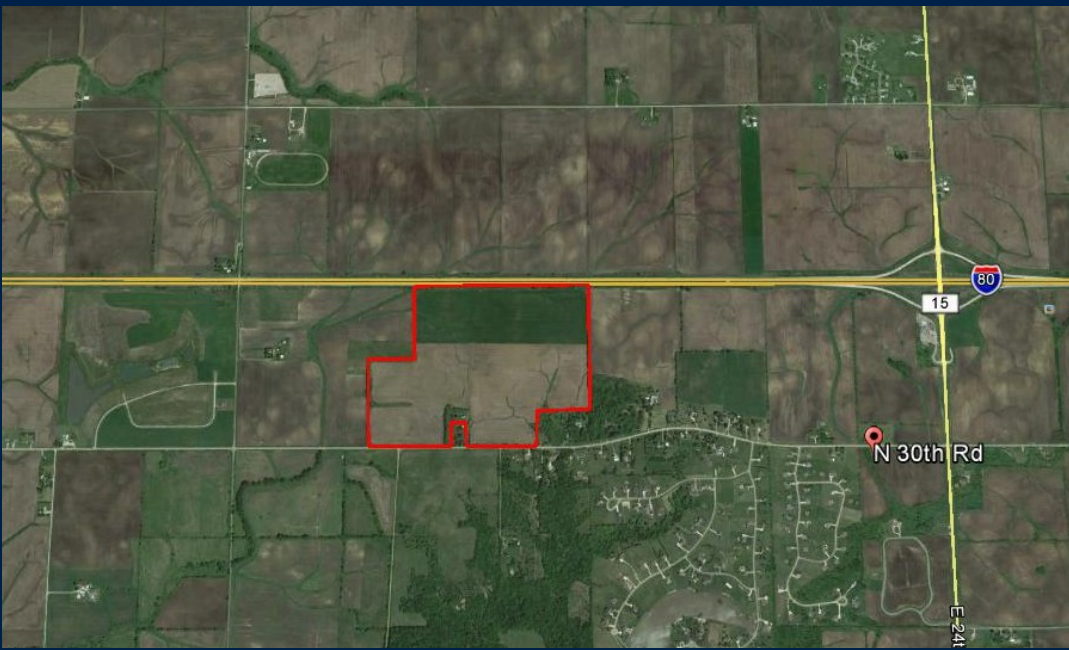
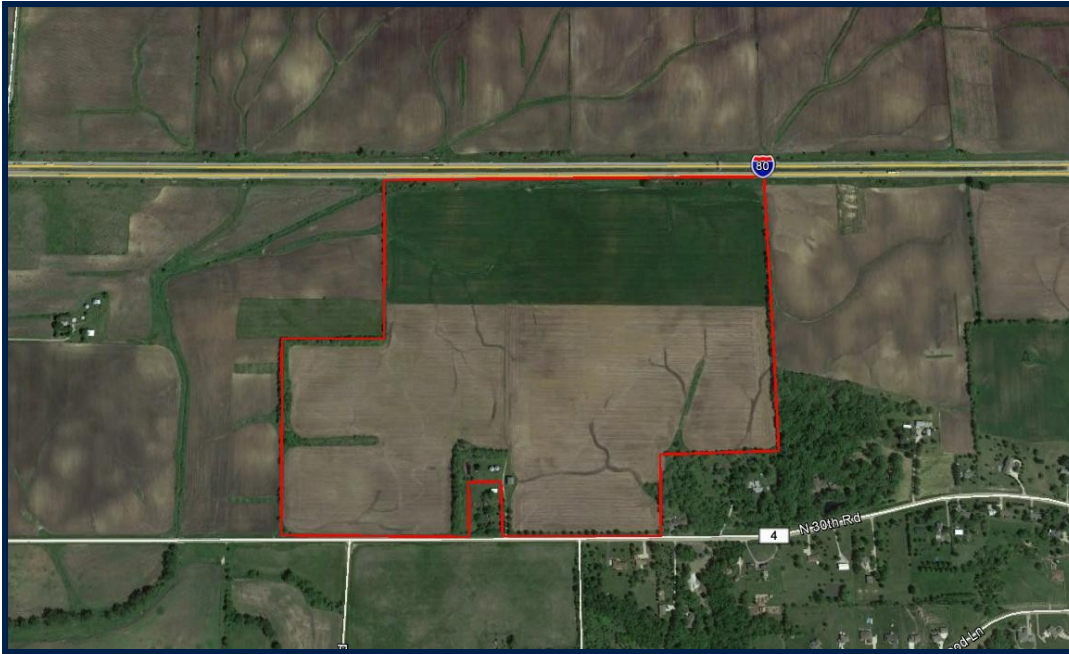


