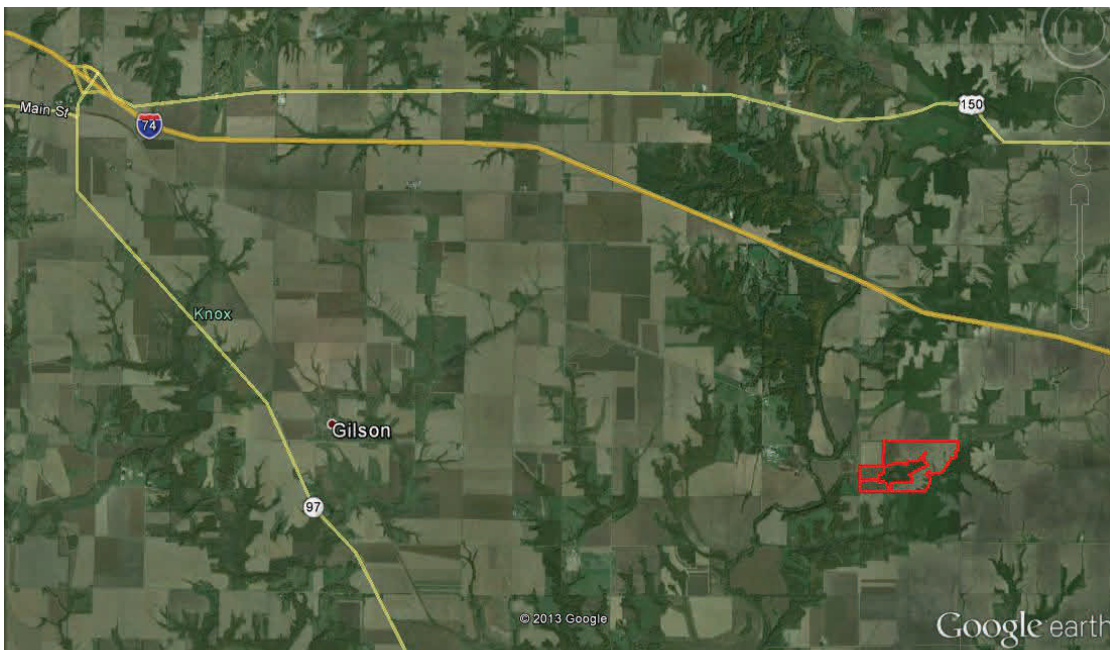


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

185 ACRES M/L KNOX COUNTY, ILLINIOS



PRICE: \$1,300,000 (\$7,027/Acre)

DESCRIPTION: Good, productive prairie soils on this Knox County property that is close to Galesburg. This farm offers an attractive return for an investor. A Highly Erodible Wetland Determination is included.

DIRECTIONS: From Galesburg, drive east on Interstate 74 to the Hwy 97 intersection. Go South on Hwy 97 to Hwy 17 and turn East. Take Hwy 17 about 9 miles to Knox Rd 1800 E and turn South. Property is located East of the Road.

TAXES: \$2,788.84 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 182.67

Corn Base: 133.8 Acres with a Direct Yield of 112 and a CC Yield of 112.

Farm Lease is open for the 2015 crop year.

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com

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EXHIBIT A

THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL LOCATED IN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS:

TRACT 1

A tract of land located in a part of the NE1/4 of Section 18, 10 N, R4E of the 4th P.M., Knox County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:

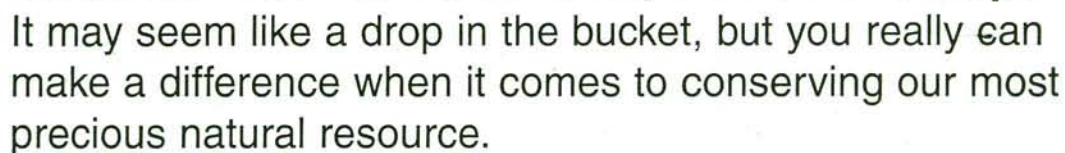
Beginning at an iron rod at the Southeast corner of the NE 1/4 of said Section 18; Thence S 89°01'00" W, along the South line of the NE1/4 of said Section 18, a distance of 1762.48 feet to an iron rod; Thence N 28°35'40" E, 476.42 feet to an iron rod; Thence N 06°57'21" W, 376.77 feet to an iron rod; Thence N 65°13'55" W, 185.05 feet to an iron rod; Thence N 32°29'52" E, 199.01 feet to an iron rod; Thence S 54°43'10" E, 306.63 feet to an iron rod; Thence N 53°24'45" E, 155.43 feet to an iron rod; Thence N 84°15'14" E, 298.42 feet to an iron rod; Thence N 55°43'56" E, 183.08 feet to an iron rod; Thence N 32°11'49" E, 346.46 feet to an iron rod; Thence N 22°33'35" E, 183.93 feet to an iron rod; Thence N 68°12'27" E, 109.95 feet to an iron rod; Thence N 03°12'25" E, 139.71 feet to an iron rod; Thence N 13°06'47" E, 78.13 feet to an iron rod; Thence N 77°48'58" E, 39.83 feet to an iron rod; Thence S 39°58'30" E, 105.85 feet to an iron rod; Thence N 55°24'50" E, 253.16 feet to an iron rod; Thence N 19°13'26" W, 216.41 feet to an iron rod; Thence N 48°04'36" E, 199.11 feet to an iron rod on the West right-of-way of a Public Road; Thence S 90°00'00" E, 29.49 feet to the East line of the NE1/4 of said Section 18; Thence S 00°20'34" E, along the East line of the NE1/4 of said Section 18, a distance of 2183.78 feet to the Place of Beginning.

TRACT 2

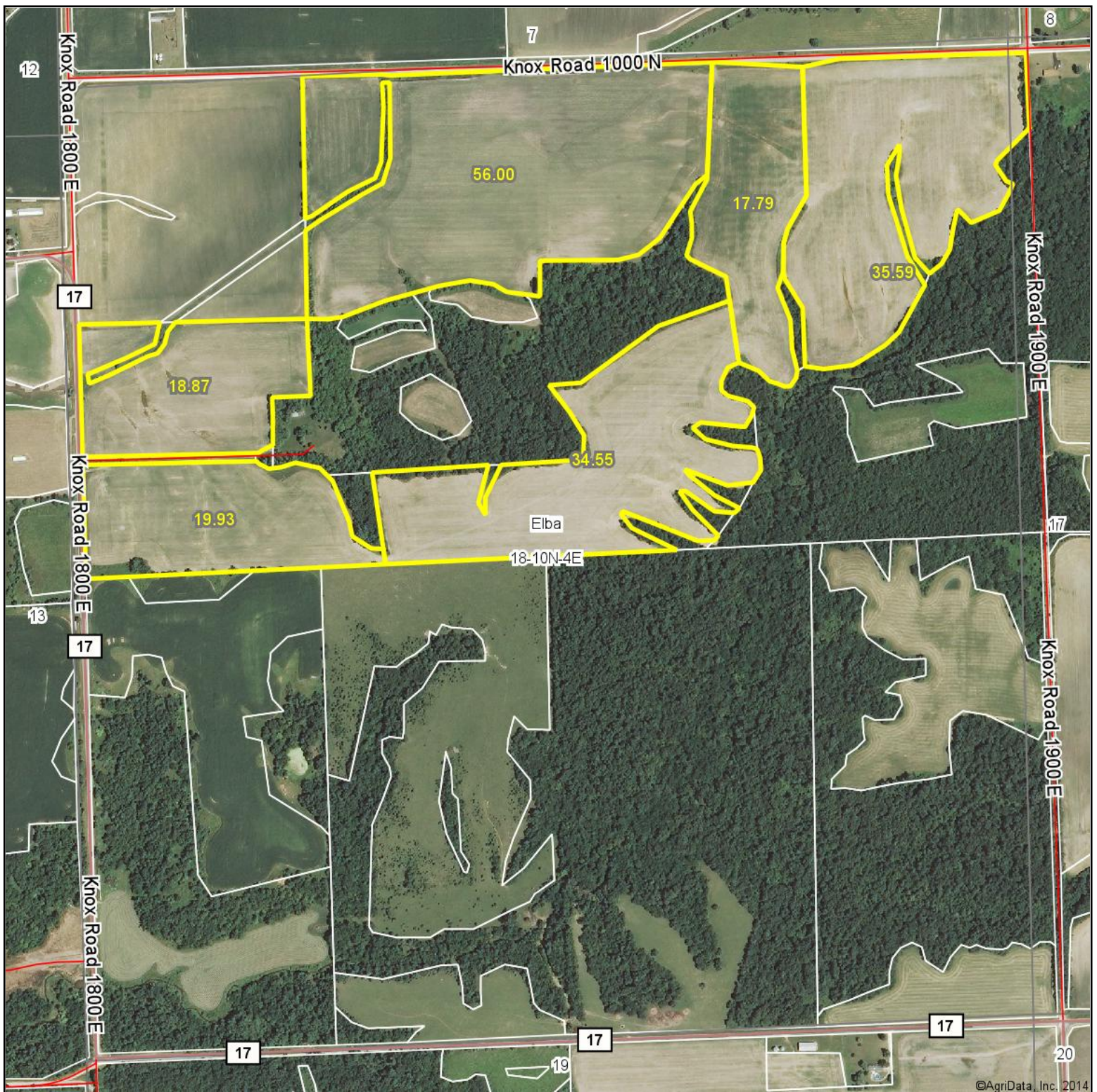
A tract of land located in a part of the N1/2 of Section 18, T10N, R4E of the 4th P.M., Knox County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:

Commencing at an iron rod at the Southeast corner of the NE1/4 of said Section 18; Thence S 89°01'00" W, along the South line of the NE1/4 of said Section 18 and continuing along the South line of the NW1/4 of said Section 18, a distance of 3606.70 feet; Thence N 00°00'00" E, 68.51 feet to an iron rod at the Place of

beginning for the tract to be described; Thence N 65°06'06" W, 173.76 feet to an iron rod; Thence N 11°35'19" W, 182.88 feet to an iron rod; Thence N 33°12'24" W, 205.70 feet to an iron rod; Thence N 57°49'14" W, 139.52 feet to an iron rod; Thence S 86°40'34" W, 154.46 feet to an iron rod; Thence N 02°53'12" W, 372.83 feet to an iron rod; Thence N 89°23'01" E, 219.82 feet to an iron rod; Thence N 00°07'32" E, 401.38 feet to an iron rod; Thence N 74°23' 42" E, 442.18 feet to an iron rod; Thence N 80°26'13" E, 487.22 feet to an iron rod; Thence S 66°52'15" E, 217.05 feet to an iron rod; Thence S 82°11'11" E, 126.20 feet to an iron rod; Thence N 08°47'42" E 174.34 feet to an iron rod; Thence N 63°41'59" E, 55.48 feet to an iron rod; Thence S 87°59'51" E, 502.70 feet to an iron rod; Thence N 46°35'12" E, 297.67 feet to an iron rod; Thence S 89°22'40" E, 89.44 feet to an iron rod; Thence S 10°43'04" W, 201.72 feet to an iron rod; Thence S 59°43'45" E, 222.78 feet to an iron rod; Thence S 12°58'33" E, 126.24 feet to an iron rod; Thence S 72°26'53" W, 304.63 feet to an iron rod; Thence S 67°32'13" W, 171.96 feet to an iron rod; Thence S 54°22'51" W, 466.27 feet to an iron rod; Thence S 85°20'00" W, 160.47 feet to an iron rod; Thence S 00°36'45" W, 52.86 feet to an iron rod; Thence S 63°09'22" E, 63.08 feet to an iron rod; Thence S 34°43'01" E, 183.87 feet to an iron rod; Thence S 11°53'34" E, 116.58 feet to an iron rod; Thence S 29°12'42" W, 44.98 feet to an iron rod; Thence S 84°58'27" W, 409.79 feet to an iron rod; Thence S 87°49'12" W, 171.61 feet to an iron rod; Thence S 86°30'01" W, 309.09 feet to an iron rod; Thence N 89°34'42" W, 261.80 feet to an iron rod; Thence S 03°55'50" E, 234.18 feet to an iron rod; Thence S 11°20'28" E, 195.57 feet to the Place of Beginning.



