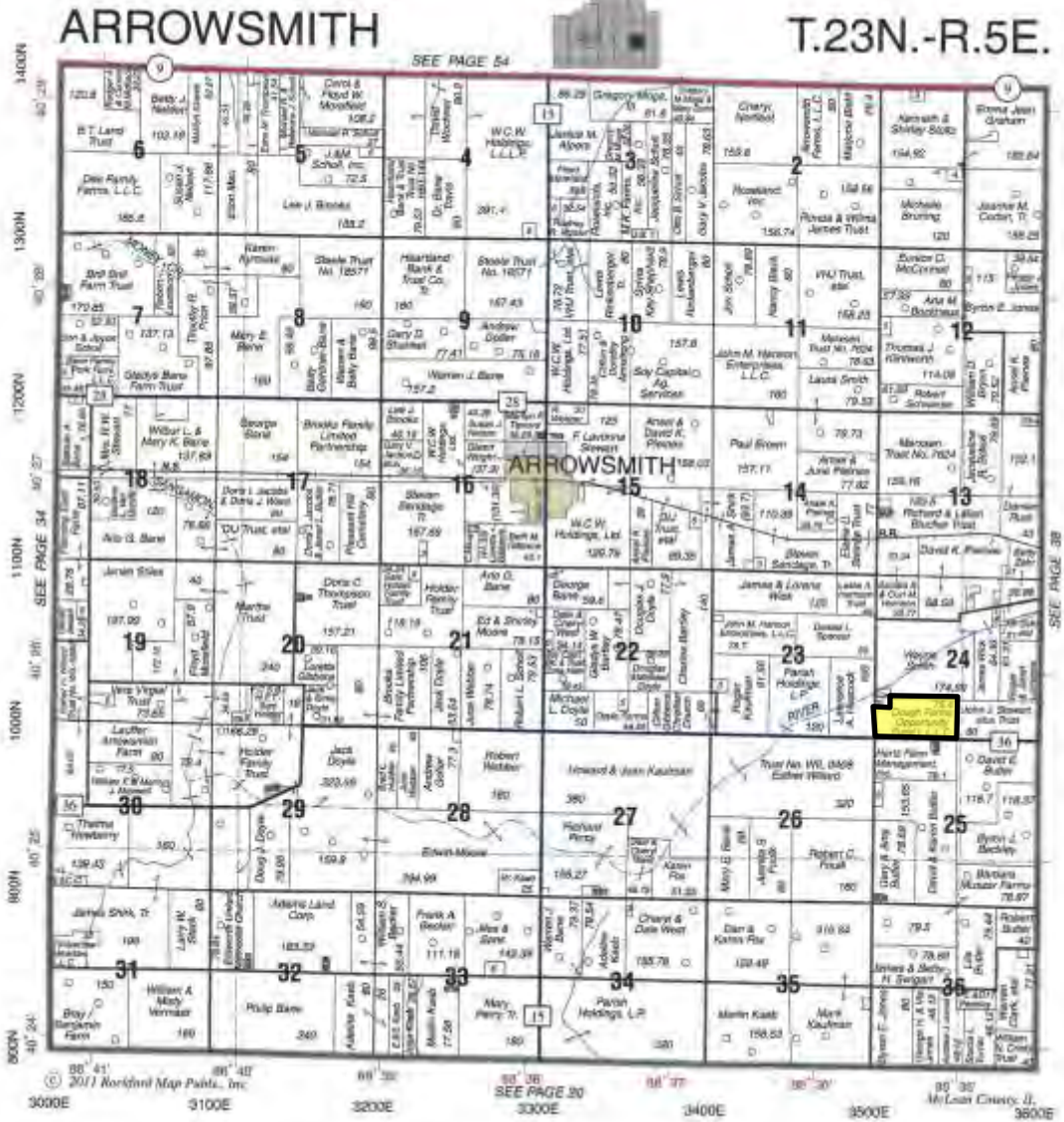
The farm is leased for the 2016 crop year on a cash rent basis.

Yield History

	Corn	SB
2015	X	58
2014	215	X
2013	X	54
2012	109	X
2011	X	53
2010	182	X

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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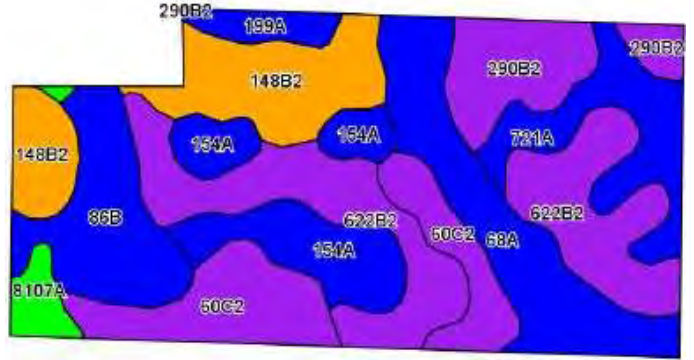
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
622B2	Wyanet	15.79	20.9%	153	50	114
68A	Sable	9.99	13.3%	192	63	143
148B2	Proctor	9.56	12.7%	176	55	128
60C2	La Rose	9.44	12.5%	148	48	110
154A	Flanagan	7.79	10.3%	194	63	144
86B	Osco	7.43	9.9%	189	59	140
721A	Drummer	6.27	8.3%	194	63	143
290B2	Warsaw	5.91	7.8%	153	49	113
8107A	Sawmill	1.61	2.1%	189	60	139
199A	Plano	1.59	2.1%	194	60	142
Weighted Average				173.3	55.8	128.2



Licensed Real Estate Broker Corporation
 Managing Broker: Dean Kyburz

Steve Myers

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

Matt Rhodes

Phone: 217-351-6555

Cell: 217-255-2018

matt.rhodes@busey.com

Tom Courson

Phone: 217-425-8291

Cell: 217-855-3026

tom.courson@busey.com

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