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

156.03 SURVEYED ACRES SAM NORMAN ~ LASALLE COUNTY, ILLINOIS



LISTING #405

PRICE: \$1,200,000 (\$7,691/Acre)

DESCRIPTION: 156.03 surveyed acres.
Highly productive grain farm with bins.
Leased for 2015 but could be available.

DIRECTIONS: 5 MILES EAST OF OTTAWA,
IL. ON CO. RD. 4. BORDERED TO THE
NORTH BY INTERSTATE 80.

TAXES: To be determined, as
property has recently been split.

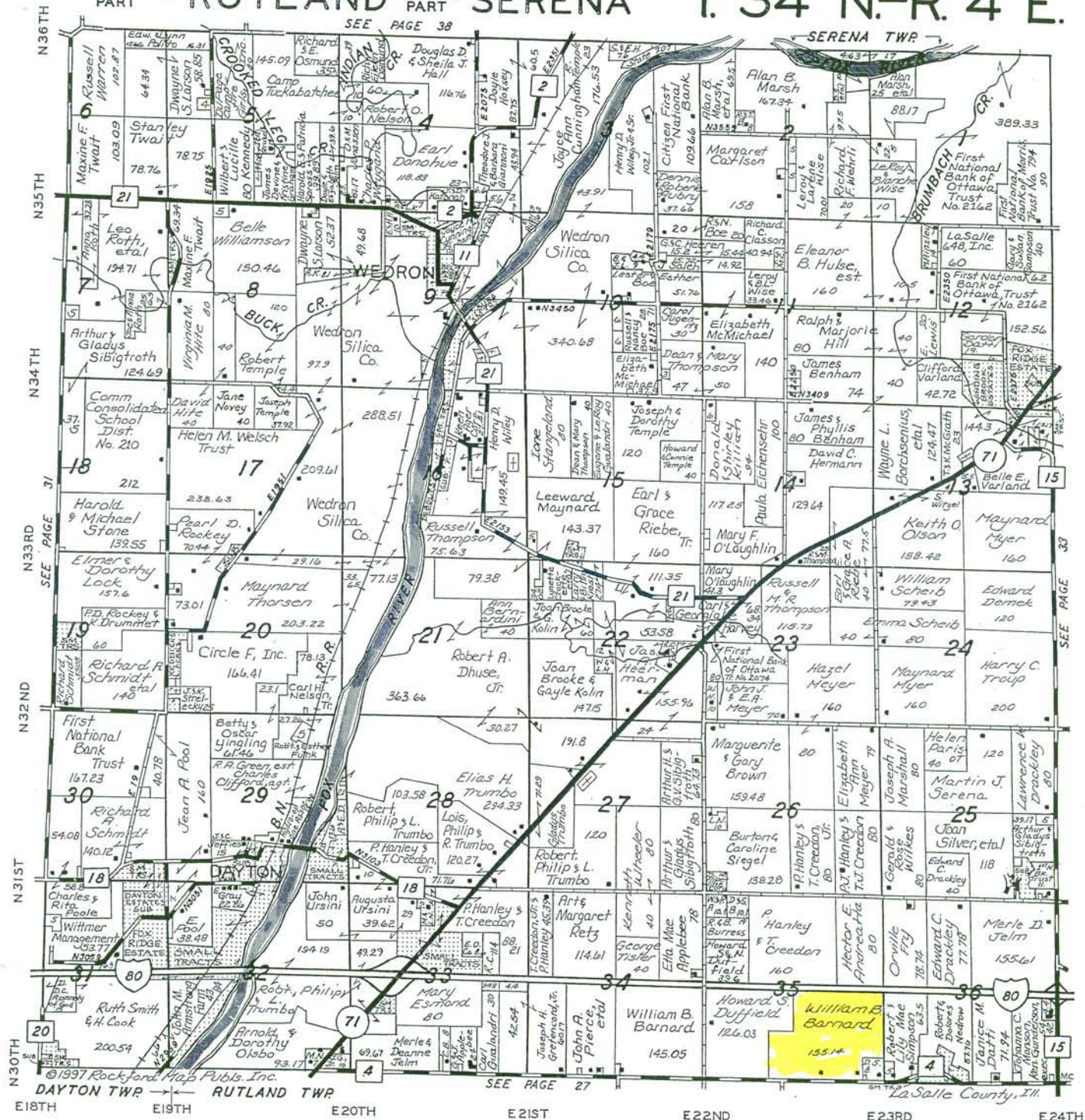
FARM PROGRAM INFORMATION:

