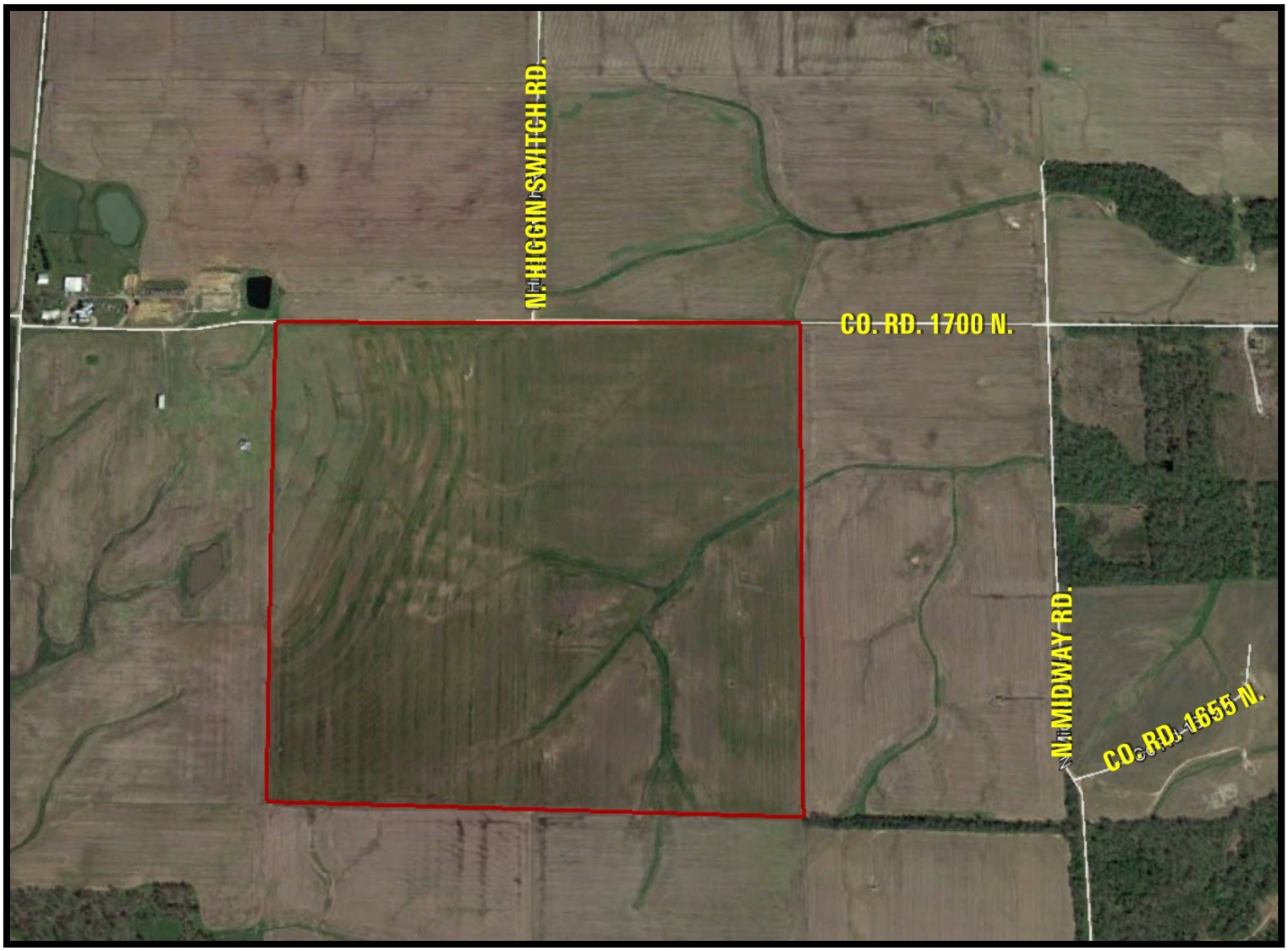
PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LAND FOR SALE

158.8 ACRES M/L

LISTING #13885

O'BRIEN, RICHLAND COUNTY, ILLINOIS



DOUGLAS R. YEGGE
C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL
C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

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LAND FOR SALE

LEGAL DESCRIPTION:
The East half of the Northeast 1/4 of Section 2 and the West 1/2 of the Northwest 1/4 of Section 1, all being in Township 4 North, Range 9 East of the 4th P.M., Richland Co., Illinois.

