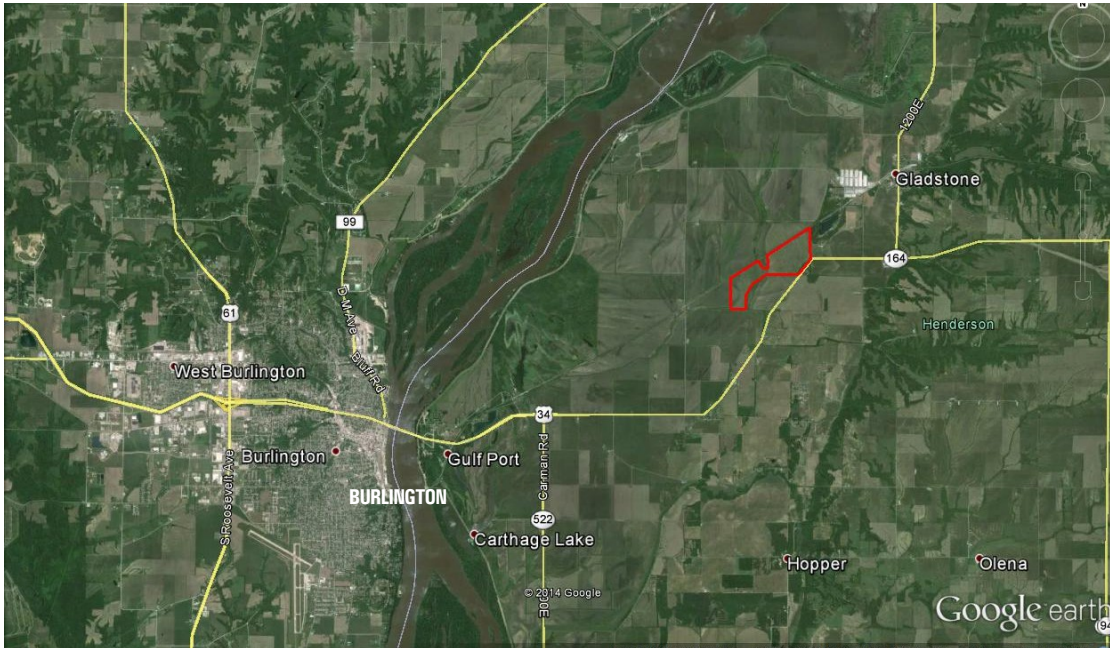


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

301.33 ACRES M/L HENDERSON COUNTY, ILLINIOS



PRICE: \$2,259,975 (\$7,500/Acre)

DESCRIPTION: Highly tillable farm with predominantly Wabash and Sawmill soils. Excavating tiling work down within the last year.

DIRECTIONS: From Gladstone, go South on Hwy 164 to Hwy 34. Turn west on Hwy 34 and drive 1.3 miles to the property on the North side of the road.

TAXES: \$11,801.36 Annually
Payable in 2015

FARM PROGRAM INFORMATION:

Crop Acres: 268.8

Corn Base: 160.3 acres with a Direct Yield of 252 and a CC Yield of 252.

Farm lease is open for the 2015 crop year.