Farmland: 153.68
Cropland: 147.1
Corn Base: 69.8
Corn Yield: 109
Soybean Base: 42.7
Soybean Yield: 30
Wheat Base: 34.5
Wheat Yield: 49

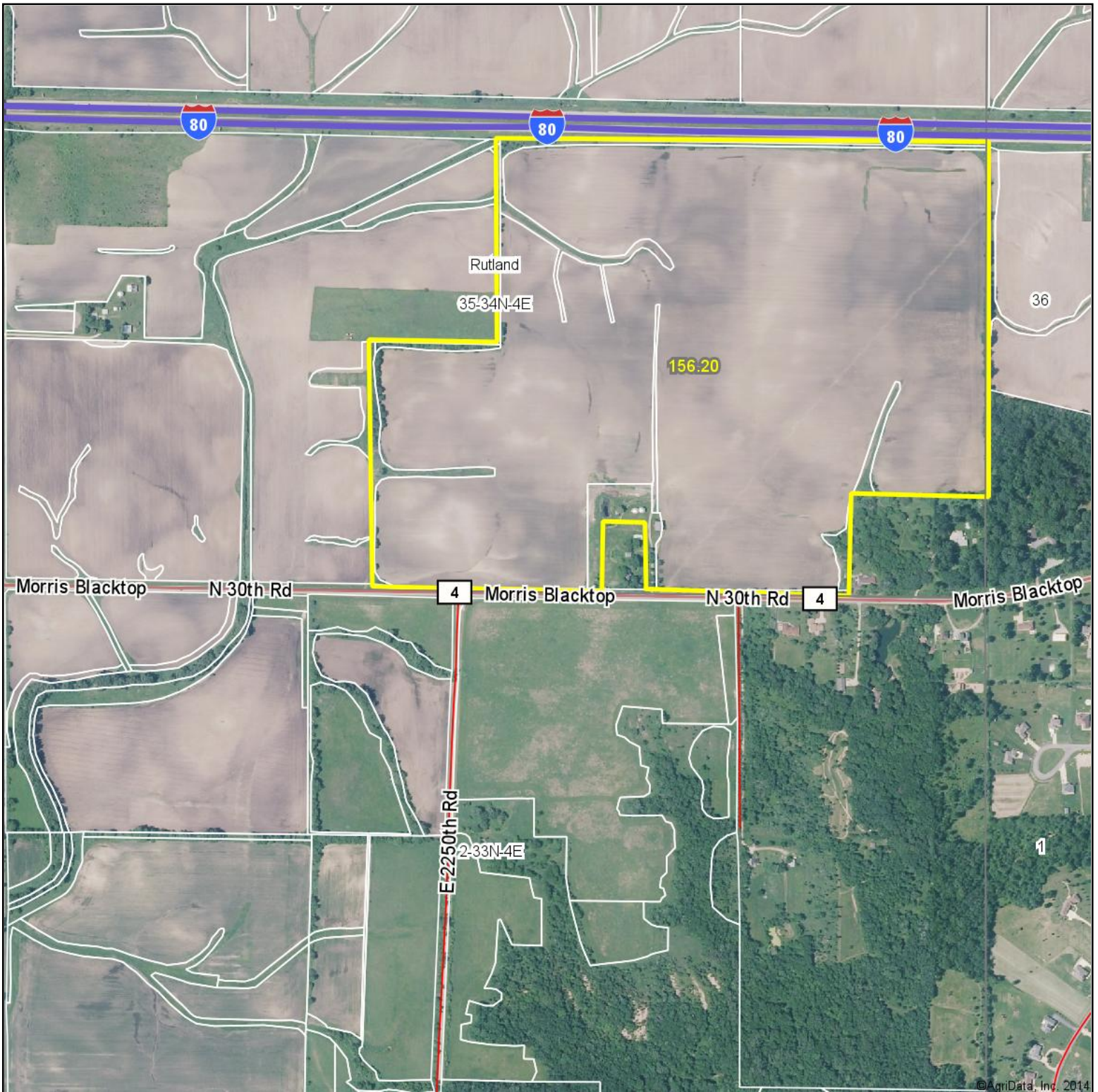
DOUGLAS R. YEGGE

C: 563-659-8185
O: 659-320-9900
Total@totalrealtyco.com

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Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



© AgriData, Inc. 2014 www.AgriDataInc.com

35-34N-4E
La Salle County
Illinois

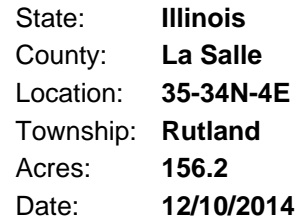
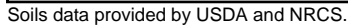
map center: 41° 22' 9.1, 88° 44' 2.46

scale: 9585



12/10/2014

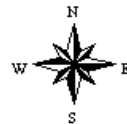
Soil Map



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Code	Soil Description	Acres	Percent of field	II. 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
**91B	Swygert silty clay loam, 2 to 4 percent slopes	39.51	25.3%		**156	**51	**62	**78	0.00	**117
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	19.07	12.2%		**147	**48	**59	**73	0.00	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	15.63	10.0%		**166	**54	**67	**86	0.00	**124
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.19	9.7%		195	63	66	102	0.00	144
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	12.06	7.7%		**136	**43	**55	**68	**4.21	**100
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	9.72	6.2%		**75	**27	**27	**30	0.00	**57