COMMENTS & BUILDING INFORMATION:
Offering 158.8 acres MOL in Richland Co. Illinois, productive farmland. Includes 153.87 tillable acres with a PI of 103.1. Primary soil types are; Hoyleton, Passport, Cisne, Tamalco, Bluford and Blair. Located approximately 7 miles North and 4 miles West of Olney, Illinois, Sections 1 & 2, in Denver Township.

LEASE/FSA INFORMATION:
Farm is lease for the 2017 crop year.

O'Brien, 158.8 Acres M/L, Richland County, IL

TOTAL ACRES:	**158.8**
PRICE:	**$952,800**
Price Per Acre:	$6,000
Owner:	O'Brien
Operator:	AJL Hay Supply
County & State:	Richland Co., IL
Location:	7 1/2 miles Northwest of Olney, Il
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	103.1 PI
Taxable Acres:	158.82
Net RE Taxes:	$855.86
Taxes Payable In:	2017
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	156.93
Crop Acres:	153.87
CRP Acres:	
Wheat Base:	21.2
Wheat Yield:	54
Corn Base:	60.2 est.
Corn Yield:	87.5 est.
Soybean Base:	88.8
Soybean Yield:	45.5

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	158.8
Tillable Acres:	155
CRP Acres:	N/A
Farmstead:	N/A
Roads:	.5
Waterways:	3.3
Timber:	
Pasture:	

