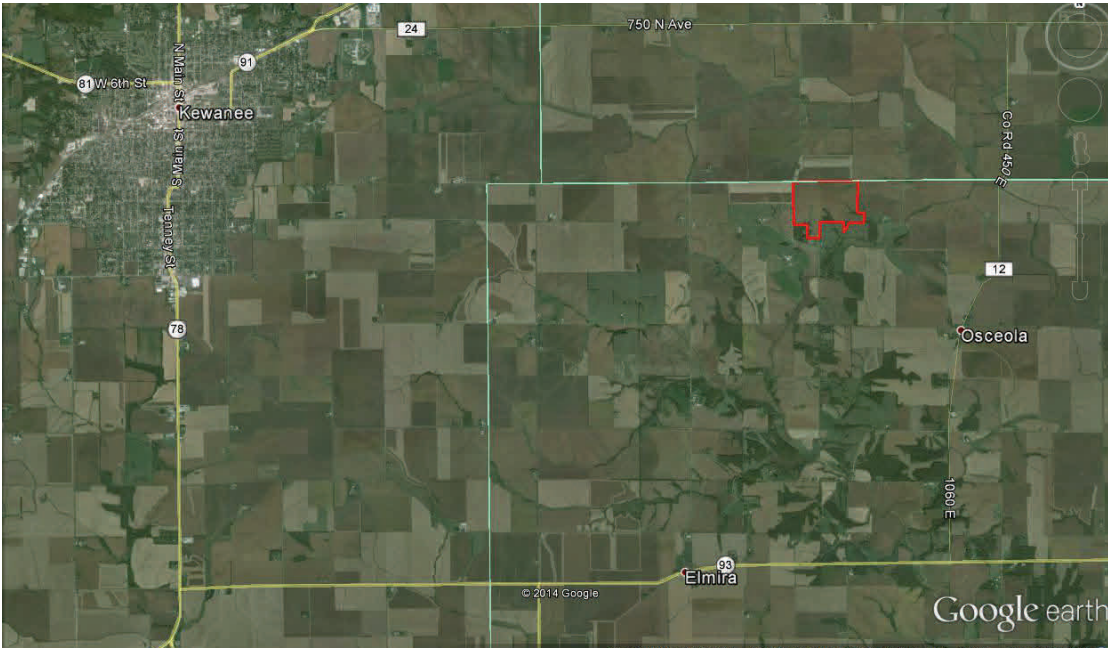


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

180.46 ACRES M/L STARK COUNTY, ILLINOIS



PRICE: \$1,340,000 (\$7,425.47/
Acre)

DESCRIPTION: Nice farm with
level to gentle slopes. This
property is a good investor unit.

DIRECTIONS: From Kewanee
head straight east on N. 750th
Ave. for 5 miles, then head south
on county road 250 E. Farm will be
on east side of road.

TAXES: \$1550.04 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 167.01

Corn Base 126.9 acres with a
direct yield of 116 and a CC of 116

© 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.

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com



Bald Eagle Facts

The bald eagle was officially adopted as the U.S. national emblem on June 20, 1782.

On July 12, 1995, the bald eagle was reclassified from endangered to threatened in the lower 48 states. It remains unlisted in Alaska.

80,000 to 100,000 eagles exist in the wild; 4,500 breeding pairs in the lower 48 states.

Eagles can live over 30 years in the wild and longer in captivity.

Eagles can reach flight speeds between 35 and 44 miles per hour.

One of the largest raptors, the bald eagle is 32 to 40 inches long with a wing span of 6 to 8 feet. Males are smaller than females.

