

Busey FARM BROKERAGE

FARMLAND FOR SALE

Dough Farms Opportunity Fund I, LLC. &
Glencoe Farms, LLC.

1,390 +/-
Ac. in 10
Tracts!

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

Dough Farms Opportunity Fund I

127.53 Surveyed Acres

Allin Township, McLean County, Illinois

Location

The DFOF I Allin Twp. Farm is located approx. 2 miles South of the Village of Stanford, IL, 10 miles west of Bloomington IL. County Rd. 59 (250E) serves as the East border and gives access to the farm.

Legal Description

(Abbreviated)

The SW ¼ of the NW ¼ and the North ½ of the SW ¼ of Section 33 and a part of the E ½ of Section 32, all in Allin Township, McLean County, Illinois

Listing Price

127.53 Acres at \$11,100.00/A = \$1,415,583.00

Contact Information



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Managing Broker: Dean Kyburz

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McLean County FSA Data

Farm #	11349	Tract #	3497
Total Acres:	124.53	Tillable Acres:	116.81
Corn Base Acres:	97.20	Soybean Base Acres:	16.60
HEL/Wetlands:	None	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	138	Soybean Yield:	41
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
19-33-100-002	40.00	\$11,240	\$1,025.72
19-33-300-013	68.00	\$31,400	\$2,865.46
19-33-300-012	12.00	\$5,130	\$468.16
19-32-400-003	5.00	\$472	\$43.08
Total	125.00	\$48,242	\$4,402.42

