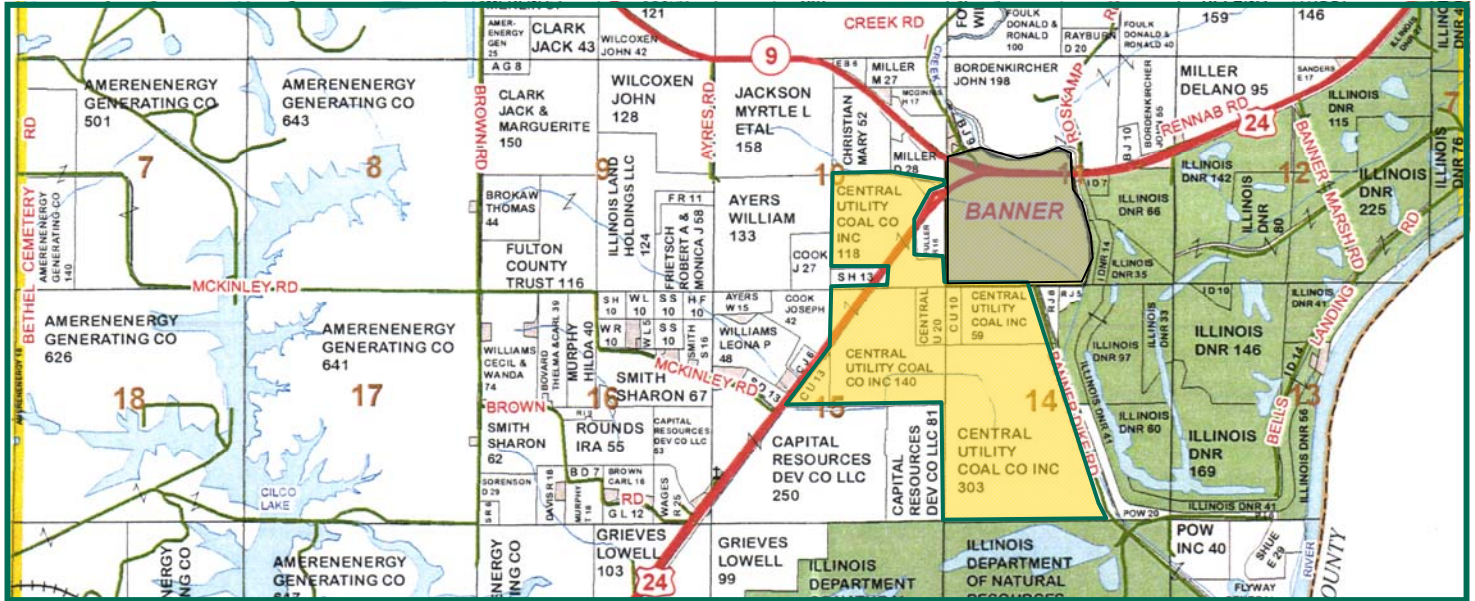


664.57 Acres, m/l, (Will Divide) Banner Twp., Fulton County, Illinois



Map reproduced with permission of Mapping Solutions.

Property Information

Location

The farm is adjacent to Banner, 8 miles east of Canton, 17 miles northeast of Lewistown (county seat), and 16 miles southwest of Pekin, Illinois.

Legal Description

Sections 10, 14 and 15, T6N R5E
Banner Township, Fulton County, IL

Price & Terms

- \$3,275,000
- \$4,928/acre
- 10% down upon acceptance of offer balance due in cash at closing.

Lease Status

The cropland is leased on a cash rent basis for 2014. The house is leased on a month-to-month basis. The hunting rights are open.

Possession

Possession will be given at closing

Real Estate Tax

Taxes Paid in 2013: \$2,507.16
Taxable Acres: 664.57
Per Taxable Acre. Ac.: \$3.77

FSA Data

Farm Number: 5859
Crop Acres: 327.31
Corn Base Acres: 275.2
Corn Direct/CC Yields: 122/122
Bean Base Acres: 34.4
Bean Direct/CC Yields: 29/29
Wheat Base Acres: 2.8
Wheat Direct/CC Yields: 43/43

Mineral Rights

All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer.

