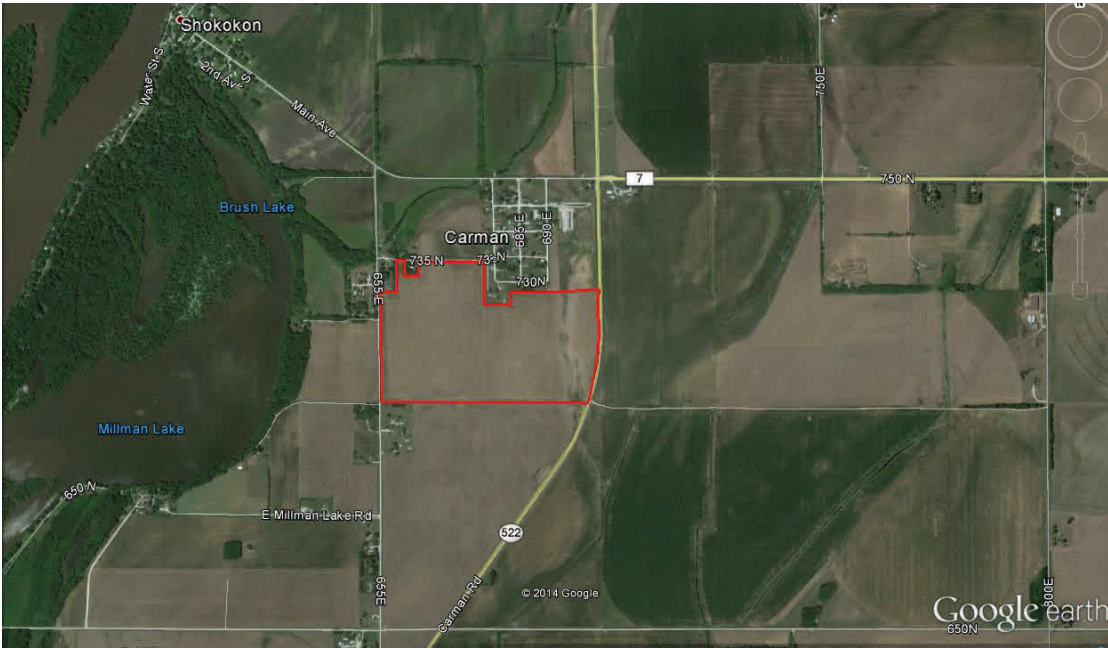


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

84 ACRES M/L HENDERSON COUNTY, ILLINIOS



PRICE: \$487,200 (\$5,800/Acre)

DESCRIPTION: A nice, level farm located on the South edge of Carmen and bordered on the East by Hwy 522. The farm provides an attractive return as an investment.