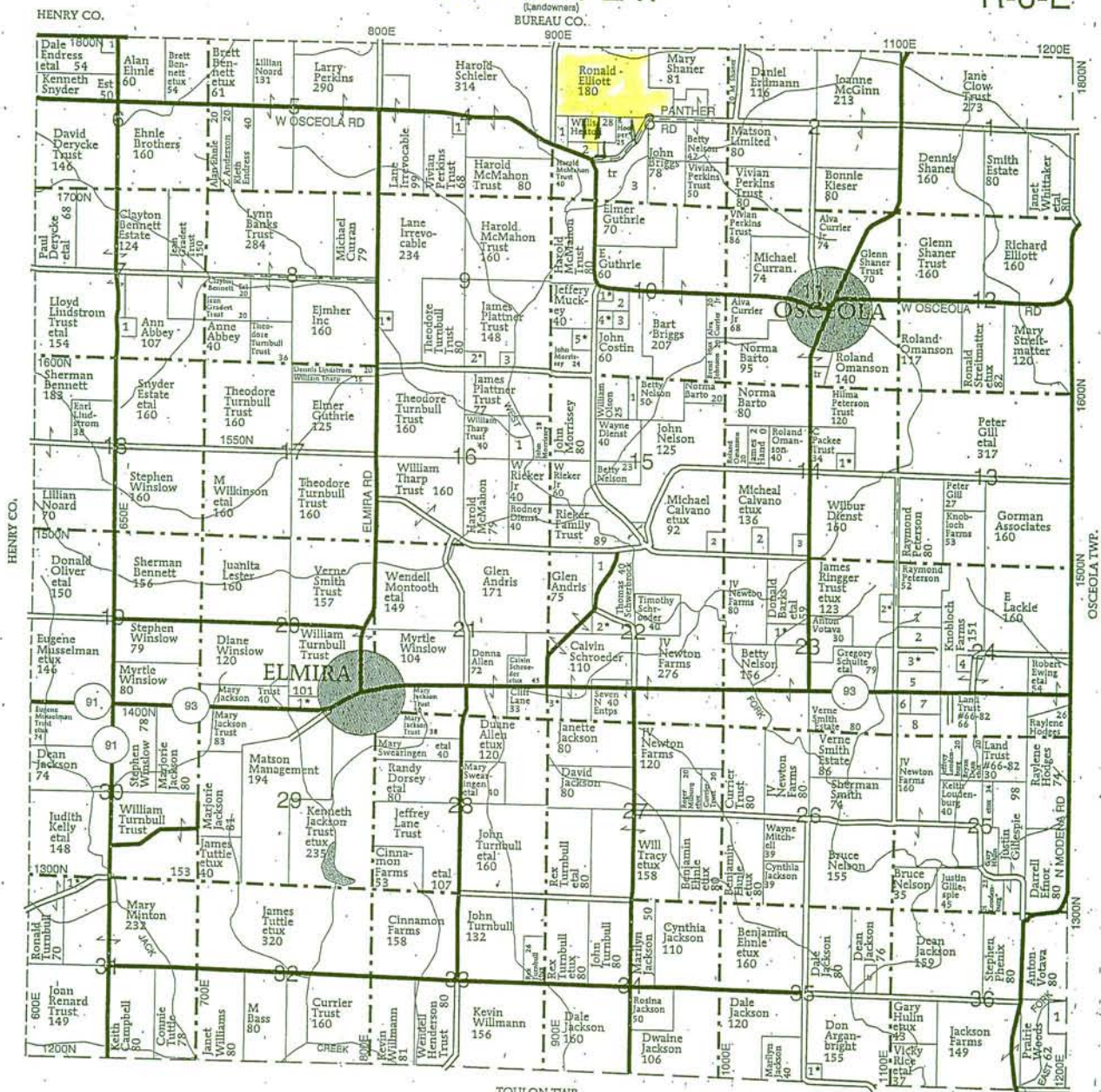
Bald Eagles often mate for life. They build their nests in limbs of tall trees; and return to them year after year, with new additions of mosses and sticks. Nests can reach 5 feet across, 2 feet high and weigh 4,000 pounds.

