

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I, LLC Farm

166.72 Survey Acres

Empire Township, McLean County, Illinois

Location/General Information

The Dough Farms Opportunity Fund I, LLC farm is located on the West side of LeRoy, IL. It is bordered by Interstate 74 on the North, Chestnut Drive on the Southeast, and 400 North Road splits the farm into two parcels. Busey Farm Brokerage will share co-broke with IL Licensed Real Estate Brokers.

Legal Description

Part of the South 1/2 of Section 20, Empire Township and Part of the North 1/2 of Section 29, Empire Township in McLean County, IL. A complete legal description available upon request.

Listing Price

166.72 Acres@ \$11,700.00/A = \$1,950,624.00

Lease/Possession

The farm is leased on a cash rent agreement for the 2021 crop year.

Contact Information

Steve Myers	Jacob Quaid
Managing Broker	Broker
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Cell: 309-275-4402	Cell: 309-498-8377

busey.com

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

McLean County FSA Data

Farm # 7478	7478	Tract #	36595
Total Acres:	164.74	Tillable Acres:	162.84
Corn Base:	98.42	Soybean Base:	57.98
HEL:	None	Program:	PLC/ARC-CO
PLC Yield	173	PLC Yield SB:	50

Real Estate Tax Information

Parcel ID#	Acres	2019 Assessed Value	2019 Taxes Payable 2020
30-20-300-014	41.39	\$18,676.00	\$1,726.66
30-29-100-011	128.20	\$51,333.00	\$4,745.90

Yield History

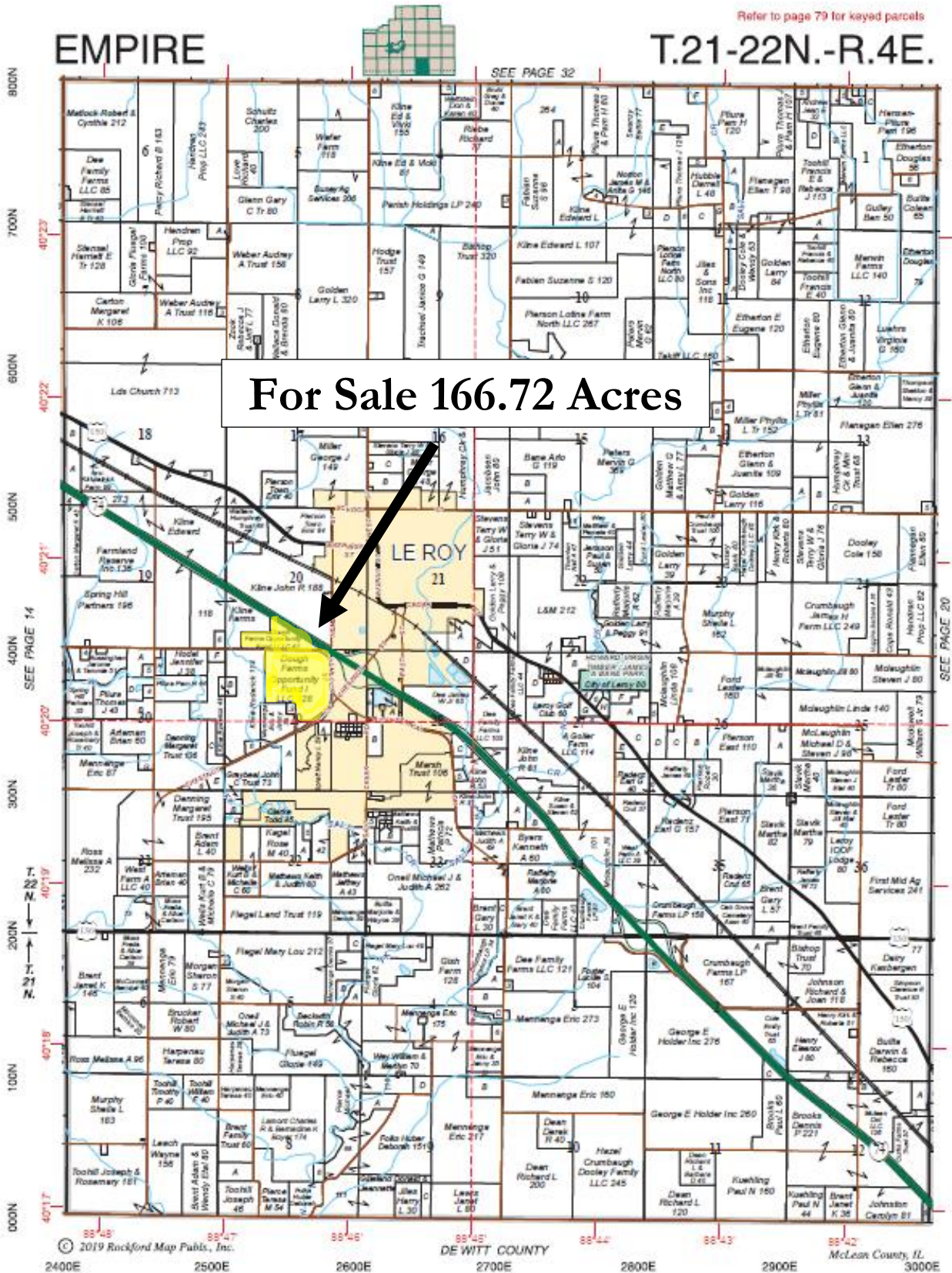
	Corn	SB
2020	X	50
2019	226	X
2018	X	85
2017	186	X
2016	X	64
2015	205	X
2014	250	X

Busey FARM BROKERAGE

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-Dough Farms Opportunity Fund I, LLC



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Aerial Map and Soil Information 166.72 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68 A	Sable Silty Clay Loam	28.45	17.3%	192	63	143
171 B2	Catlin Silt Loam	26.60	16.1%	178	56	131
43 A	Ipava Silt Loam	26.33	16.0%	191	62	142
322 C2	Russell Silt Loam	23.92	14.5%	149	47	108
56 C2	Dana Silty Clay Loam	18.95	11.5%	167	52	122
171 B	Catlin Silt Loam	16.06	9.7%	185	58	137
8451A	Lawson Silt Loam	9.56	5.8%	190	61	140
233 B	Birkbeck Silt Loam	6.90	4.2%	165	51	121
233 B2	Birkbeck Silt Loam	3.97	2.4%	159	49	116
17 A	Keomah Silt Loam	3.74	2.3%	161	51	119
8074A	Radford Silt Loam	0.26	0.2%	186	58	136
Weighted Average				177	56.4	130.5

Busey FARM BROKERAGE

Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

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Jacob Quaid, Broker

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Cell: 309-498-8377

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