

LAND FOR SALE

208.116 SURVEYED ACRES

LISTING #14001

HENDERSON COUNTY, ILLINOIS



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Sections 22 and 27, Township 9 North, Range 6 West. Exact legal description enclosed.

COMMENTS & BUILDING INFORMATION:

Opportunity to own 208.116 acres M/L of Henderson Co., Illinois, level farmland. The farm includes approximately 203.56 tillable acres with a PI of 117. Soil types include Shaffton and Dozaville silt loams. Good hunting property. Property is located in Sections 22 & 27 of Carman Township, west of Carman City Limits.

LEASE/FSA INFORMATION:

Farm will be open for the 2018 crop season.

208.116 Surveyed Acres, Henderson County, IL

TOTAL ACRES:	208.116
PRICE:	\$1,040,000
Price Per Acre:	\$5,000
Owner:	David L. Brown SEP-IRA
Operator:	Jenks Family Farms
County & State:	Henderson Co., Illinois
Location:	West of Carman, Il. City Limits
Possession Date:	March 1, 2018
Drainage Info:	Natural
Average Productivity:	117 PI
Taxable Acres:	209.09
Net RE Taxes:	\$3,250
Taxes Payable In:	2017
Topography:	Level

F.S.A. INFORMATION:

Farmland:	210.66
Crop Acres:	203.56
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	106.1
Corn Yield:	145
Soybean Base:	88.8
Soybean Yield:	34

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	208.116
Tillable Acres:	203.56
CRP Acres:	
Farmstead:	
Roads:	.56
Waterways:	3
Timber:	1
Pasture:	

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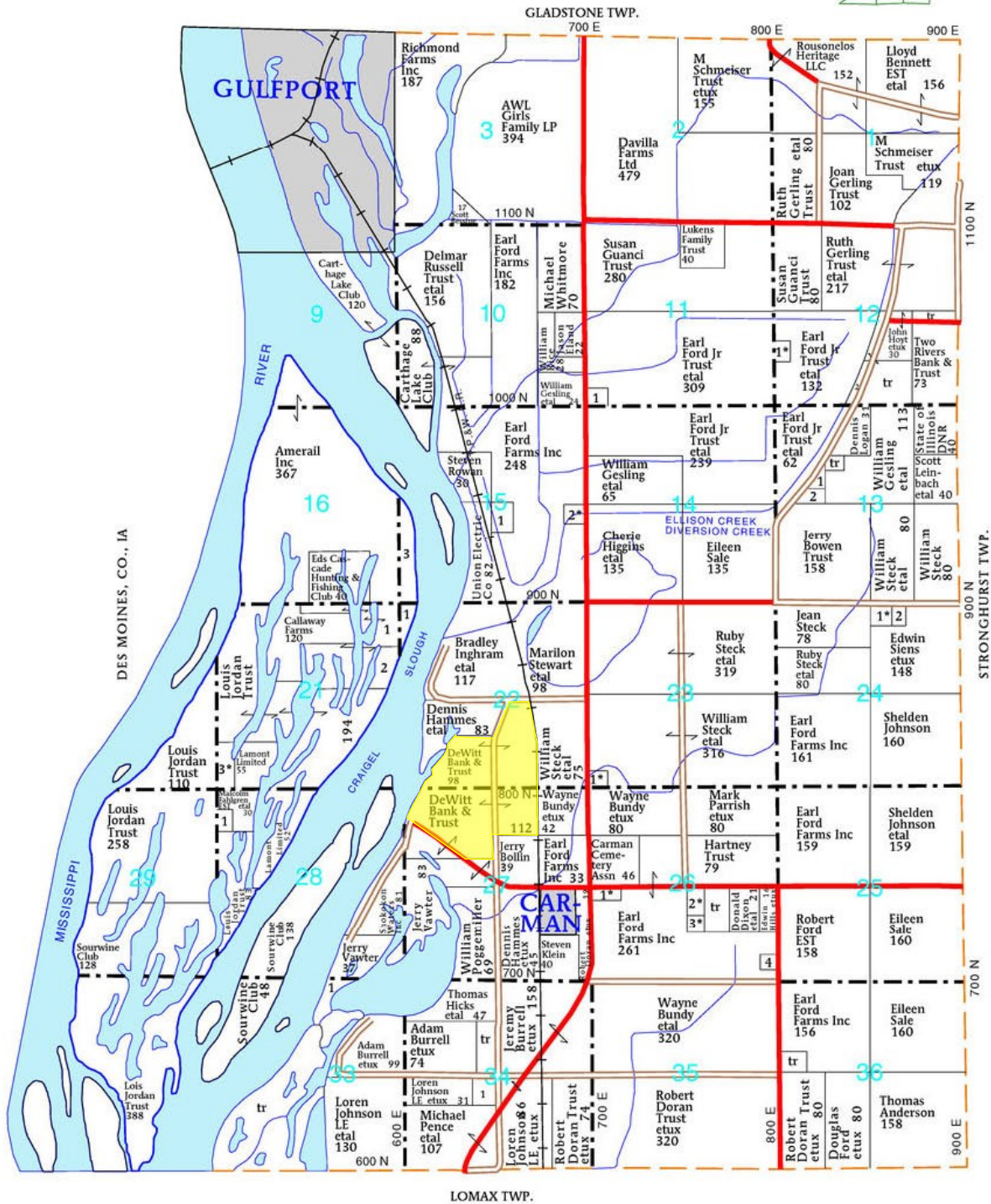
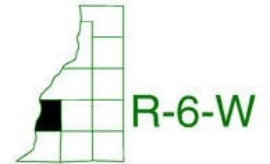
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-9-N