Aerial Map



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TOTAL REALTY CO.
Operating in Farm and
Residential Sales

DeWitt, IA
563-659-8185

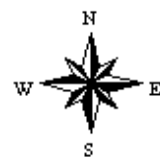
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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18-10N-4E
Knox County
Illinois

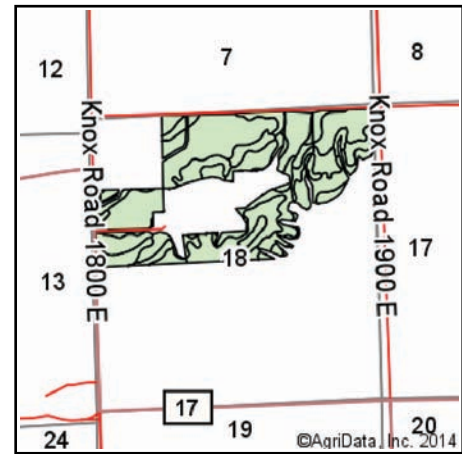
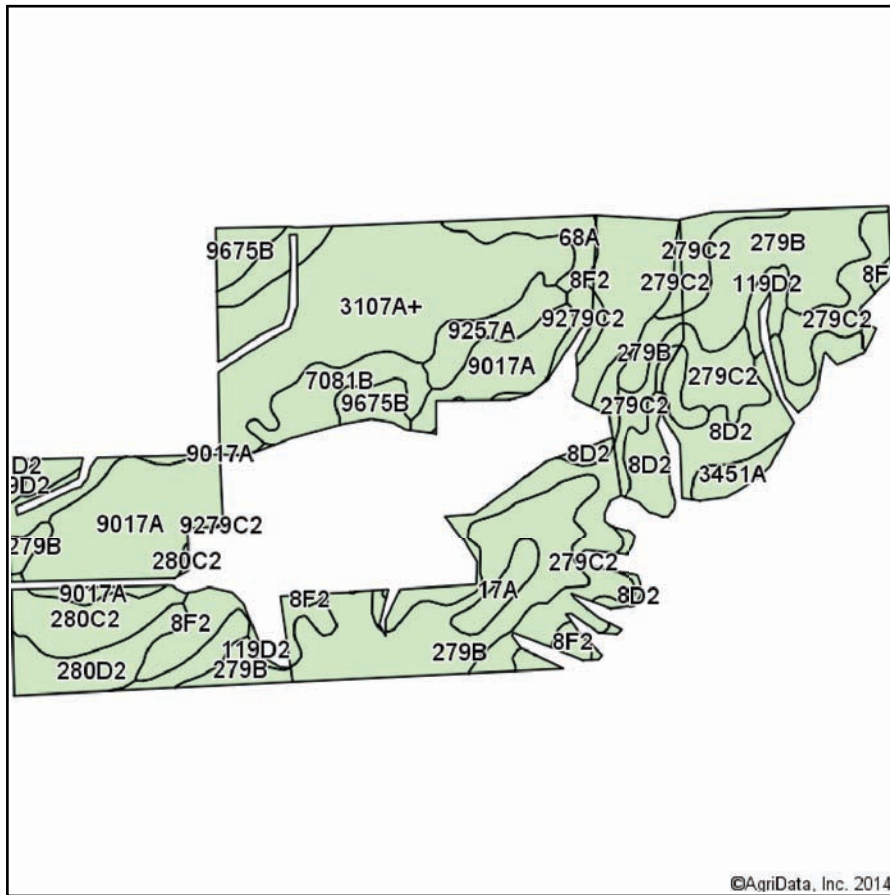
map center: 40° 51' 7.58, 90° 5' 28.15

scale: 9797



6/16/2014

Soil Map



State: **Illinois**
 County: **Knox**
 Location: **18-10N-4E**
 Township: **Elba**
 Acres: **182.73**
 Date: **6/16/2014**