TAXES: \$397.64 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 82.92

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

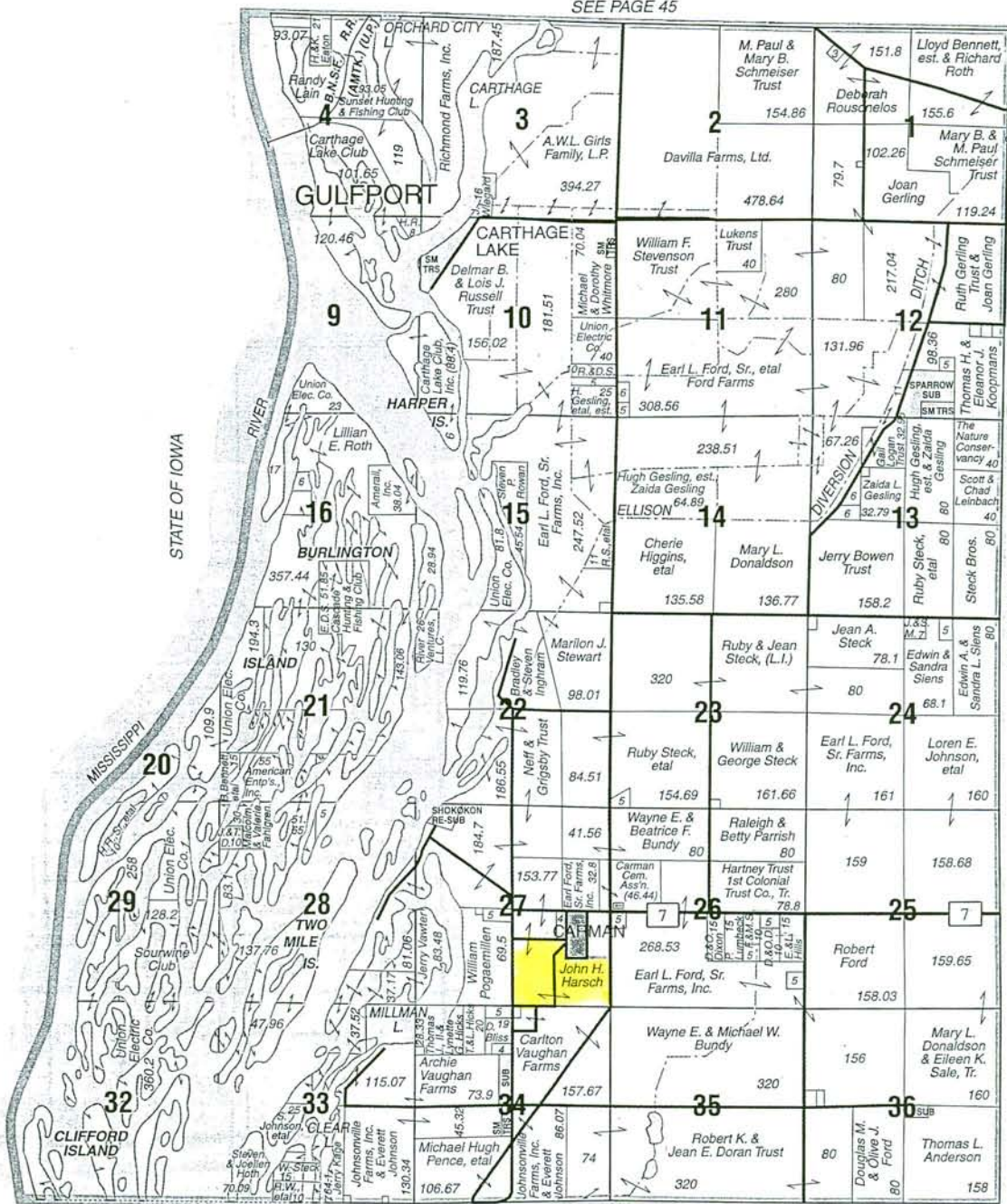
Total@TotalRealtyCo.com

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CARMAN

T.9N.-R.6W.

1200N
1100N
1000N
900N
800N
700N
600N



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SEE PAGE 37

Henderson County, IL

SEE PAGE 38
900E

500E

600E

700E

800E



Western Illinois Electrical Coop.