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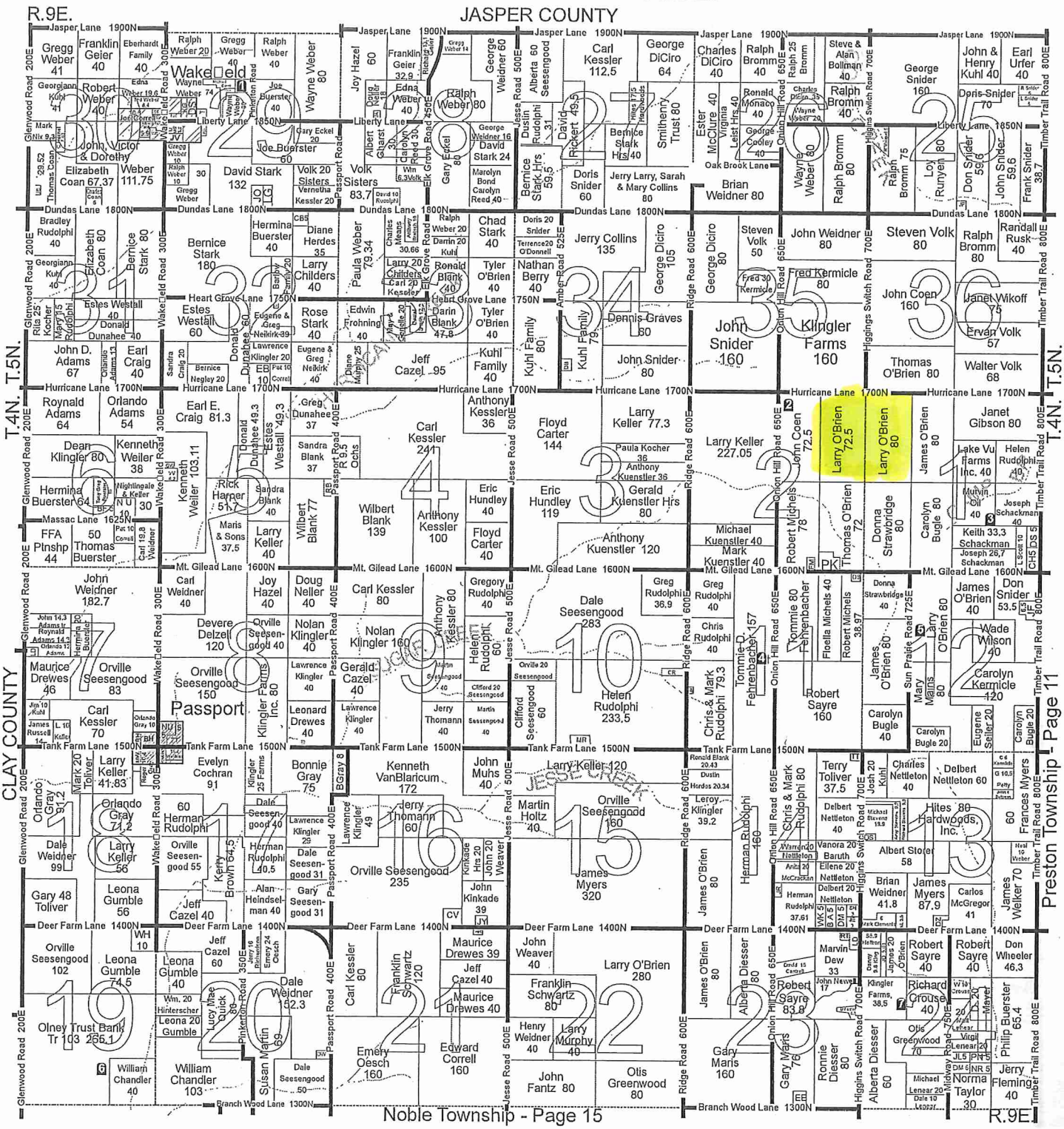