DOUGLAS YEGGE

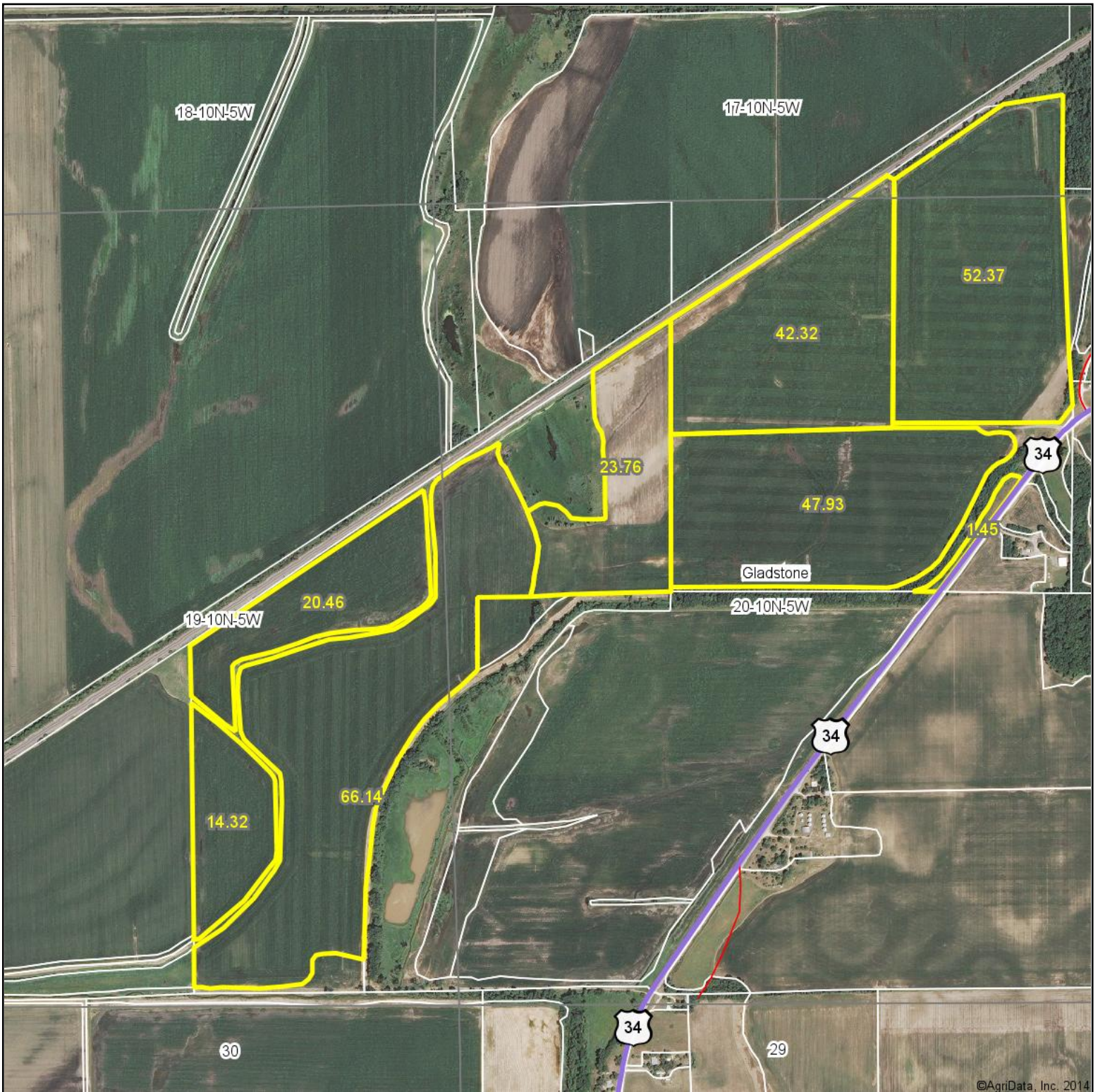
C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com

© 2014 Total Realty Co, LLC. We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