524 North Madison - P.O. Box 338
Carthage, Illinois 62321

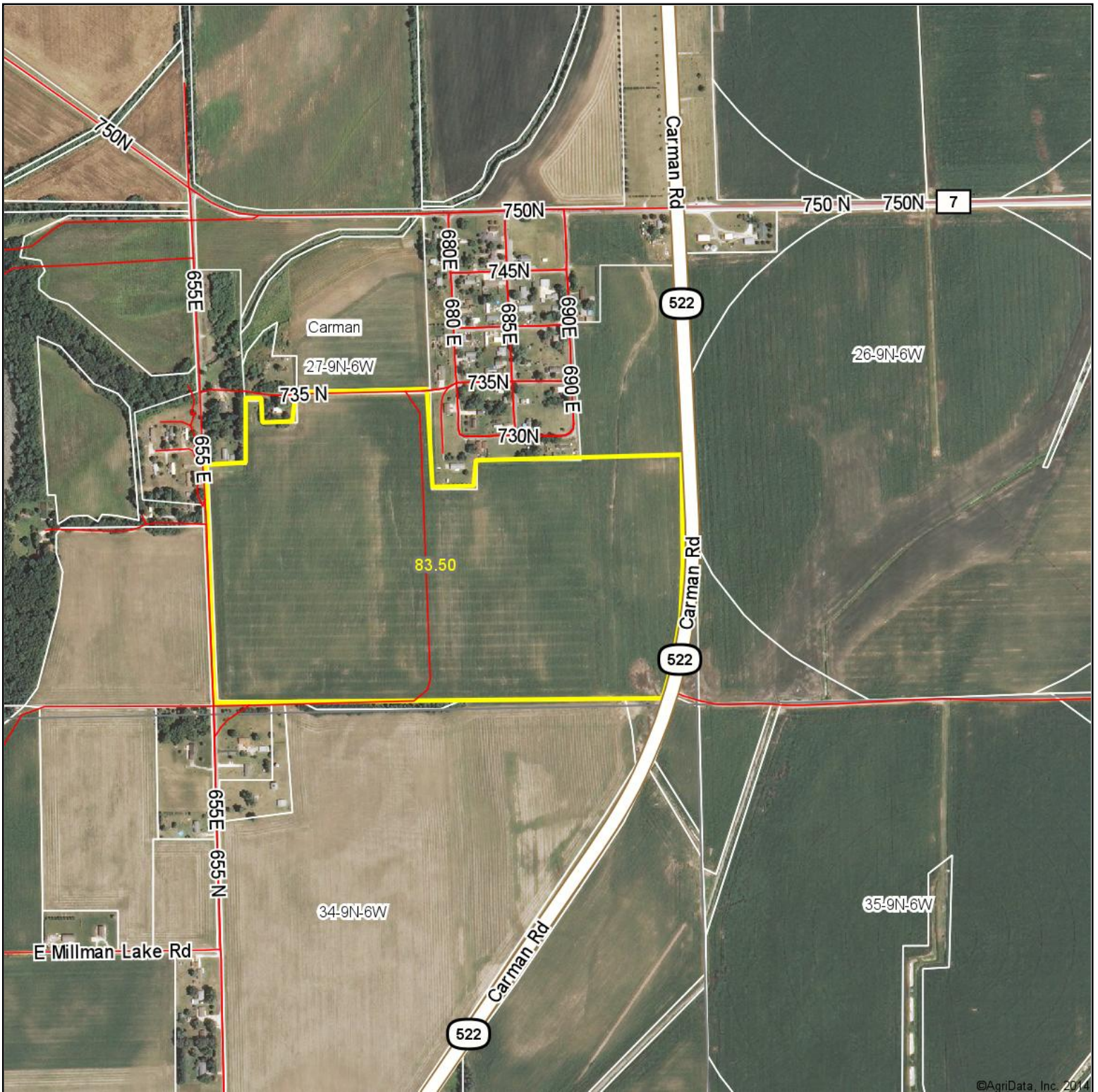
OFFICE HOURS: 8 a.m. to 5 p.m. - Monday - Friday

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Day or Night**

Phone: (217) 357-3125 or (800) 576-3125

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Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

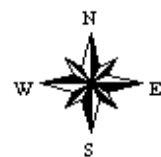
Maps Provided By:



27-9N-6W
Henderson County
Illinois

map center: 40° 44' 14.54, 91° 3' 33.07

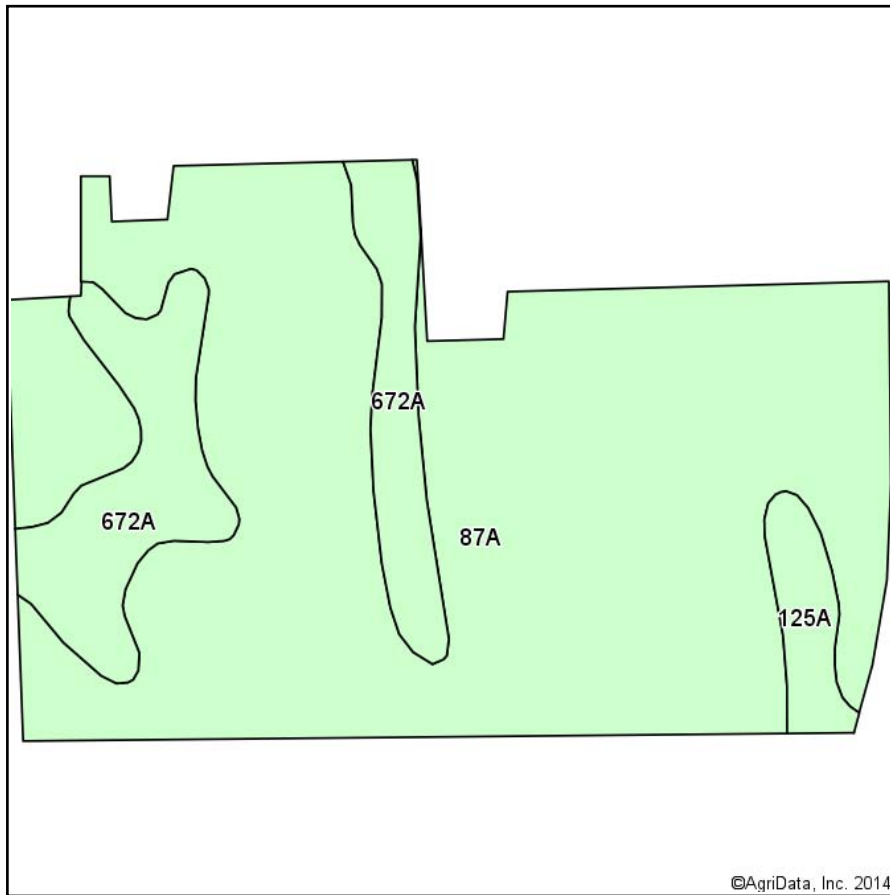
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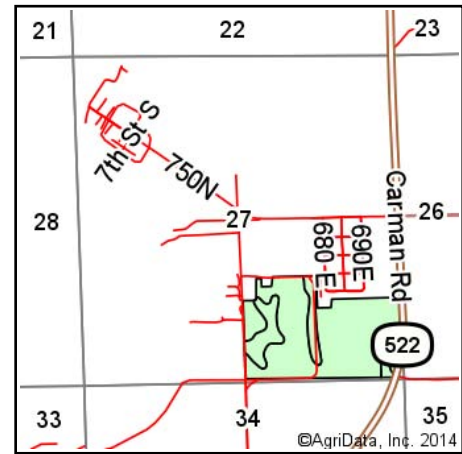
6/20/2014

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

Soil Map



Soils data provided by USDA and NRCS.



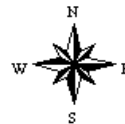
State: **Illinois**
 County: **Henderson**
 Location: **27-9N-6W**
 Township: **Carman**
 Acres: **83.5**
 Date: **6/20/2014**

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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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 b	Alfalfa d hay, T/A	Crop productivity index for optimum management
87A	Dickinson sandy loam, 0 to 2 percent slopes	68.03	81.5%		142	46	56	74	3.39	104
672A	Crescent loam, 0 to 2 percent slopes	12.85	15.4%		158	51	64	83	4.64	117
125A	Selma loam, 0 to 2 percent slopes	2.62	3.1%		176	57	70	90	0.00	129
Weighted Average					145.5	47.1	57.7	75.9	3.48	106.8

Area Symbol: IL071, Soil Area Version: 14

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.