Soil Test Results

Midwest 2015 pH:6.2 P1:70 K:350 OM:N/A

Lease/Possession

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

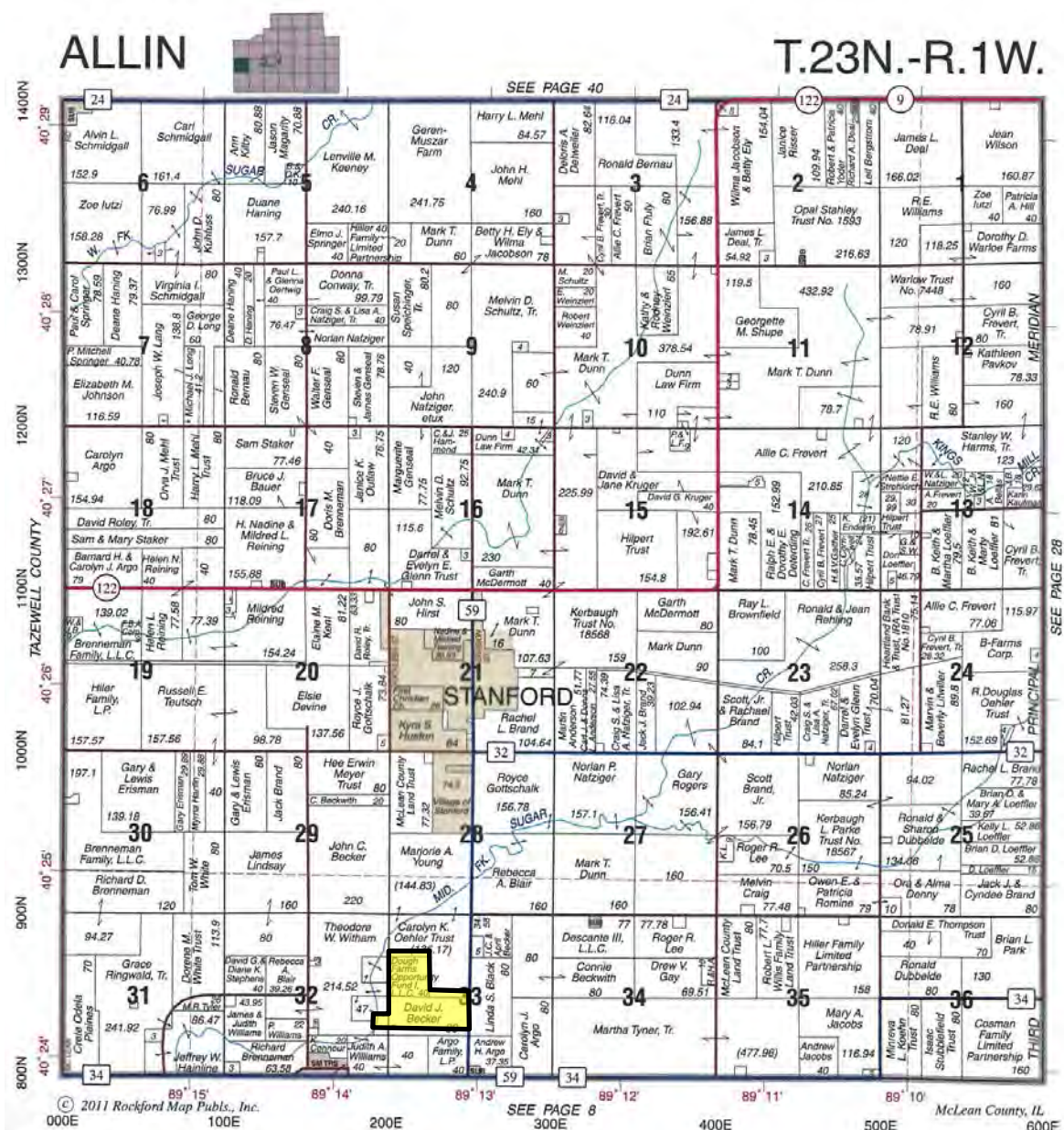
Yield History

	<u>Corn</u>	<u>Soybeans</u>
2015	163	75
2013	193	
2012	45	
2011	180	
2010	195	

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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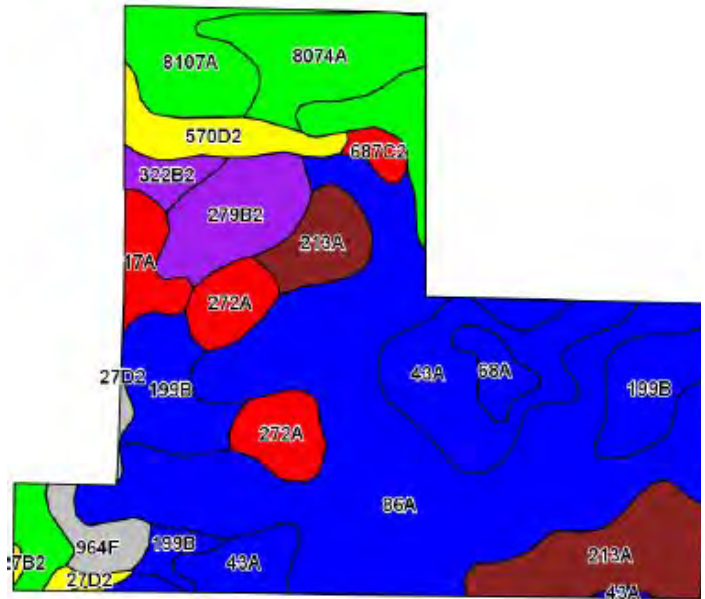
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
86A	Oско	47.70	37.4%	191	60	141
43A	Ipava	12.37	9.7%	191	62	142
213A	Normal	11.23	8.8%	181	58	133
199B	Plano	11.09	8.7%	192	59	141
8107A	Sawmill	11.08	8.7%	189	60	139
8074A	Radford	7.60	6.0%	186	58	136
279B2	Rozetta	6.16	4.8%	156	45	114
272A	Edgington	5.80	4.5%	166	54	124
570D2	Martinsville	3.84	3.0%	138	44	101
17A	Keomah	2.68	2.1%	161	51	119
964F	Miami	2.64	2.1%	111	38	83
68A	Sable	1.86	1.5%	192	63	143
322B2	Russell	1.64	1.3%	152	48	110
687C2	Penfield	1.07	0.8%	162	53	121
27D2	Miami	0.61	0.5%	136	44	100
327B2	Fox	0.13	0.1%	142	46	104
Weighted Average				182.0	57.6	134.2



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