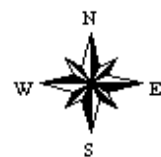
DeWitt, IA
563-659-8185

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

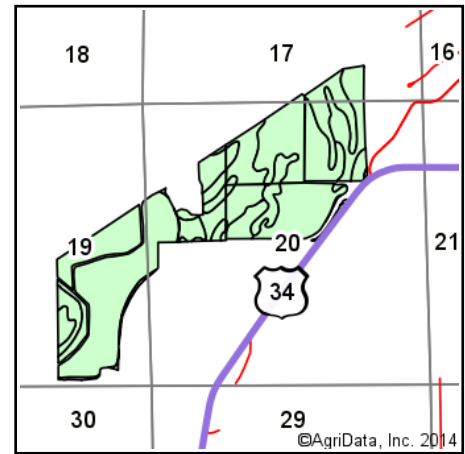
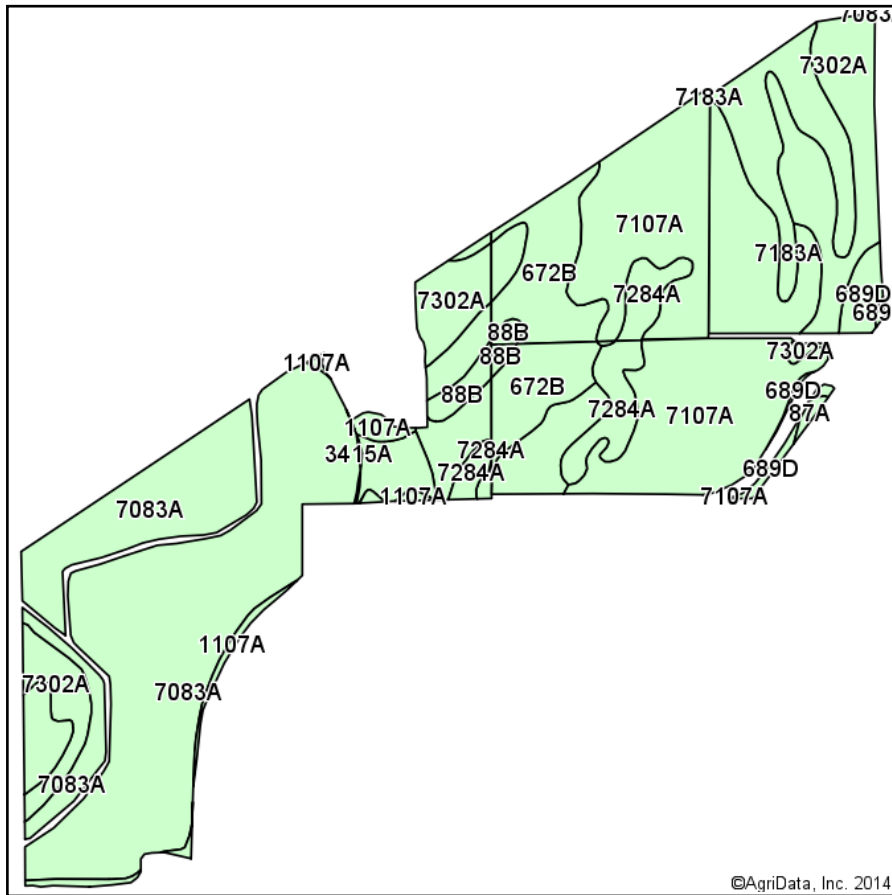
20-10N-5W
Henderson County
Illinois

map center: 40° 50' 40.83, 90° 59' 50.02
scale: 11973



6/3/2014

Soil Map



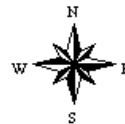
State: **Illinois**
 County: **Henderson**
 Location: **20-10N-5W**
 Township: **Gladstone**
 Acres: **268.75**
 Date: **6/3/2014**

TOTAL REALTY CO.
 Operating in Illinois and
 National Sales

DeWitt, IA
 563-659-8185

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL071, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
7083A	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	92.59	34.5%		157	51	61	74	0.00	116
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	67.11	25.0%		189	60	71	98	0.00	139
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	32.69	12.2%		154	50	61	75	0.00	114
**672B	Crescent loam, 2 to 5 percent slopes	27.68	10.3%		**156	**50	**63	**82	**4.59	**116
7183A	Shaffton loam, 0 to 2 percent slopes, rarely flooded	15.13	5.6%		155	51	60	80	0.00	116
7284A	Tice silt loam, 0 to 2 percent slopes, rarely flooded	10.43	3.9%		184	57	70	95	0.00	134
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	6.98	2.6%		176	58	69	90	0.00	132
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	4.33	1.6%		180	57	66	89	0.00	131
**689D	Coloma sand, 7 to 15 percent slopes	4.00	1.5%		**95	**30	**43	**49	0.00	**71
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	3.98	1.5%		189	60	71	98	0.00	139
**88B	Sparta loamy sand, 1 to 6 percent slopes	3.17	1.2%		**118	**41	**50	**57	0.00	**91
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.50	0.2%		142	46	56	74	3.39	104
**689B	Coloma sand, 1 to 7 percent slopes	0.16	0.1%		**101	**32	**46	**52	0.00	**75
Weighted Average					165.4	53.2	64	82.5	0.48	122.2

Area Symbol: IL071, Soil Area Version: 14



United States Department of Agriculture
Farm Service Agency

January 06, 2011

fsa_gis_layers.SDE.wet_p_11071

Wetland Determination Identifiers



- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Henderson County, IL

Farm: 2860

Tract: 11722

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Illinois
Henderson
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2860
Prepared: 6/19/12 9:39 AM
Crop Year: 2012
Page: 1 of 1