CARMAN PLAT

(Landowners)



CARMAN TOWNSHIP

SECTION 11

1. Ford, Michael 6

SECTION 12

1. Hoyt, John 5
2. Logan, Dennis 12

SECTION 13

1. Martin, Pamela 6

2. Smith, Mark 6

SECTION 15

1. Rowan, Steven 15

2. Steck, Ruby 12

3. River Ventures LLC 54

SECTION 21

1. Eds Cascade Hunting & Fishing Club 143

2. American Enterprises Inc 20

3. Bennett, Brent 15

SECTION 22

1. River Ventures LLC 29

SECTION 23

1. Steck, George 5

SECTION 24

1. Morrison, John 7

2. Siens, Margie 6

SECTION 26

1. Ford, Douglas 5
2. Baughman, Harold 11
3. Eddington, Dean 6
4. Ford, Michael 7

SECTION 28

1. Douglas, Jeffrey 10

SECTION 33

1. Vawter, Jerry 60

SECTION 34

1. Johnsonville Farms Inc 9

Aerial Map - Surveyed Acres



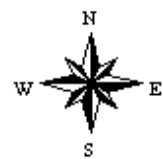
map center: 40° 45' 0.26, -91° 4' 1.58

0ft 787ft 1575ft

Maps Provided By:

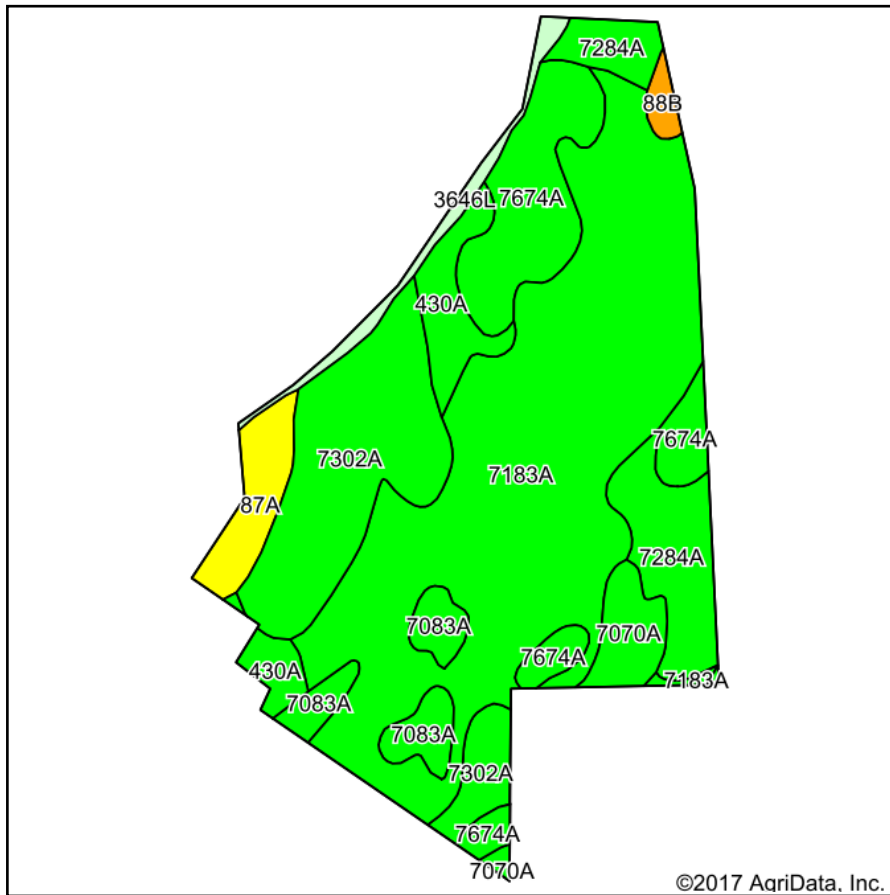
CUSTOMIZED ONLINE MAPPING
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22-9N-6W
Henderson County
Illinois



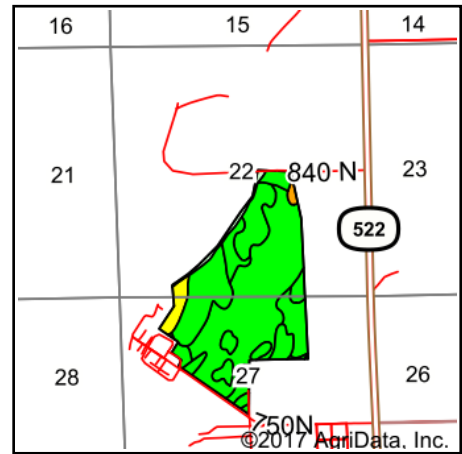
10/5/2017

Soils Map - Surveyed Acres



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Henderson**
 Location: **22-9N-6W**
 Township: **Carman**
 Acres: **208.12**
 Date: **10/5/2017**



Maps Provided By:



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Area Symbol: IL071, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
7183A	Shaffton loam, 0 to 2 percent slopes, rarely flooded	97.71	46.9%		155	51	60	80	0.00	116
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	33.18	15.9%		154	50	61	75	0.00	114
7674A	Dozaville silt loam, 0 to 2 percent slopes, rarely flooded	23.43	11.3%		185	58	71	0	6.53	137
7284A	Tice silt loam, 0 to 2 percent slopes, rarely flooded	16.63	8.0%		184	57	70	95	0.00	134
430A	Raddle silt loam, 0 to 2 percent slopes	9.90	4.8%		189	59	73	97	6.52	138
7083A	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	8.17	3.9%		157	51	61	74	0.00	116
87A	Dickinson sandy loam, 0 to 2 percent slopes	7.31	3.5%		142	46	56	74	3.39	104
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	6.12	2.9%		176	58	69	90	0.00	132
3646L	Fluvaquents, 0 to 2 percent slopes, frequently flooded, long duration	4.12	2.0%						.00	
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	1.55	0.7%		**118	**41	**50	**57	0.00	**91
Weighted Average					159	51.4	61.7	70.3	1.14	118.1