PLAT OF SURVEY

A RESURVEY OF TRACT I AND PART OF TRACT II OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 6 WEST, OF THE 4th PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

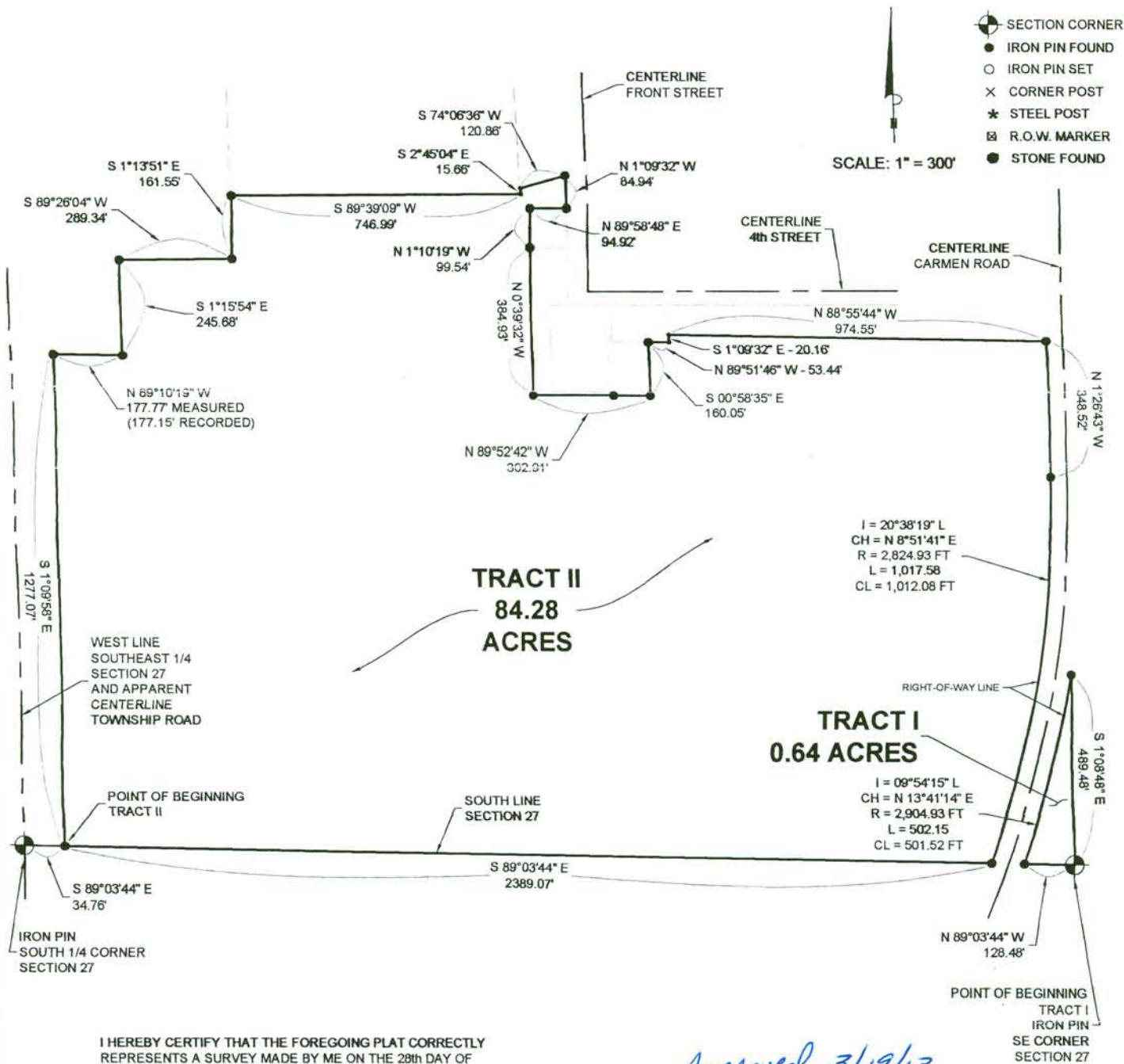
BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SECTION 27; THENCE NORTH 89°03'44" WEST 128.48 FEET TO A POINT ON THE RIGHT-OF-WAY LINE; THENCE ON A CURVE WITH A RADIUS OF 2,904.93 FEET, AN ARC LENGTH OF 502.15 FEET, AND A CHORD DIRECTION OF NORTH 13°41'14" EAST ALONG THE RIGHT-OF-WAY LINE; THENCE SOUTH 1°08'48" EAST 489.48 FEET TO THE POINT OF BEGINNING; CONTAINING 0.64 ACRES.