Operator Name
ILLINOIS FARMING INVESTMENTS LLC

Farm Identifier
Not Applicable

Recon Number

Farms Associated with Operator:
1717, 3517, 3518

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
144.1	124.7	124.7	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	124.7	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	68.8	0.0	0.0	126	126	0.0	0.0
SOYBEANS	55.9	0.0	0.0	30	30	0.0	0.0
Total Base Acres:	124.7						

Tract Number: 11722 Description J7-1 SEC 19 & 20-Gladstone

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

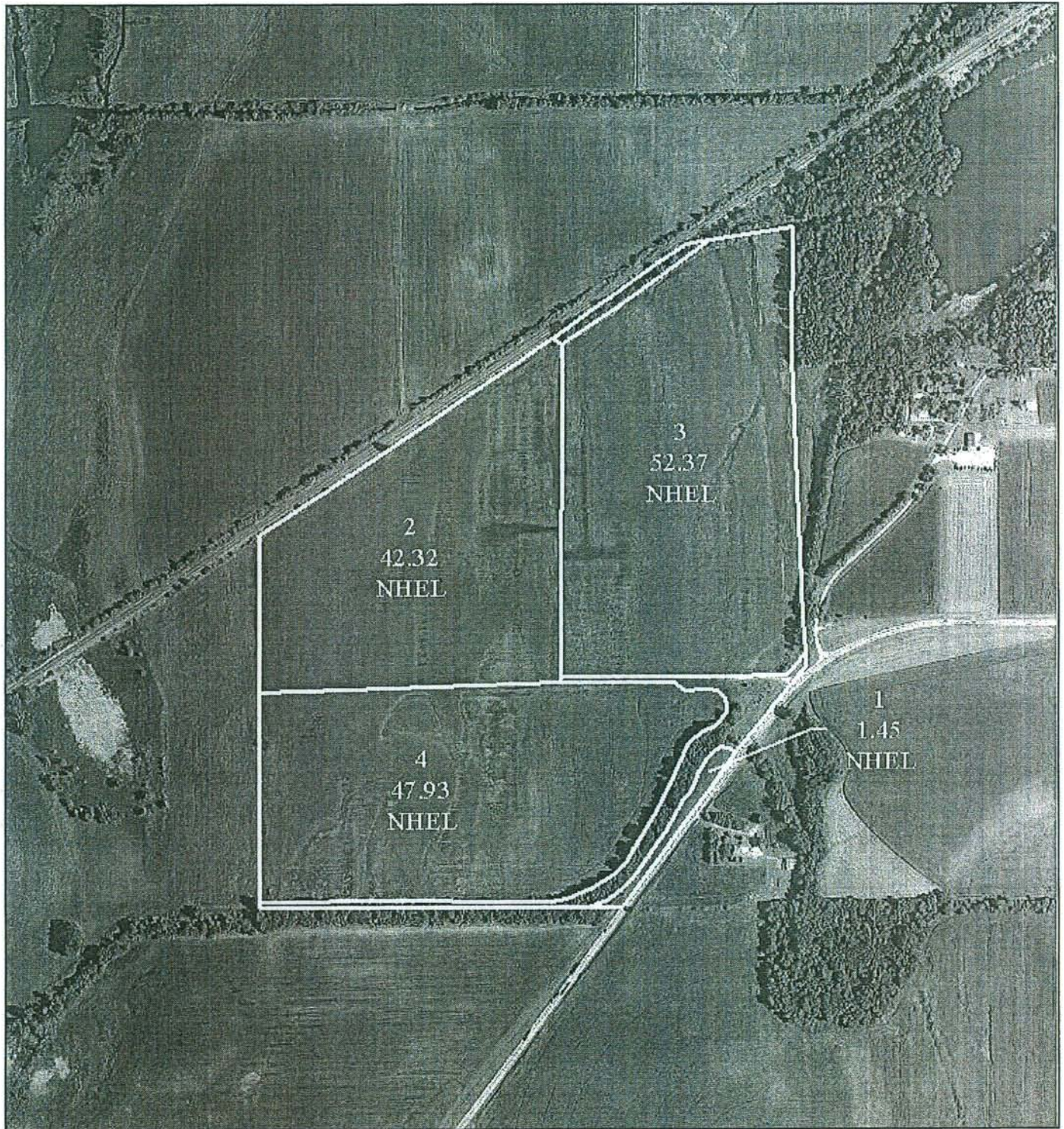
FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
144.1	124.7	124.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	124.7	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	68.8	126	126	0.0	0.0	0	0.0	0.0
SOYBEANS	55.9	30	30	0.0	0.0	0	0.0	0.0
Total Base Acres:	124.7							