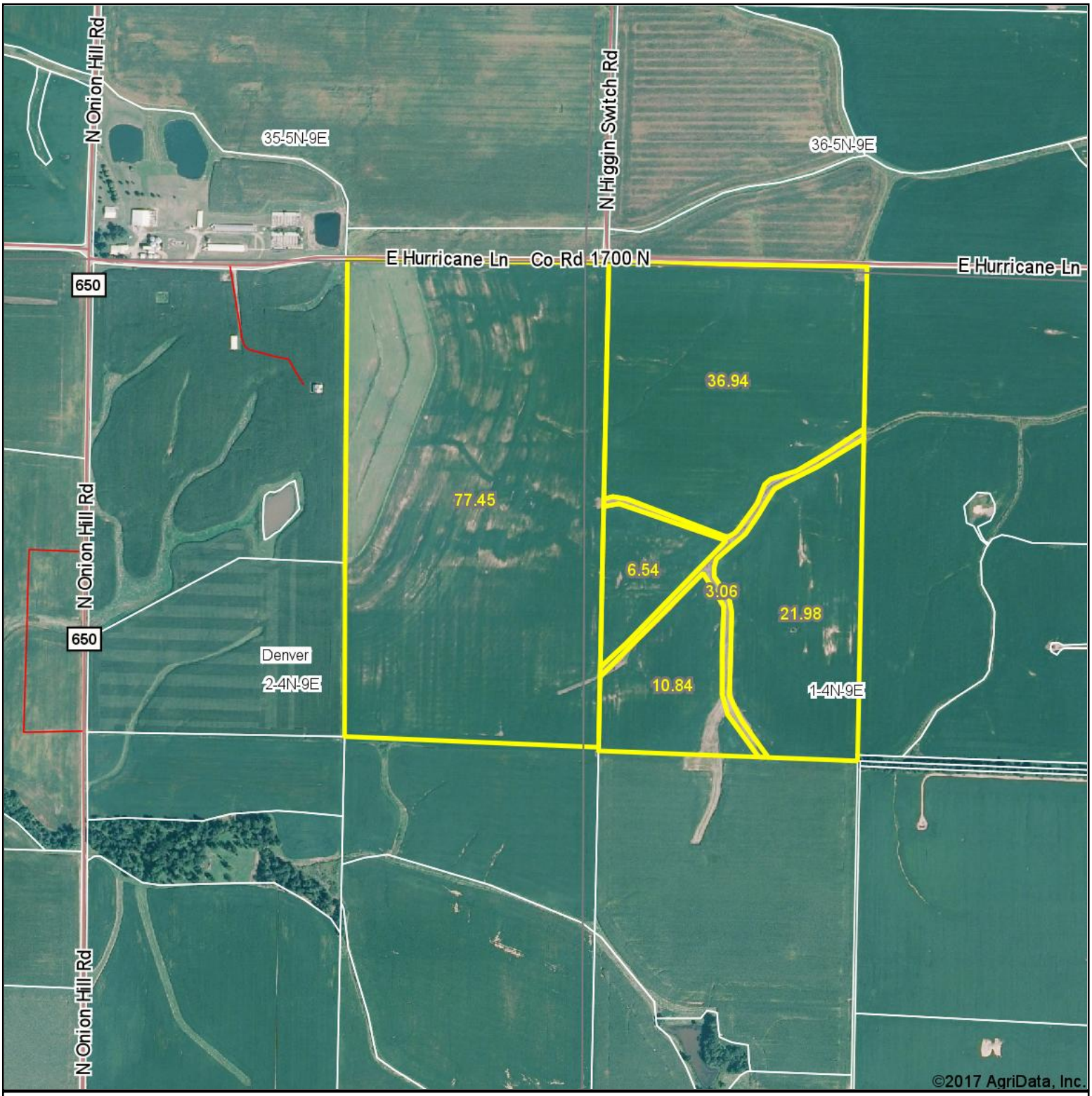
DENVER T.4-5N. - R.9E.