Soil Types / Productivity

Primary soil types are Wakeland silt loam, Beaucoup silty clay loam, and Littleton silt loam on the cropland acres. Productivity Index (P.I.) on the cropland is 128.5. See soil map for details.

Land Description

This is a multi use farm that has quality cropland and recreational land.

Buildings/Improvements

The farm is improved with a house and garage. The improvements are being sold in "AS IS" condition.

Comments

The Sellers are willing to divide the farm, and will consider reasonable offers and property divisions. The farm is being surveyed.

Brent R. Bidner

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Aerial Photo



Maps provided by:



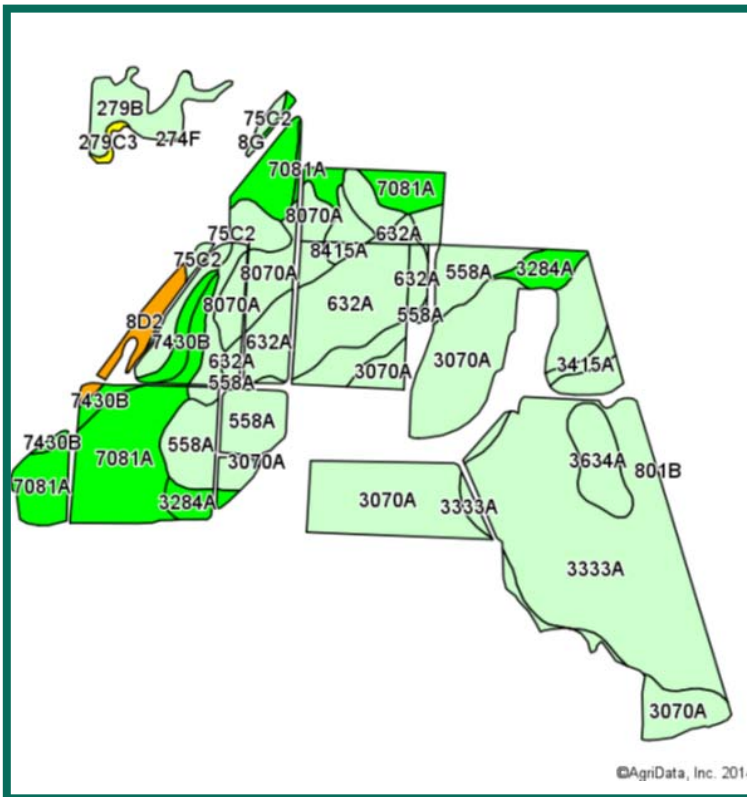
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Soil Map



Maps provided by:



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
3333A	Wakeland silt loam	80.90	128	174	56	24.3
3070A	Beaucoup silty clay loam	64.04	132	176	58	19.2
7081A	Littleton silt loam	40.73	142	194	61	12.2
558A	Breeds silty clay loam	33.22	118	159	52	10.0
632A	Copperas silty clay loam	30.12	121	163	53	9.0
8070A	Beaucoup silty clay loam	18.11	132	176	58	5.4
7430B	Raddle silt loam	12.88	138	189	59	3.9
8415A	Orion silt loam	12.72	131	180	57	3.8
279B	Rozetta silt loam	10.01	119	162	50	3.0
3634A	Blyton silt loam	8.59	126	171	55	2.6
3284A	Tice silty clay loam	7.57	134	184	57	2.3
75C2	Drury silt loam	6.36	117	161	50	1.9
8D2	Hickory silt loam	4.69	82	108	36	1.4
3415A	Orion silt loam	2.02	131	180	57	0.6
279C3	Rozetta silty clay loam	0.82	103	141	44	0.2
274F	Seaton silt loam	0.06	85	118	36	0.0
Total Cropland/Weighted Averages		332.84	128.5	173.8	56.0	100%

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Photos: 664.57 Acres, Fulton County, IL



View of the SE corner from Dyke Road.



View of tillable acres in Section 14.



View of tillable acres west of Dyke Road.



View of house looking south-west.