Owners: SZMK NAPERVILLE LLC

Other Producers: None



United States Department of Agriculture
Farm Service Agency

November 26, 2010



fsa_gis_layers.SDE.wet_p_11071

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Henderson County, IL

Farm: 1717

Tract: 11716

Not to Scale

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Illinois
Henderson
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 6/19/12 9:36 AM
Crop Year: 2012
Page: 1 of 1

Operator Name					Farm Identifier		Recon Number	
ILLINOIS FARMING INVESTMENTS LLC					Not Applicable			
Farms Associated with Operator:								
2860, 3517, 3518								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
151.4	144.1	144.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	144.1	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	7.1	0.0	0.0	62	62	0.0	0.0
CORN	91.5	0.0	0.0	126	126	0.0	0.0
SOYBEANS	44.1	0.0	0.0	31	31	0.0	0.0
Total Base Acres:	142.7						

Tract Number: 11716 Description J7-2 Sec 17 & 20-Gladstone

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

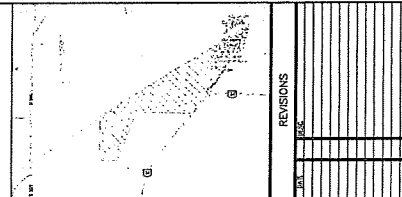
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
151.4	144.1	144.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	144.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	7.1	62	62	0.0	0.0	0	0.0	0.0
CORN	91.5	126	126	0.0	0.0	0	0.0	0.0
SOYBEANS	44.1	31	31	0.0	0.0	0	0.0	0.0
Total Base Acres:	142.7							

Owners: SZMK NAPERVILLE LLC

Other Producers: None

LEGEND	
N/F	NOW OR FORMERLY
⊕	FOUND IRON ROD
-X-	EXISTING FENCE LINE
⊗	SET IRON ROD W/ CAP STAMPED "JONES INC POF 5094"



LOCATION MAP

2. SERGEI KRAVETS
ROYAL WORLINGTON DR.
NABEETVILLE II 60564

BOUNDARY SURVEY

THE JONES CORPORATION
SURVEYING & ENGINEERING
246 BOWER ROAD
MACOMB, ILLINOIS 61455
F: (309) 833-2534
F: (309) 833-2533
www.thejonescorp.com



DRAWN BY	KGF
CHECKED BY	RPJ/DJK
DATE	03/02/2011
Job Number	2011-017
Sheet Number	

1 OF 1

[illegible]

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. TOTAL AREA: 301.33 ACRES
3. FIELD WORK COMPLETED FEBRUARY 28, 2011.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MANUAL STANDARDS FOR A BOUNDARY SURVEY.
5. BASIS OF REASON: REASON IS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY.
6. SOURCE OF RECORD TYPE: A CORPORATE DEED TO STATE NARRATIVE, LLC, RECORDED IN BOOK 430, PAGE 59, AND A WARRANTY DEED TO STATE NARRATIVE, LLC, RECORDED IN BOOK 434, PAGE 344, OF THE CLAY COUNTY CLERK'S OFFICE.
7. DURING THE TIME OF THIS SURVEY, THE RIGHT-OF-WAY LINE HAS NOT CHANGED ACCORDING TO THE RECORDS. HOWEVER, IT APPEARS THAT THE NORTHEASTLY RIGHT-OF-WAY LINE WILL BE CHANGING IN THE

CURVE	RADIUS(S)	ARC LENGTH(S)	CHORD LENGTH(S)	CHORD BEARING	DELTA ANGLE
C1	1153.05	347.97	346.67	S45°30'59"W	17°12'58"

LINE	BEARING	DISTANCE(S)
L1	N87°18'55"W	1041.15
L2	S18°42'31"W	56.24
L3	S38°42'51"W	158.42
L4	S34°44'13"W	350.69
L5	S38°48'13"W	558

SURVEYOR'S CERTIFICATION

TO: MR. SERGEI KRAVETS

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF KENTUCKY, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT KENTUCKY MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

THE JONES SURVEYING & ENGINEERING CORPORATION

PROFESSIONAL DESIGN FIRM NO. 5094

PROJECT NO. 2011-017

1

6/1/01

1/10/1947

7 March 1944

DATE: MAR 4

MY LICENSE EXPIRES IN _____