Aerial Map - O'Brien



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Maps Provided By:
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map center: 38° 48' 48.43, -88° 10' 11.56

0ft 807ft 1614ft

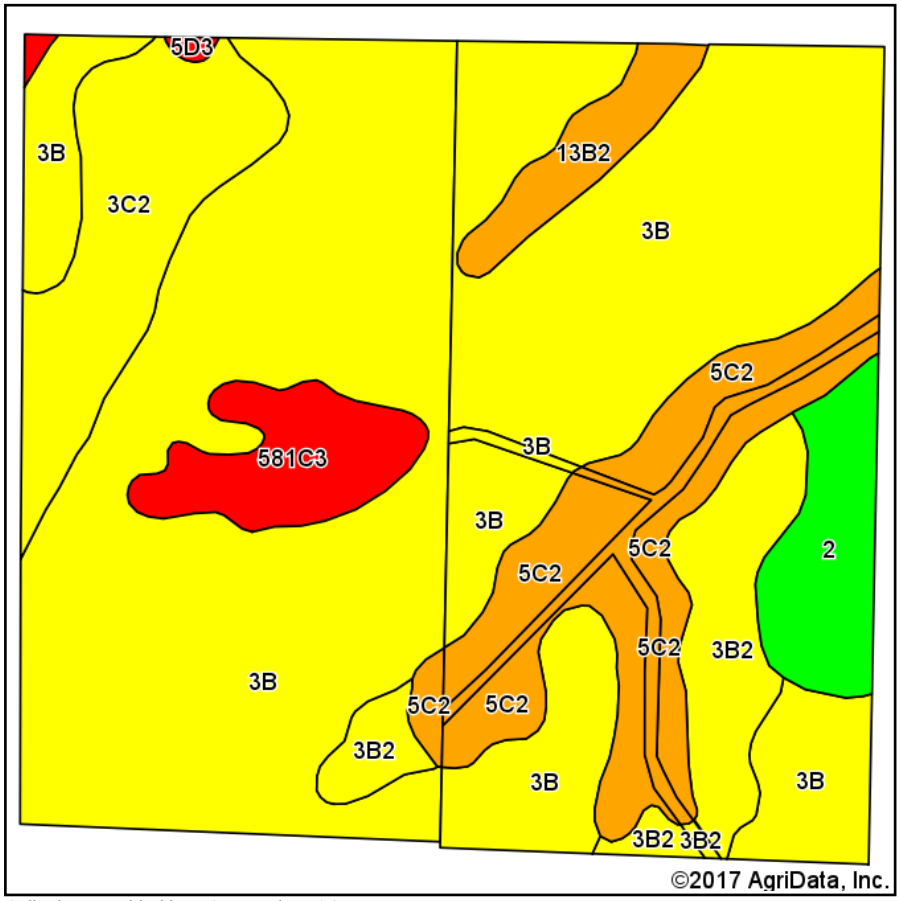
2-4N-9E
Richland County
Illinois

N W E S

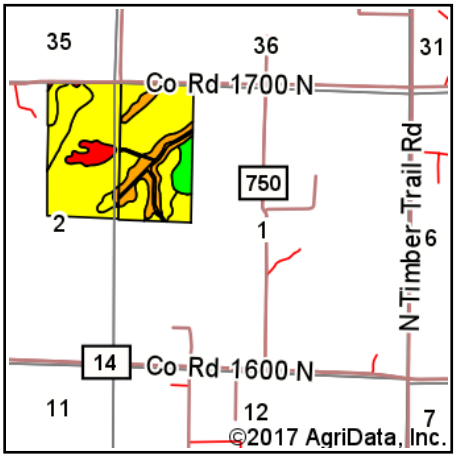
5/19/2017

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map - O'Brien



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Richland**
Location: **2-4N-9E**
Township: **Denver**
Acres: **156.81**
Date: **5/18/2017**

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N W E S

Area Symbol: IL159, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A *b*	Alfalfa *d* hay, T/A	Crop productivity index for optimum management
**3B	Hoyleton silt loam, 2 to 5 percent slopes	99.60	63.5%		**145	**46	**57	0	0.00	**107
**5C2	Passport silt loam, 5 to 10 percent slopes, eroded	17.54	11.2%		**124	**41	**50	0	0.00	**94
**3C2	Hoyleton silt loam, 4 to 7 percent slopes, eroded	12.56	8.0%		**136	**43	**54	0	0.00	**100
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	10.03	6.4%		**139	**44	**55	0	0.00	**103
2	Cisne silt loam, 0 to 2 percent slopes	6.50	4.1%		149	46	59	0	0.00	109
**581C3	Tamalco soils, 3 to 7 percent slopes, severely eroded	6.38	4.1%		**90	**34	**37	0	0.00	**73
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	3.79	2.4%		**129	**42	**52	0	0.00	**96
**5D3	Blair soils, 7 to 12 percent slopes, severely eroded	0.41	0.3%		**102	**33	**41	0	0.00	**77
				Weighted Average	**139**	**44.5**	**55**	*-	**0.00**	**103.1**

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
https://www.ideals.illinois.edu/handle/2142/1027/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
b Soils in the southern region were not rated for oats and are shown with a zero "0".
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Richland County, Illinois

Common Land Unit
Cropland Non-cropland CRP

Farm 7274
Tract 4790

Wetland Determination Identifiers
- **Restricted Use**
- **Limited Restrictions**
- **Exempt from Conservation Compliance Provisions**

2016 Crop Year

N
W E
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Tract Page: 1 of 1

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DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 4790 Description: C-2 4 SEC 2

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.57	77.57	77.57	0.0	0.0	0.0	0.0