146A	Elliott silt loam, 0 to 2 percent slopes	7.47	4.8%		168	55	68	87	0.00	125
435A	Streator silty clay loam, 0 to 2 percent slopes	7.06	4.5%		177	58	69	92	0.00	131
91A	Swygert silty clay loam, 0 to 2 percent slopes	4.56	2.9%		158	52	63	79	0.00	118
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	4.19	2.7%		**143	**45	**57	**76	**3.57	**104
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.73	2.4%		170	56	65	85	0.00	127
235A	Bryce silty clay, 0 to 2 percent slopes	3.54	2.3%		162	54	64	82	0.00	121
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.51	2.2%		**150	**48	**61	**75	**4.65	**110

**91C3	Swygert silty clay loam, 4 to 6 percent slopes, severely eroded	2.74	1.8%		**123	**41	**49	**62	0.00	**92
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.69	1.7%		**160	**52	**65	**83	0.00	**119
**448B	Mona silt loam, 2 to 5 percent slopes	2.22	1.4%		**160	**50	**62	**82	**4.22	**117
**298B	Beecher silt loam, 2 to 4 percent slopes	1.72	1.1%		**150	**50	**60	**78	0.00	**113
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.02	0.7%		**140	**44	**56	**74	**3.50	**101
**241E3	Chatsworth silty clay, 12 to 20 percent slopes, severely eroded	0.57	0.4%		**64	**23	**23	**25	0.00	**49
Weighted Average					153.7	50.2	60	77.6	0.61	114.5

Area Symbol: IL099, Soil Area Version: 9

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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".