Once paired, the female lays two eggs in the spring. After 35 days one or two chicks hatch. If two are hatched, usually only the chick that is more aggressive, and takes most of the food, survives. At 15 weeks of age, the young permanently leaves the nest.

T-14-N

ELMIRA PLAT

R-6-E



ELMIRA TOWNSHIP

SECTION 3

1. Kemerling, Jay 13
2. Onley, Charles 8
3. Guthrie, Elmer 12

SECTION 4

1. Bennett, Matthew 7

SECTION 5

1. Fox, Joe 6

SECTION 7

1. Schwerbrock, Thomas 8

SECTION 9

1. Kubiak, Dennis 7
2. Strandberg, Robin 6
3. Strandberg, Donald 6

SECTION 10

1. Pronschinske, Daniel 6
2. Gill, John 18

SECTION 11

3. Grillo, Maria 5
4. Demetzensky, Daniel 5
5. Petty, Richard 12

SECTION 14

1. Gale, Daniel 6
2. Gillis, Emmert 10
3. Gillis, E J 10

SECTION 15

1. Zapisek, David 8
2. Heaton, Willis 10

SECTION 16

1. Strandberg, Donald 21

SECTION 20

1. Jackson Trust, Kenneth 13

SECTION 22

1. Cuttinello Jr, Anthony 18
2. Heaton, Gary 22
3. Franklin, Bill 8

SECTION 23

1. McKenzie, Robert 21

SECTION 24

1. Peterson Trust, Hilma 12

SECTION 25

2. Ehle, Gary 17

SECTION 26

3. Erdman, Kenneth 12

SECTION 27

4. Leezer, John 6

SECTION 28

5. Rutter, Ann 11

SECTION 29

6. Ringger, William 12

SECTION 30

7. Loudenburg, Marjole 26

SECTION 31

8. JV Newton Farms 22

SECTION 32

1. Kelly, Judith 6

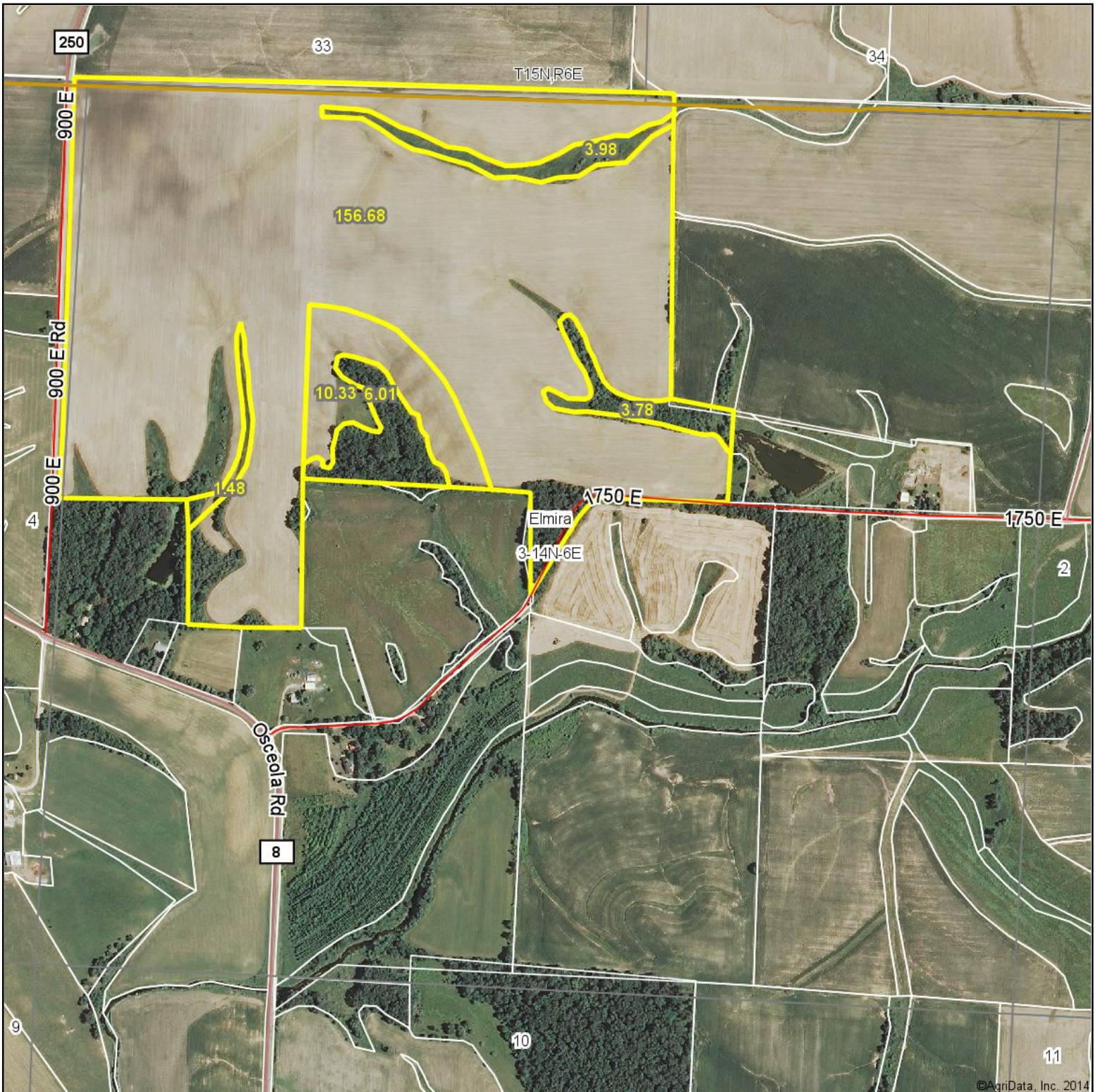
SECTION 33

1. Jackson, Dale 5

SECTION 34

1. Falth Bible Camp 16

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

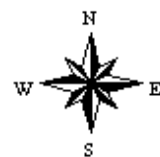
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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3-14N-6E
Stark County
Illinois

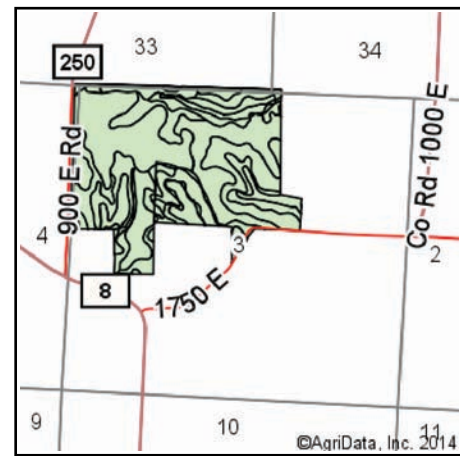
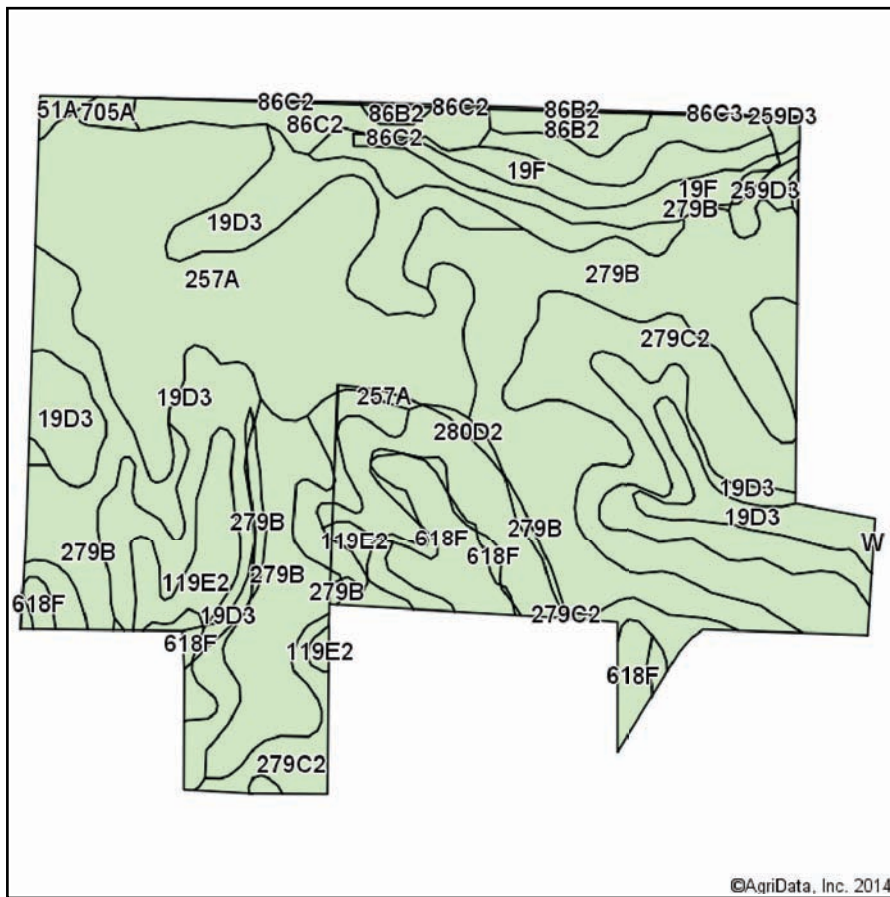
map center: 41° 13' 39.3, 89° 48' 3.69