TOTAL REALTY CO.
 DeWitt, IA
 563-659-8185

Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL095, Soil Area Version: 7

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
**279B	Rozetta silt loam, 2 to 5 percent slopes	32.58	17.8%		**162	**50	**64	**83	**5.22	**119
3107A+	Sawmill silt loam, 0 to 2 percent slopes, overwash, frequently flooded	31.72	17.4%		189	60	71	98	0.00	139
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	24.94	13.6%		**153	**47	**60	**78	**4.90	**112
9017A	Keomah silt loam, terrace, 0 to 2 percent slopes	20.52	11.2%		161	51	65	83	0.00	119
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	14.71	8.1%		**108	**36	**44	**50	**3.58	**82
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	13.53	7.4%		**80	**27	**32	**37	**2.65	**61
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	6.13	3.4%		**155	**49	**61	**79	**4.90	**113
7081B	Littleton silt loam, 1 to 3 percent slopes, rarely flooded	5.73	3.1%		194	61	74	100	0.00	142
68A	Sable silty clay loam, 0 to 2 percent slopes	5.68	3.1%		192	63	74	99	0.00	143
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.45	3.0%		**134	**44	**53	**67	**3.79	**100
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	5.41	3.0%		**149	**47	**59	**76	**4.69	**109
9675B	Greenbush silt loam, terrace, 2 to 5 percent slopes	5.22	2.9%		184	58	70	97	0.00	134
9257A	Clarksdale silt loam, terrace, 0 to 2 percent slopes	4.10	2.2%		174	56	69	89	0.00	128
17A	Keomah silt loam, 0 to 2 percent slopes	2.25	1.2%		161	51	65	83	0.00	119

3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	1.94	1.1%		190	61	73	97	0.00	140
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	1.92	1.1%		164	51	65	84	5.27	120
9279B	Rozetta silt loam, terrace, 2 to 5 percent slopes	0.90	0.5%		164	51	65	84	5.27	120
Weighted Average					156.6	49.6	61.3	79.8	2.58	115.5

Area Symbol: IL095, Soil Area Version: 7

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
Warren

U.S. Department of Agriculture
Farm Service Agency

FARM: 5962
Prepared: 6/12/14 11:28 AM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
JENKS FAMILY FARMS		

Farms Associated with Operator:

617, 656, 714, 3003, 4025, 4210, 4457, 4756, 4910, 5113, 5646, 5957, 5965, 5967, 5998, 6033

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
189.38	182.67	182.67	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	182.67	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	133.8	112	112	0.0	0.0
SOYBEANS	48.9	32	32	0.0	0.0
Total Base Acres:	182.7				

Tract Number: 6591	Description: SEC 18 ELBA TWP, KNOX CO	FAV/WR History
BIA Range Unit Number:		N
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
189.38	182.67	182.67	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	182.67	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	133.8	112	112	0.0	0.0
SOYBEANS	48.9	32	32	0.0	0.0
Total Base Acres:	182.7				

Owners: SUMMIT AG FUND I LLP

Other Producers: None



United States
Department of
Agriculture

Warren 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

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).