TRACT II

COMMENCING AT AN IRON PIN AT THE SOUTH QUARTER CORNER OF SECTION 27; THENCE SOUTH 89°03'44" EAST 34.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°03'44" EAST 2,389.07 FEET TO A POINT ON THE RIGHT-OF-WAY LINE; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,824.93 FEET, AN ARC LENGTH OF 1,017.58 FEET, AND A CHORD DIRECTION OF NORTH 08°51'41" EAST ALONG RIGHT-OF-WAY LINE; THENCE NORTH 1°26'43" WEST 348.52 FEET TO A POINT; THENCE NORTH 88°55'44" WEST 974.55 FEET TO A POINT; THENCE SOUTH 1°09'32" EAST 20.16 FEET TO A POINT; THENCE NORTH 89°51'46" WEST 53.44 FEET TO A POINT; THENCE SOUTH 0°58'35" EAST 160.05 FEET TO A POINT; THENCE NORTH 89°52'42" WEST 302.91 FEET TO A POINT; THENCE NORTH 0°39'32" WEST 384.93 FEET TO A POINT; THENCE NORTH 1°10'19" WEST 99.54 FEET TO A POINT; THENCE NORTH 89°58'48" EAST 94.92 FEET TO A POINT; THENCE NORTH 1°09'32" WEST 84.94 FEET TO A POINT; THENCE SOUTH 74°06'36" WEST 120.86 FEET TO A POINT; THENCE SOUTH 2°45'04" EAST 15.66 FEET TO A POINT; THENCE SOUTH 89°39'09" WEST 746.99 FEET TO A POINT; THENCE SOUTH 1°13'51" EAST 161.55 FEET TO A POINT; THENCE SOUTH 89°26'04" WEST 289.34 FEET TO A POINT; THENCE SOUTH 1°15'54" EAST 245.68 FEET TO A POINT; THENCE NORTH 89°10'19" WEST 177.77 FEET TO A POINT; THENCE SOUTH 1°09'58" EAST 1,277.07 FEET TO THE POINT OF BEGINNING; CONTAINING 84.28 ACRES.

BASIS OF BEARING IS FROM A PREVIOUS SURVEY MADE BY MARTIN J. HERMAN ON 4/19/2010.