scale: 9684

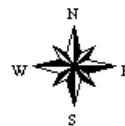


7/17/2014

Soil Map



State: **Illinois**
County: **Stark**
Location: **3-14N-6E**
Township: **Elmira**
Acres: **182.26**
Date: **7/17/2014**



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 11

Area Symbol: IL175, Soil Area Version: 6

Code	Soil Description	Acres	Percent of field	II. 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
**279B	Rozetta silt loam, 2 to 5 percent slopes	44.49	24.4%		**162	**50	**64	**83	**5.22	**119
257A	Clarksdale silt loam, 0 to 2 percent slopes	34.53	18.9%		174	56	69	89	0.00	128
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	30.49	16.7%		**122	**40	**49	**57	**3.25	**90
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	26.88	14.7%		**153	**47	**60	**78	**4.90	**112
**19F	Sylvan silt loam, 18 to 35 percent slopes	10.78	5.9%		**107	**35	**43	**50	**2.85	**79
**618F	Senachwine silt loam, 18 to 35 percent slopes	7.80	4.3%		**104	**33	**41	**50	**2.49	**76
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	7.66	4.2%		**149	**47	**59	**76	**4.69	**109
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	5.77	3.2%		**124	**40	**48	**62	**3.49	**92
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	4.23	2.3%		**178	**56	**70	**95	**6.42	**131
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	3.64	2.0%		**164	**52	**65	**88	**5.93	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.23	1.2%		**181	**57	**71	**97	**6.56	**134
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	1.65	0.9%		**132	**42	**53	**67	**3.86	**96
705A	Buckhart silt loam, 0 to 2 percent slopes	0.66	0.4%		190	61	74	100	7.40	142
51A	Muscataune silt loam, 0 to 2 percent slopes	0.49	0.3%		200	64	75	104	0.00	147

**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	0.29	0.2%		**134	**44	**53	**67	**3.79	**100
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.25	0.1%		**181	**57	**71	**97	**6.56	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.20	0.1%		**178	**56	**70	**95	**6.42	**131
**86B	Osco silt loam, 2 to 5 percent slopes	0.11	0.1%		**189	**59	**74	**101	**6.83	**140
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	0.11	0.1%		**164	**52	**65	**88	**5.93	**121
Weighted Average					149.4	47.2	59.1	75.3	3.56	109.8