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

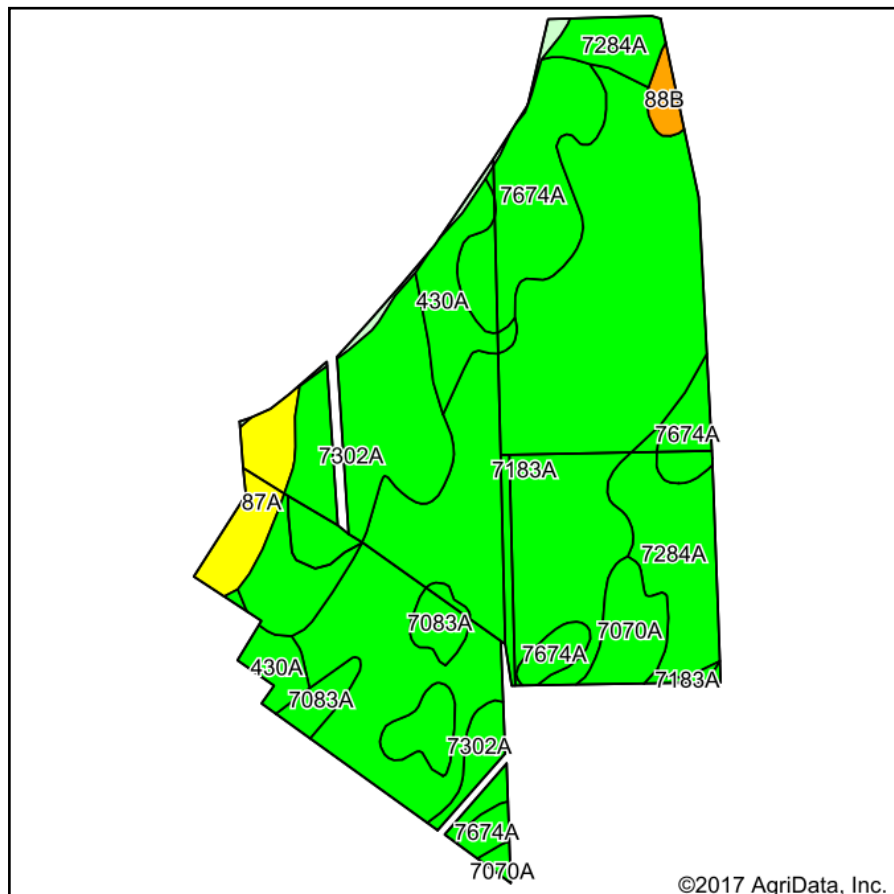
b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

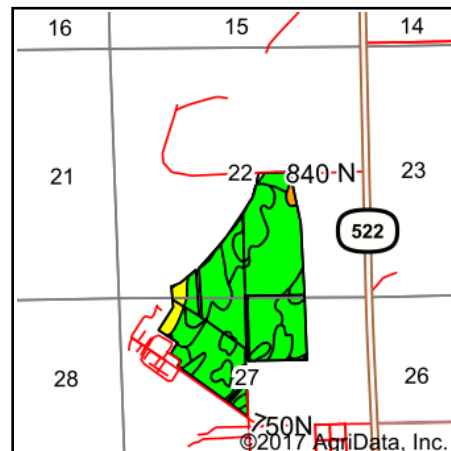
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map - Tillable Acres Per Henderson Co., FSA



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Henderson**
 Location: **22-9N-6W**
 Township: **Carman**
 Acres: **203.67**
 Date: **10/5/2017**