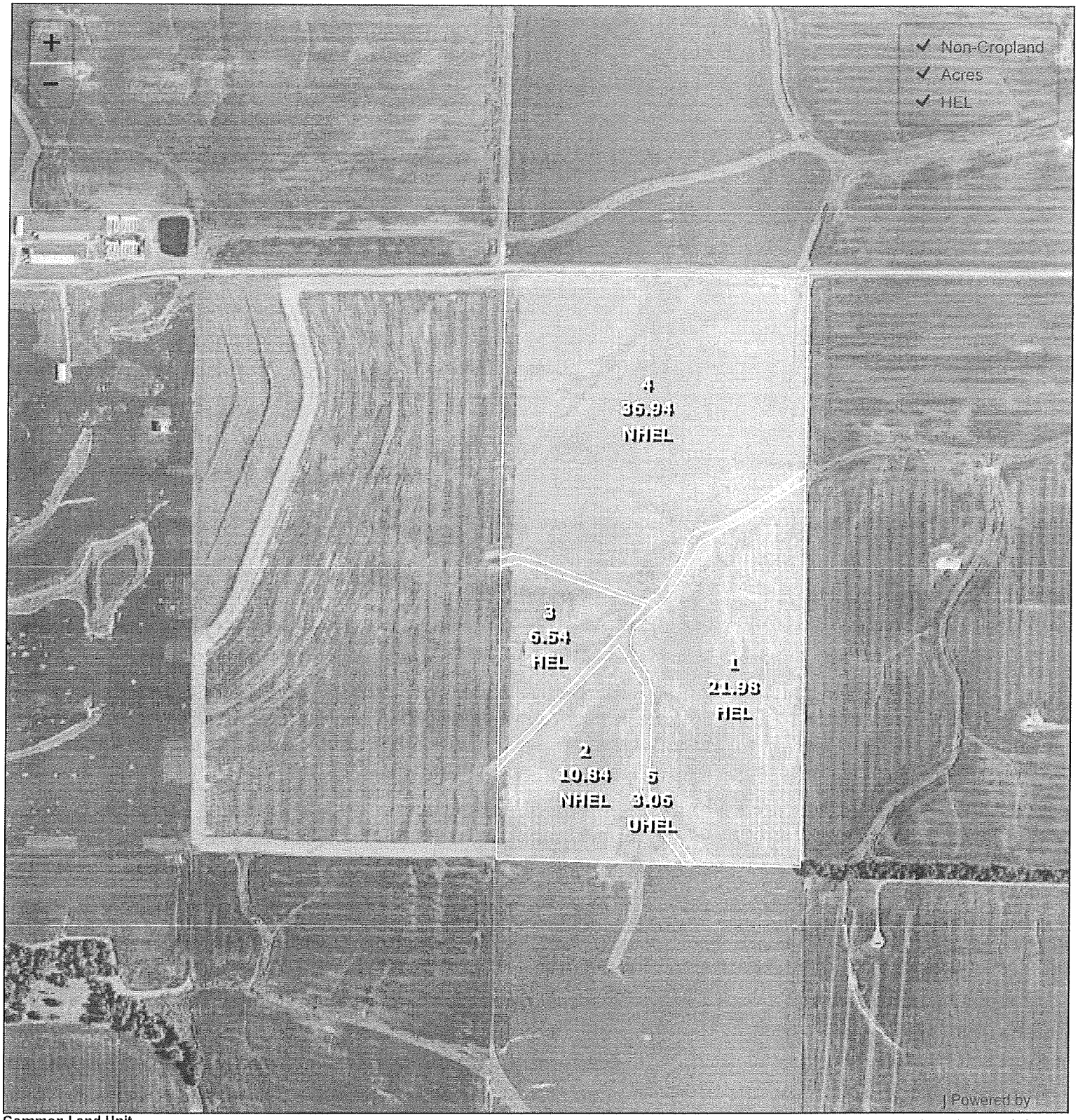
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	77.57	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	39.0		121	0.0
SOYBEANS	38.5		48	0.0
Total Base Acres:	77.5			

Owners: LARRY W OBRIEN TERESA A OBRIEN

Other Producers: [redacted]

Richland County, Illinois



Common Land Unit
Cropland Non-cropland CRP

2016 Crop Year

Farm 7274
Tract 19

Wetland Determination Identifiers
- **Restricted Use**
- **Limited Restrictions**
- **Exempt from Conservation Compliance Provisions**

N
W E
S

Tract Page: 1 of 1

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FARM: 7274

Illinois | U.S. Department of Agriculture | Prepared: 5/17/17 9:36 AM

Richland | Farm Service Agency | Crop Year: 2017

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
[redacted]		

Farms Associated with Operator:
1755, 3761

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
240.62	233.46	233.46	0.0	0.0	0.0	0.0	Active	4

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	233.46	43.6	0.0

ARC/PLC

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	WHEAT, CORN , SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	43.6		54	0.0
CORN	92.3		112	0.0
SOYBEANS	140.6		44	0.0
Total Base Acres:	276.5			

Tract Number: 19 **Description:** C-2 3 SECTION 1

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.36	76.3	76.3	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	76.3	21.2	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	21.2		54	0.0
CORN	26.0		106	0.0
SOYBEANS	50.3		43	0.0
Total Base Acres:	97.5			

Owners: LARRY W OBRIEN

Other Producers: [redacted]

N. HIGGIN SWITCH RD.
CO. RD. 1700 N.
N. MIDWAY RD.
CO. RD. 1655 N.

WEST LIBERTY
WAKEFIELD
WENDELIN
DUNDAS
158.8 AC.
CO. RD. 1100 E./HWY. 130
PASSPORT
RICHLAND COUNTY
130
N West St
OLNEY
150
Richland
HWY 250
HWY 50
1150
NOBLE
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