Area Symbol: IL011, Soil Area Version: 11

Area Symbol: IL175, Soil Area Version: 6

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

U.S. Department of Agriculture

FARM: 4406

Stark

Farm Service Agency

Prepared: 7/17/14 10:20 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2014

Page: 1 of 2

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: 46 Description: 6A-1 SEC 3 ELMIRA TWP

BIA Range Unit Number:

FAV/WR
History
N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

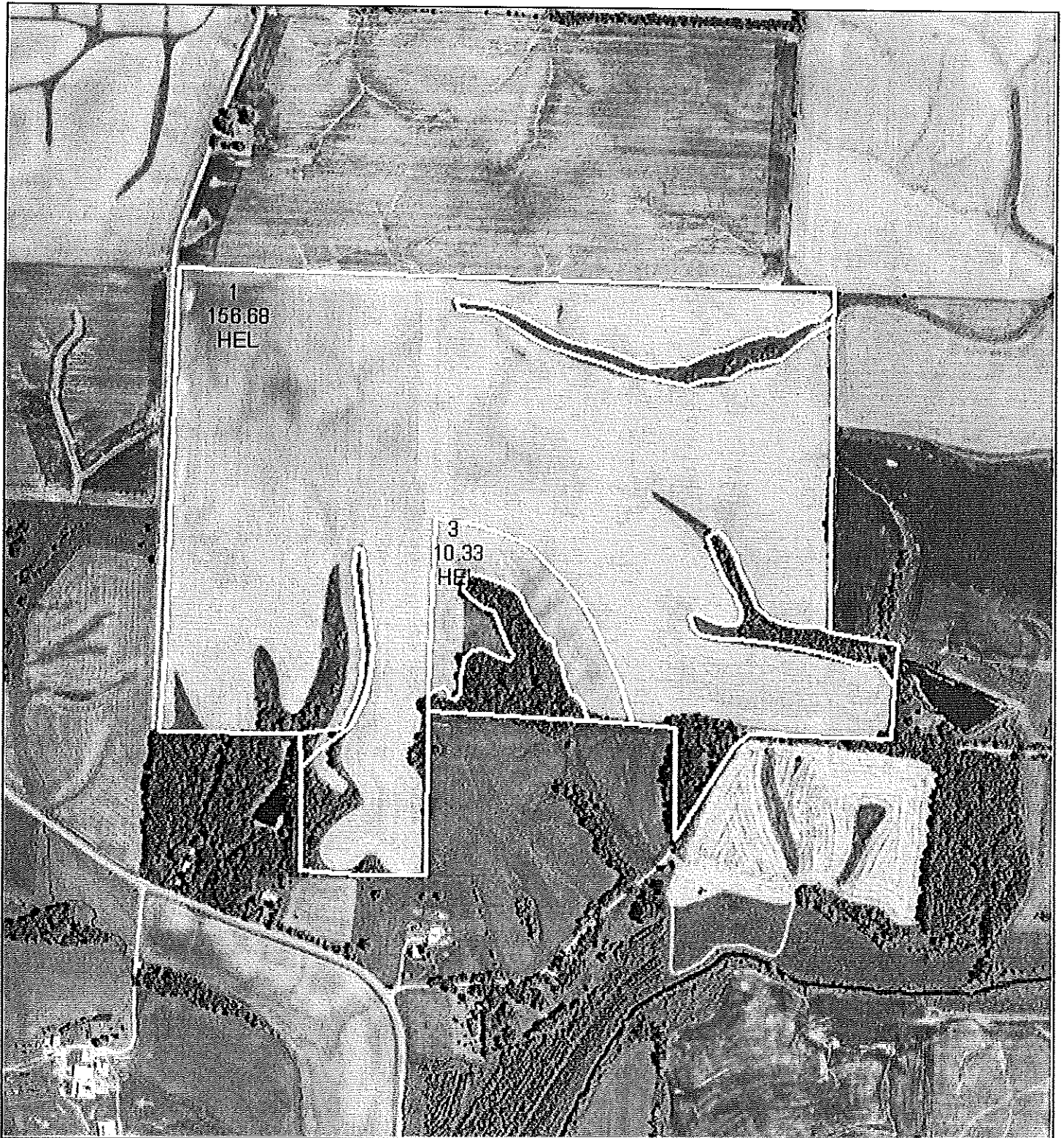
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
181.45	167.01	167.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	167.01	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	126.9	116	116	0.0	0.0
SOYBEANS	39.9	30	30	0.0	0.0
Total Base Acres:	166.8				