2014 Program Year

Map Created May 12, 2014

Farm **5962**

Tract **6591**

IL187_T6591_A1



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026e
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Summit Ag 1, LLP	Request Date: 2/14/13	County: Warren
Address:	10640 County Hwy D20 Alden, IA 50006		
Agency or Person Requesting Determination:	FSA	Tract No: 6131	FSA Farm No.: 5280

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the

Section II - Wetlands

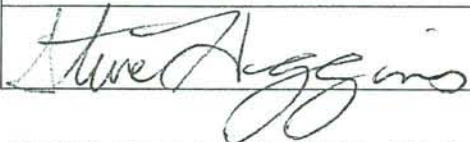
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
1,3,4,5,6,7	PC/NW		165.98	08/19/2013	08/19/2013
17	PC		0.59	08/19/2013	08/19/2013
2	NW		17.68	08/19/2013	08/19/2013
8,9,10,11,12,13	NW		4.92	08/19/2013	08/19/2013
14,15	NW		1.92	08/19/2013	08/19/2013

The wetland determination was completed in the Office It was Mailed to the person on 8/22/2013

Remarks: To maintain certain USDA benefits and program eligibility, you must apply an approved conservation system when producing agricultural commodities on HEL fields, and may not convert any wetland to make agricultural production possible. Contact NRCS if you plan to tile, ditch, drain, level, grade, fill or clear trees or brush, to ensure that you do not convert any wetlands.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	8/22/2013

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

*DEFINITIONS OF WETLAND LABELS

AW	<u>Artificial Wetland</u> : An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.
CC	<u>Commenced Conversion</u> : A wetland, farmed wetland, farmed wetland pasture, or converted wetland on which the conversion began but was not completed before December 23, 1985, was approved by FSA to continue, and the conversion was completed by January 1, 1995.
CPD	<u>COE Permit with Mitigation</u> : A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act. Production of agricultural commodities is allowed subject to conditions of the permit.
CMW	<u>Categorical Minimal Effect</u> : A wetland that meets specific categories of conversion activities that have been determined by NRCS to have minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
CW	<u>Converted Wetland</u> : A wetland converted between December 23, 1985, and November 28, 1990. Production of an agricultural commodity or additional manipulation of these areas will yield USDA benefit ineligibility. Also, these areas are wetlands converted after December 23, 1985, by a county, drainage district, or similar entity. For these instances, production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.
CW+year	<u>Converted Wetland + (year the conversion occurred)</u> : A wetland converted after November 28, 1990, where the USDA program participant is ineligible for benefits until the wetland is restored or mitigated unless an exemption applies.
CWNA	<u>Converted Wetland Non-Agricultural Use</u> : A wetland converted after November 28, 1990, to a use other than agricultural commodity production. Label not used for certified wetland determinations completed after 2/2008.
CWTE	<u>Converted Wetland Technical Error</u> : A wetland converted or commenced after December 23, 1985, based on an incorrect NRCS determination. This label does not apply to obvious wetlands as defined in the National Food Security Act Manual.
FW	<u>Farmed Wetland</u> : A wetland that was manipulated and planted before December 23, 1985, but still meets inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
FWP	<u>Farmed Wetland Pasture or Hayland</u> : A wetland that is used for pasture or haying, was manipulated and planted before December 23, 1985, but still meets the inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
MIW	<u>Mitigation Exemption</u> : A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS-approved mitigation plan.
MW	<u>Minimal Effect Exemption</u> : A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
MWM	<u>Mitigation Site</u> : The site of wetland restoration, enhancement, or creation serving as mitigation for the mitigation exemption (MIW) site.
NI	<u>Not Inventoried</u> : An area where no wetland determination has been conducted. Label not used for certified wetland determinations completed after 2/2008.
NW	<u>Non-Wetland</u> : An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria (not been abandoned).
PC	<u>Prior-Converted Cropland</u> : A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
PC/NW	<u>Prior Converted Cropland/Non-Wetland</u> : An area that contains both PC and NW.
TP	<u>Third-Party Exemption</u> : A wetland converted after December 23, 1985, by a third party who is not associated with the participant, and the conversion is not a result of a scheme or device. A third party does not include predecessors in interest on the tract, drainage districts, or other local government entities.
W	<u>Wetland</u> : An area meeting wetland criteria that was not converted after December 23, 1985. These areas include farmed wetlands and farmed wetland pasture that have been abandoned.
WX	<u>Manipulated Wetlands</u> : A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and production was not made possible. These areas include wetlands manipulated by drainage maintenance agreements.

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