Area Symbol: IL071, Soil Area Version: 17

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
7183A	Shaffton loam, 0 to 2 percent slopes, rarely flooded	97.80	48.0%		155	51	60	80	0.00	116
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	30.73	15.1%		154	50	61	75	0.00	114
7674A	Dozaville silt loam, 0 to 2 percent slopes, rarely flooded	23.69	11.6%		185	58	71	0	6.53	137
7284A	Tice silt loam, 0 to 2 percent slopes, rarely flooded	16.95	8.3%		184	57	70	95	0.00	134
430A	Raddle silt loam, 0 to 2 percent slopes	9.84	4.8%		189	59	73	97	6.52	138
7083A	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	8.12	4.0%		157	51	61	74	0.00	116
87A	Dickinson sandy loam, 0 to 2 percent slopes	7.17	3.5%		142	46	56	74	3.39	104
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	6.26	3.1%		176	58	69	90	0.00	132
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	1.64	0.8%		**118	**41	**50	**57	0.00	**91
3646L	Fluvaquents, 0 to 2 percent slopes, frequently flooded, long duration	1.47	0.7%						.00	
Weighted Average					161.2	52.1	62.5	71.1	1.19	119.7

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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** 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".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Illinois
Henderson
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3579
Prepared: 10/3/17 9:14 AM
Crop Year: 2018
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	Farm Identifier	Recon Number
GENE S. MUEY FARM		2013 17071 10

Farms Associated with Operator:

473, 489, 694, 699, 2116, 2357, 2510, 2511, 2706, 2707, 2745, 2755, 2785, 2818, 2893, 2919, 3002, 3006, 3008, 3111, 3113, 3114, 3364, 3366, 3376, 3377,

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
103.92	98.2	98.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	98.2	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.6		145	0.0
SOYBEANS	42.3		34	0.0
Total Base Acres:	92.9			

Tract Number: 12793 **Description:** Sec 27 Carman Twp

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
103.92	98.2	98.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	98.2	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.6		145	0.0
SOYBEANS	42.3		34	0.0
Total Base Acres:	92.9			