Owners: DELANO R BERG

Other Producers: None

Sec 3 Elmira Twp



United States Department of Agriculture
Farm Service Agency



Stark County



Ronald Elliott
Farm 4406
Tract 46

July 15, 2014

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

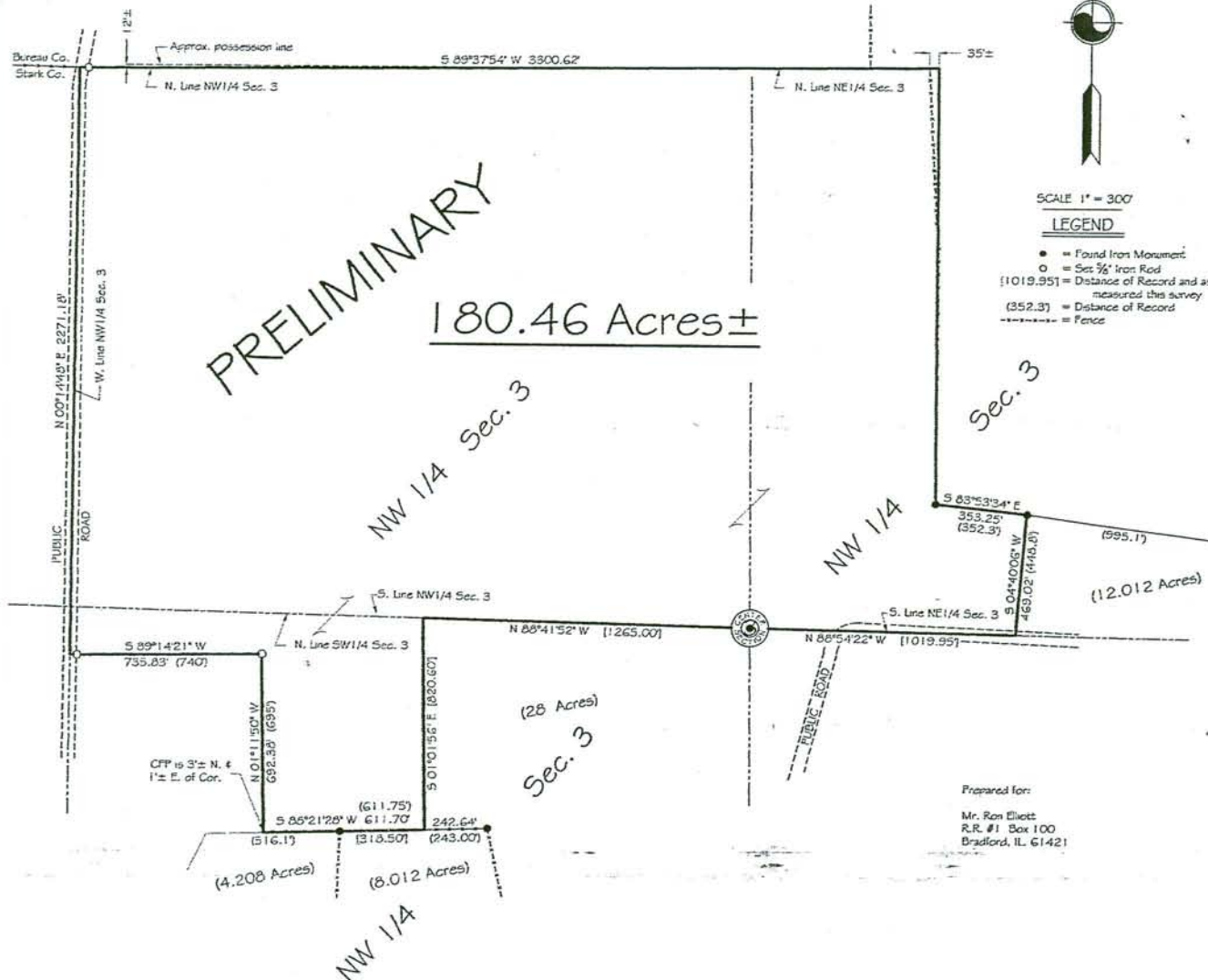




SCALE 1" = 300'

LEGEND

- = Found Iron Monument
- = Set 3/8" Iron Rod
- {1019.95} = Distance of Record and as measured this survey
- {352.3} = Distance of Record
- = Fence



SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NW 1/4, NE 1/4 and SW 1/4 of Section 3, T14N, R6E of the 4th P.M., Stark County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing fence lines may be in question.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

Dated this 15th day of December, 2010.

WALLACE ENGR. & LAND SURVEYING CO., INC
Toulon - Illinois

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/12

Wallace Engineering & Land Surveying Co., Inc.

PO Box 42
Toulon, Illinois 61463
Office: 309-265-7333
E-mail: wallaceengr@gmail.com

CLIENT: Ron Elliott

DATE: 12-15-2010

JOB: 10329-001

Apr. 14. 2012 9:55AM

No. 9372 P. 8

A tract of land located in a part of the Northeast Quarter (NE 1/4), Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of Section Three (3), Township Fourteen (14) North, Range Six (6) East of the Fourth Principal Meridian, Stark 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 Northwest corner of the NW 1/4 of said Section 3; thence North 89 degrees 37 minutes 54 seconds East, along the North line of said Section 3, a distance of 3300.62 feet to the Northeast corner of a 100.827 acre tract; thence South 00 degrees 16 