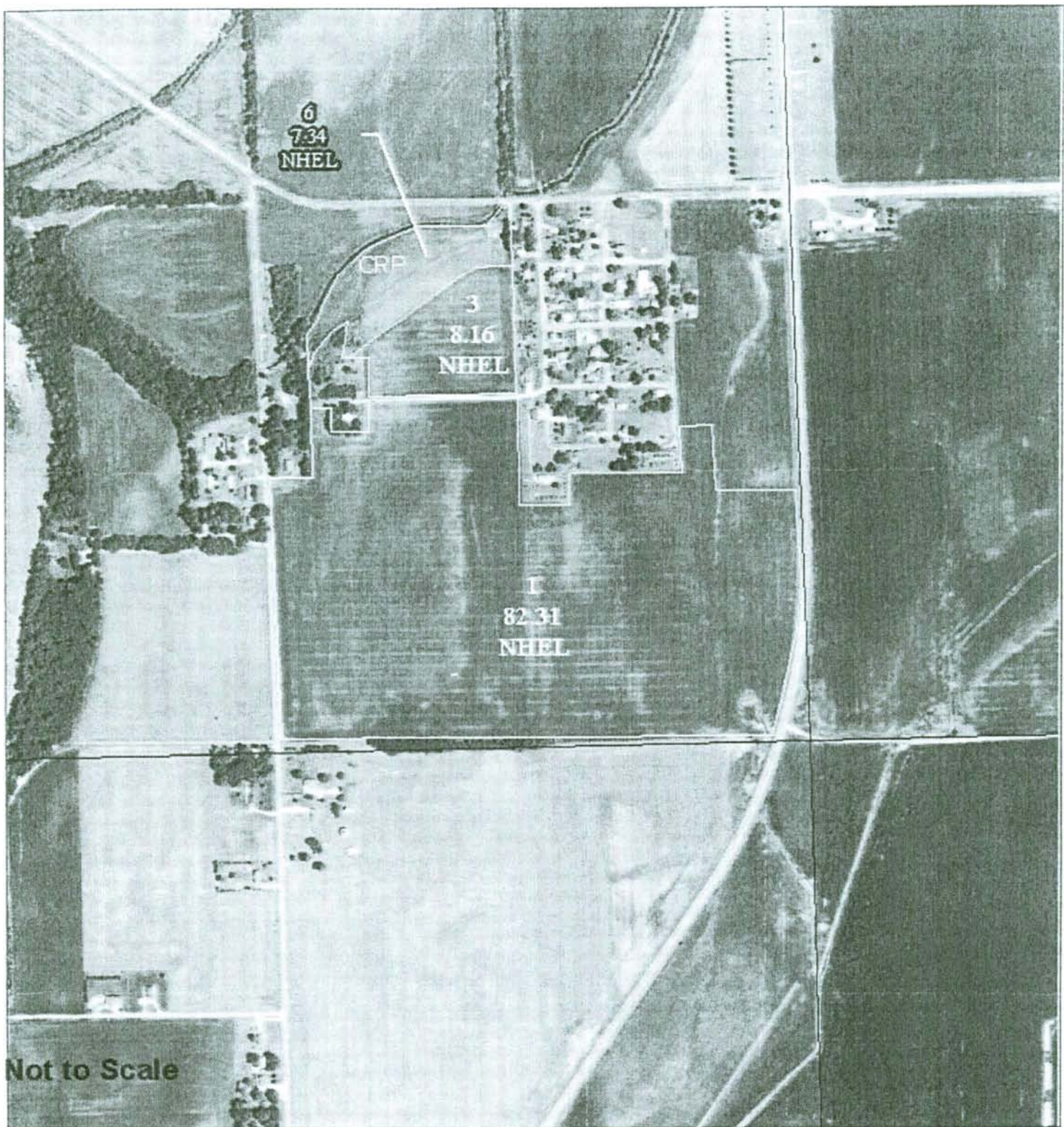
THIS SURVEY WAS MADE AT THE REQUEST OF JERRY BOLLIN.



I HEREBY CERTIFY THAT THE FOREGOING PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON THE 28th DAY OF DECEMBER, 2012, AND THAT IT CONFORMS TO THE CURRENT ILLINOIS STANDARD FOR A BOUNDARY SURVEY.