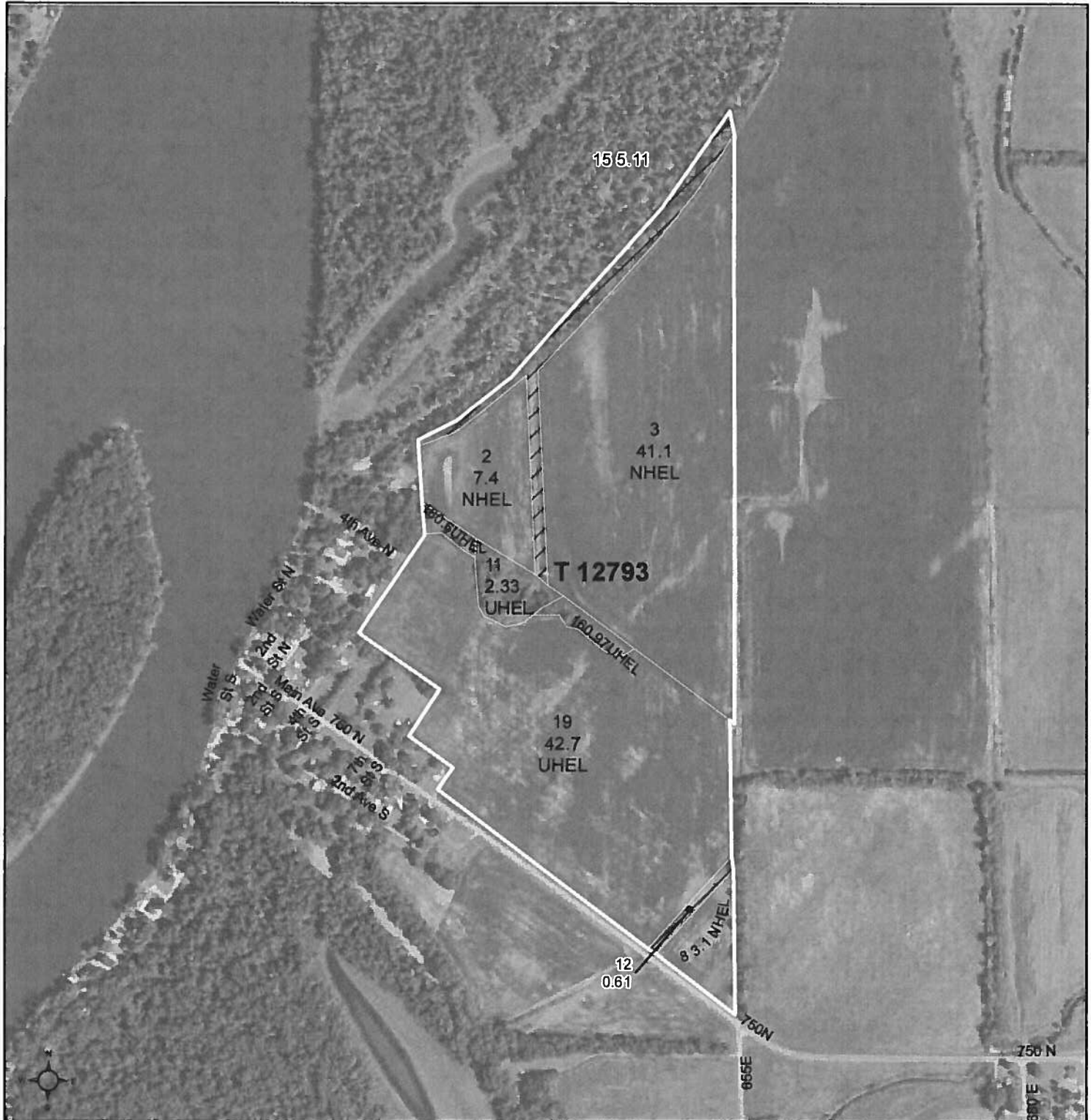
Owners: DAVID BROWN SEP IRA

Other Producers: None



United States
Department of
Agriculture

Henderson County, Illinois



street100k_1_il_utm
Common Land Unit

— Cropland
— Non-Cropland

Wetland Determination Identifiers

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

Cropland
Tract Boundary

0 285 570 1,140
Feet

2017 Program Year
Map Created November 16, 2016

Farm 3579
Tract 12793

Tract Cropland Total: 98.20 acres

IL071_T12793

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).

Illinois
Henderson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3578

Prepared: 10/3/17 10:47 AM

Crop Year: 2018

Page: 1 of 1

Report ID: FSA-156EZ

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
DAVID BROWN SEP IRA		2013 17071 10

Farms Associated with Operator:

473, 489, 694, 699, 2116, 2357, 2510, 2511, 2706, 2707, 2745, 2755, 2785, 2818, 2893, 2919, 3002, 3006, 3008, 3111, 3113, 3114, 3364, 3366, 3376, 3377.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
106.74	105.36	105.36	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	105.36	0.0	0.0	0.0			

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN , SOYBN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.5		145	0.0
SOYBEANS	46.5		34	0.0
Total Base Acres:	102.0			

Tract Number: 12792 Description: Sec 22 Carman Twp

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
106.74	105.36	105.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	105.36	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.5		145	0.0
SOYBEANS	46.5		34	0.0
Total Base Acres:	102.0			

Owners: DAVID BROWN SEP IRA

Other Producers: None



United States
Department of
Agriculture

Henderson County, Illinois



street100k_11_utm

Common Land Unit

— Non-Cropland

Wetland Determination Identifiers

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

Cropland
Tract Boundary

0 285 570 1,140
Feet

2017 Program Year

Map Created November 16, 2016

Farm 3578

Tract 12792

IL071_T12792

Tract Cropland Total: 105.36 acres

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).