minutes 14 seconds East, a distance of 1680.03 feet to an iron rod; thence South 83 degrees 53 minutes 34 seconds East, a distance of 353.25 feet to an iron rod; thence South 04 degrees 40 minutes 06 seconds West, a distance of 469.02 feet to the South line of the NE 1/4 of said Section 3; thence North 88 degrees 54 minutes 22 seconds West, along the South line of the NE 1/4 of said Section 3, a distance of 1019.95 feet to a stone at the Southeast corner of the NW 1/4 of said Section 3; thence North 88 degrees 41 minutes 52 seconds West, along the South line of the NW 1/4 of said Section 3, a distance of 1265.00 feet to an iron rod (the last five (5) named courses being along the East and South sides of said 100.827 acre tract); thence South 01 degrees 01 minutes 56 seconds East, a distance of 820.60 feet to an iron rod; thence South 88 degrees 21 minutes 28 seconds West, a distance of 611.70 feet to an iron rod; thence North 01 degrees 11 minutes 50 seconds West, a distance of 692.38 feet to an iron rod; thence South 89 degrees 14 minutes 21 seconds West, a distance of 735.83 feet to the West line of said Section 3; thence North 00 degrees 14 minutes 48 seconds East, along the West line of said Section 3, a distance of 2271.18 feet to the Place of Beginning and containing 180.46 acres, more or less; Subject to the rights-of-way of Public Roads along the West and Southeast sides of the above-described tract; Also Subject To all easements of record; situated in the County of Stark and State of Illinois.

Parcel Index Numbers: 01-03-100-001 (80 acres, NW 1/4); 01-03-100-002 (62.45 acres, E 1/2, NW 1/4); 01-03-200-005 (37.17 acres, NE 1/4)