John R. Twaddle
JOHN R. TWADDLE I.P.L.S. 2869 EXPIRES 11/14

*Approved 3/19/13
by Carol Seif
Henderson County
Plat Officer*



United States Department of Agriculture
Farm Service Agency

February 27, 2013



Henderson County, IL

Farm: 3588
Tract: 12804

GIS_ILSDE.Wet_P_11071

Wetland Determination Identifiers

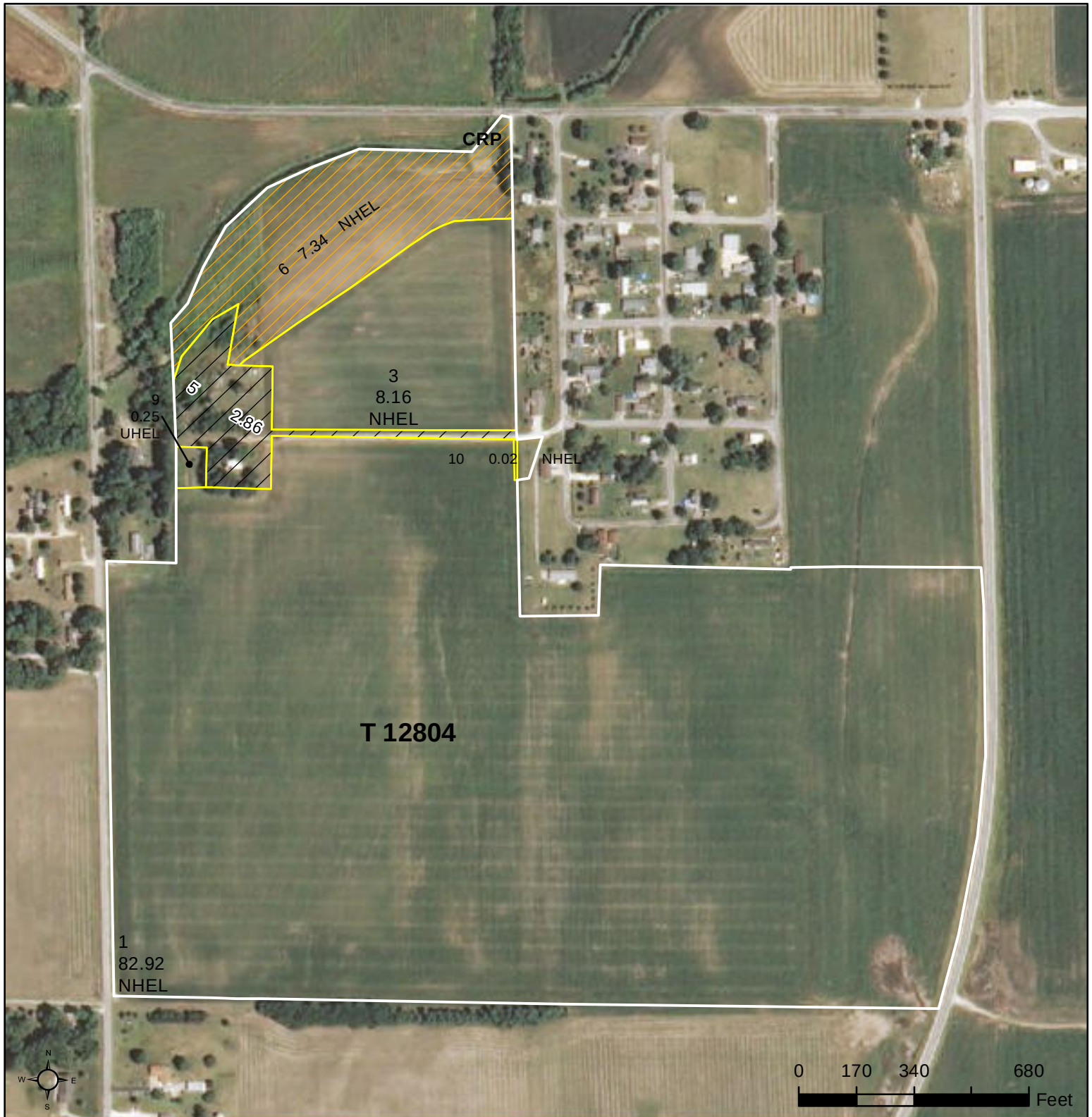
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.



United States
Department of
Agriculture

Henderson 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 February 10, 2014

Farm **3588**
Tract **12804**

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).



Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 3588

County : HENDERSON

Operator Name : JERRY M BOLLIN

Farms Associated with Operator : 29-111-23, 17-067-1348, 17-071-3380, 17-071-3577, 17-071-3578, 17-071-3579, 17-071-3588,
29-111-4538, 17-067-9150, 17-067-9744, 17-067-9747

CRP contract numbers : 446A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
101.55	98.69	98.69	0.00	0.00	7.30	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	91.39	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	43.00	0.00	0.00	46	46
Corn	45.40	0.00	0.00	116	116
TOTAL	88.40	0.00	0.00		

NOTES

State : ILLINOIS

Farm Number : 3588

County : HENDERSON

Tract Number : 12804

Description : Sec 27 Carman Twp

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : DOUGLAS R YEGGE , TERESA K YEGGE

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
101.55	98.69	98.69	0.00	0.00	7.30	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	91.39	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	43.00	0.00	0.00	46	46
Corn	45.40	0.00	0.00	116	116