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Illinois

LaSalle

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5824

Prepared: 12/10/14 9:54 AM

Crop Year: 2015

Page: 1 of 1

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

WIXOM FARMS INC

Farm Identifier

Not Applicable

Recon Number

Farms Associated with Operator:

855, 2269, 2952, 3517, 3543, 3560, 3561, 4260, 6925, 7687, 7899, 9272, 9411, 9412, 9414, 10274, 10816, 11058, 11265, 11585, 11994, 12097

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.68	147.1	147.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	147.1	0.0	0.0			Y	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	34.5	49	54	0.0	0.0
CORN	69.8	109	127	0.0	0.0
SOYBEANS	42.7	30	36	0.0	0.0
Total Base Acres:	147.0				

Tract Number: 3039 Description: N9-SE1/4 SW1/4, SE1/4 Sec 35 T34N R4E

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR

History

Y

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
153.68	147.1	147.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	147.1	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	34.5	49	54	0.0	0.0
CORN	69.8	109	127	0.0	0.0
SOYBEANS	42.7	30	36	0.0	0.0
Total Base Acres:	147.0				

Owners: W BARNARD

Other Producers: None



United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Tract Boundary

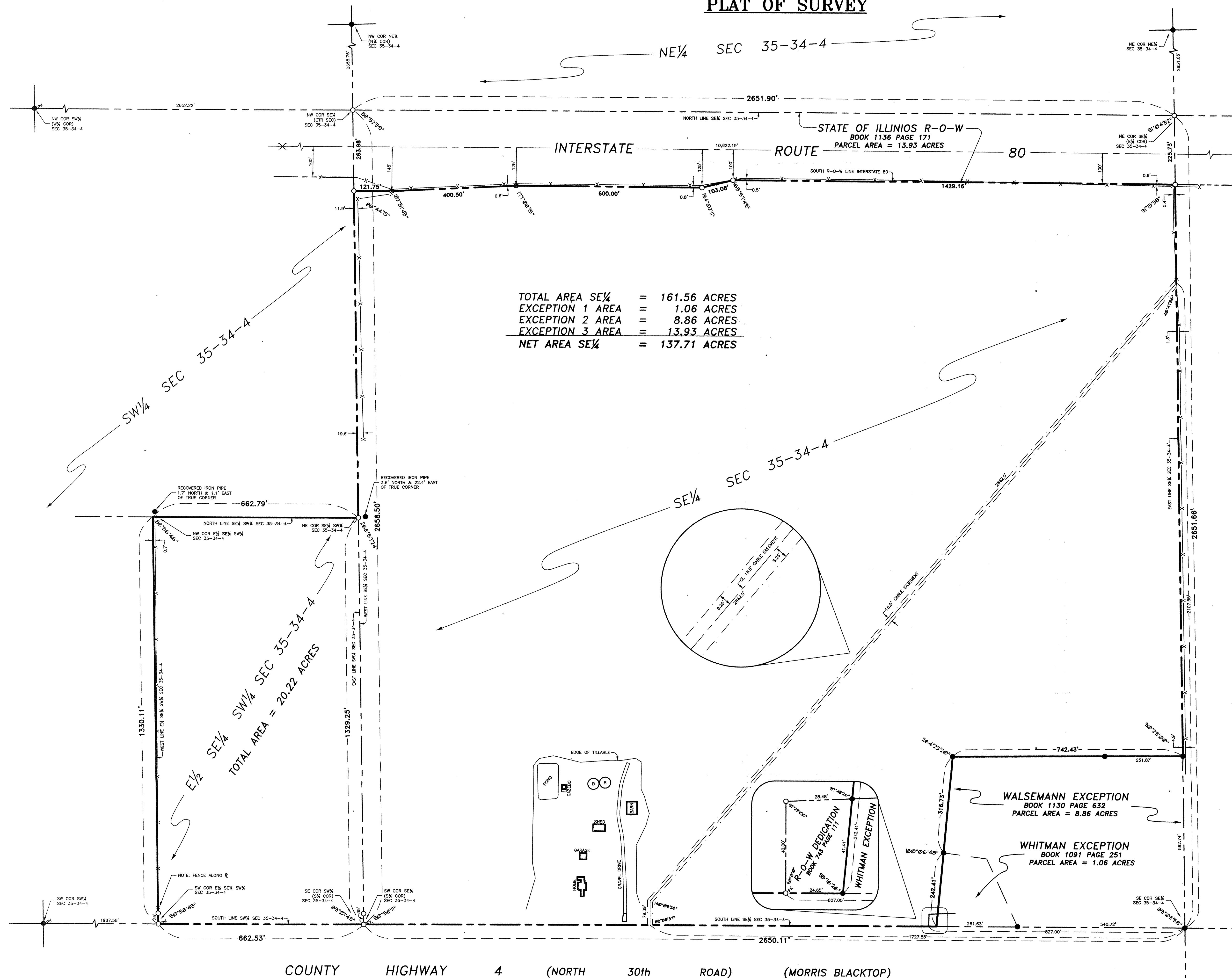
2014 Program Year

Map Created May 29, 2014

Farm **5824**
Tract **3039**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PLAT OF SURVEY



DESCRIPTION OF PROPERTY SURVEYED

The Southeast Quarter of Section 35; and the East Half of the Southeast Quarter of the Southwest Quarter of Section 35; all in Township 34 North, Range 4, East of the Third Principal Meridian, EXCEPT the following parcels:

Parcel #1
That portion thereof conveyed to Walter F. Whitman and Elizabeth Whitman by Warranty Deed dated August 8, 1957 as recorded in Book 1091, Page 251 as document number 447882 in the LaSalle County Recorder's Office,

Parcel #2
That portion thereof conveyed to Donald L. Walsemann and Mary E. Walsemann by Warranty Deed dated November 3, 1959 as recorded in Book 1130, Page 632 as document number 466144 in said Recorder's Office,

Parcel #3
That portion thereof conveyed to the State of Illinois by Warranty Deed dated January 5, 1980 as recorded in Book 1136, Page 171 as document number 467891 in said Recorder's Office,

all situated in Rutland Township, LaSalle County, Illinois.

NET FARM AREA = 157.93 ACRES

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- U.S. GOVERNMENT SUBDIVISION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING FENCELINE
- RECOVERED IRON PIPE OR PIN
- RECOVERED PK NAIL
- RECOVERED RIGHT-OF-WAY MARKER
- RECOVERED CHISELED CROSS ON CONCRETE
- SET 1/2" # IRON PIPE, ± 30" LONG
- SET PK NAIL
- GRAIN BIN
- R-O-W
- RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I, Jeffery S. Etscheid, Illinois Professional Land Surveyor, do hereby certify that the within plat is a true and correct representation of a survey made under my direction for WILLIAM BREWSTER BARNARD.

The field survey work for this survey was completed October 12, 2005.

This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

This certificate runs to the benefit of WILLIAM BREWSTER BARNARD and creates no rights in or responsibility to any party not named in this certificate.

Dated this 28 day of OCTOBER, A.D. 2005

Jeffery S. Etscheid
Professional Land Surveyor No. 35-3508
Expires November 30, 2006

THIS DRAWING SHALL BE CONSIDERED OFFICIAL IF THE LAND SURVEYOR'S AND/OR DESIGN PROFESSIONAL SEAL AFFIXED HERETO APPEARS IN RED INK

NORTH

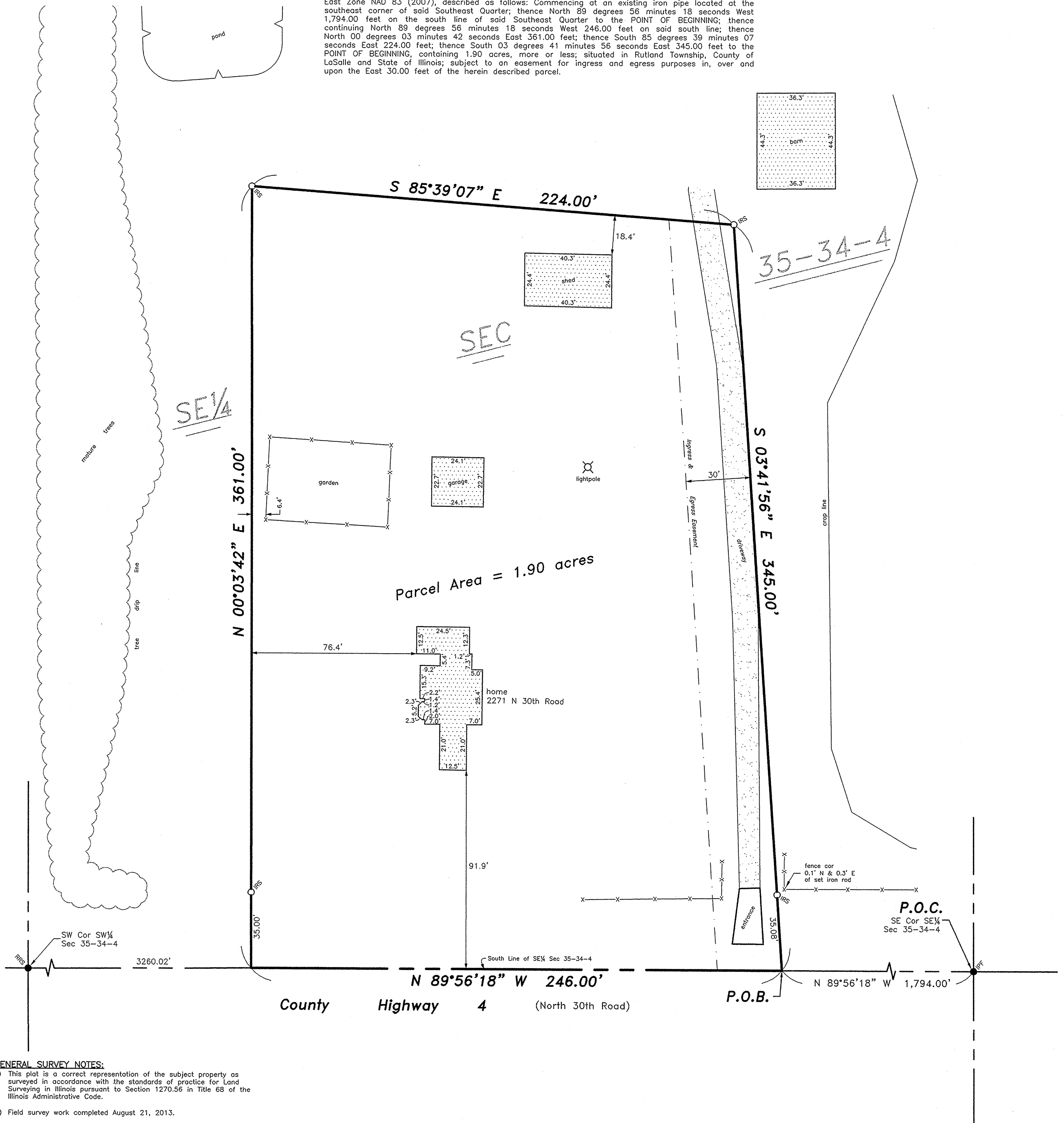
Scale 1" = 150'

ETSCHEID DUTTLINGER & ASSOCIATES INC. Professional Engineers & Land Surveyors		1304 Gemini Circle Ottawa, Illinois 61350 TEL: 815-434-3925 FAX: 815-434-3953
PART OF SE 1/4 & SW 1/4 SEC 35-34-4, RUTLAND TOWNSHIP, LASALLE COUNTY, ILLINOIS		SHEET NO. 1 OF 1
DRAWN BY: M.E.M. DATE PLOTTED: OCTOBER 27, 2005	CHECKED BY: [Signature] FILENAME: J:\3070_PLAT.DWG	PROJECT # 3070

Plat of Survey

Description of Property Surveyed

Part of the Southeast Quarter of Section 35, Township 34 North, Range 4, East of the Third Principal Meridian, with bearings and grid distances referenced to the Illinois State Plane Coordinate System, East Zone NAD 83 (2007), described as follows: Commencing at an existing iron pipe located at the southeast corner of said Southeast Quarter; thence North 89 degrees 56 minutes 18 seconds West 1,794.00 feet on the south line of said Southeast Quarter to the POINT OF BEGINNING; thence continuing North 89 degrees 56 minutes 18 seconds West 246.00 feet on said south line; thence North 00 degrees 03 minutes 42 seconds East 361.00 feet; thence South 85 degrees 39 minutes 07 seconds East 224.00 feet; thence South 03 degrees 41 minutes 56 seconds East 345.00 feet to the POINT OF BEGINNING, containing 1.90 acres, more or less; situated in Rutland Township, County of LaSalle and State of Illinois; subject to an easement for ingress and egress purposes in, over and upon the East 30.00 feet of the herein described parcel.



GENERAL SURVEY NOTES:

- 1) This plat is a correct representation of the subject property as surveyed in accordance with the standards of practice for Land Surveying in Illinois pursuant to Section 1270.56 in Title 68 of the Illinois Administrative Code.
- 2) Field survey work completed August 21, 2013.
- 3) Title examination not provided nor performed by Etscheid, Duttlinger & Associates, Inc. Public and/or private records have not been searched for additional information.
- 4) An Illinois attorney-at-law should be consulted regarding questions of ownership and purpose of easements, rights-of-way and other encumbrances or questions of title as may be revealed or discovered by a thorough title examination.

SURVEYOR'S CERTIFICATE

I, Jeffery S. Etscheid, Illinois Professional Land Surveyor, do hereby certify that the within plat is a true and correct representation of a survey made under my direction for Robin Roman.

This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

This certificate runs to the benefit of Robin Roman and creates no rights in or responsibility to any party not named in this certificate.

Dated this 28 day of August A.D. 2013

Jeffery S. Etscheid
Professional Land Surveyor No. 35-3508
Expires November 30, 2014

THIS DRAWING SHALL BE
CONSIDERED OFFICIAL IF THE
LAND SURVEYOR'S AND/OR DESIGN
PROFESSIONAL SEAL AFFIXED
HERETO APPEARS IN RED INK

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- U.S. GOVERNMENT SUBDIVISION LINE
- EASEMENT LINE
- FENCE LINE
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- 5/8" IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NORTH



Scale: 1" = 30'

Plat of Survey	
Part of SE 1/4 of Sec 35-34-4, Rutland Township, County of LaSalle and State of Illinois.	
ETSCHIED DUTTLINGER & ASSOCIATES INC. Professional Engineers & Land Surveyors	
1304 Gemini Circle Ottawa, Illinois 61350 TEL: 815-434-3925 FAX: 815-434-3953	
PROFESSIONAL DESIGN FIRM # 184-000711	
DRAWN BY: A.M.R.	CHECKED BY: DSE
DATE PLOTTED: August 28, 2013	PROJECT #: 3070
FILENAME: 3070_POS	SHEET NO. 1 of 1