PROPERTY DESCRIPTION - TRACT 3

A part of the Fractional Southwest Quarter of Section 22, a part of the Fractional Northwest Quarter of Section 27, Township 9 North, Range 6 West of the Fourth Principal Meridian, Henderson County, Illinois, including part of Lot 5 as shown in Plat Book 1 on Page 47, more particularly described as follows:

Beginning at a stone found at the South Quarter corner of said Section 22; thence along the east line of said Fractional Southwest Quarter of Section 22 bearing North 00 degrees 29 minutes 37 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 1751.00 feet to an iron rod set; thence South 30 degrees 57 minutes 10 seconds West, 183.25 feet to an iron rod set; thence South 38 degrees 07 minutes 09 seconds West, 236.39 feet to an iron rod set; thence South 41 degrees 22 minutes 18 seconds West, 389.73 feet to an iron rod set; thence South 44 degrees 01 minutes 01 seconds West, 339.09 feet to an iron rod set; thence South 46 degrees 47 minutes 20 seconds West, 258.81 feet to an iron rod set; thence South 53 degrees 08 minutes 53 seconds West, 141.60 feet to an iron rod set; thence South 47 degrees 11 minutes 58 seconds West, 269.16 feet to an iron rod set; thence South 59 degrees 28 minutes 42 seconds West, 208.46 feet to an iron rod set; thence North 89 degrees 24 minutes 01 seconds West, 107.97 feet to the northeast corner of the Nicholas J. Crumrine and Sabrina C. Crumrine property; thence South 00 degrees 35 minutes 26 seconds West, 377.03 feet along the east line of said Crumrine property to the northeasterly line of Lot 6 as shown in Plat Book 1 on Page 47; thence South 54 degrees 59 minutes 26 seconds East, 26.97 feet to a stone found at the northwesterly corner of said Lot 5 as shown in Plat Book 1 on Page 47; thence South 35 degrees 35 minutes 37 seconds West, 662.98 feet along the westerly line of said Lot 5 to an iron rod found at the northwesterly corner of the First Addition to Shokokon Acres Subdivision; thence South 54 degrees 33 minutes 08 seconds East, 540.00 feet along the northerly side of a 20 feet alley to an iron rod set at the northeasterly corner of said First Addition to Shokokon Acres Subdivision; thence South 35 degrees 27 minutes 05 seconds West, 275.83 feet along the easterly side of a 20 feet wide alley to an iron rod set; thence South 54 degrees 49 minutes 14 seconds East, 274.55 feet to an iron rod set; thence South 33 degrees 23 minutes 59 seconds West, 169.61 feet to the centerline of 790N Road; thence South 54 degrees 06 minutes 46 seconds East, 271.18 feet along said centerline; thence South 53 degrees 01 minutes 36 seconds East, 1051.35 feet continuing along said centerline; thence South 52 degrees 43 minutes 43 seconds East, 530.43 feet continuing along said centerline to the east line of said Fractional Northwest Quarter of Section 27; thence North 00 degrees 26 minutes 34 seconds West, 2560.10 feet along said east line to the Point of Beginning; containing 102.726 acres more or less.

Subject to the following 40 feet wide Nonexclusive Ingress and Egress Easement:

A part of the fractional Southwest Quarter of Section 22 and a part of the fractional Northwest Quarter of Section 27, Township 9 North, Range 6 West of the Fourth Principal Meridian, Henderson County, Illinois, including part of Lot 5 as shown in Plat Book 1 on page 47, more particularly described as follows:

Beginning at a stone found at the North Quarter corner of said Section 27; thence along the East line of said Fractional Northwest Quarter of Section 27 bearing South 00 degrees 26 minutes 34 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 2560.10 feet to the centerline of 790N Road; thence North 52 degrees 43 minutes 43 seconds West 50.56 feet along said centerline; thence North 00 degrees 26 minutes 34 seconds West, 2530.16 feet to the North line of said Section 27; thence North 00 degrees 29 minutes 37 seconds East, 1682.63 feet; thence North 30 degrees 57 minutes 10 seconds East, 78.93 feet to an iron rod set on the East line of said Fractional Southwest Quarter of Section 22; thence South 00 degrees 29 minutes 37 seconds West, 1751.00 feet along said East line of said Fractional Southwest Quarter of Section 22 to the Point of Beginning.

Subject to all easements of record and to the rights, if any, of the public for roadway purposes along 790N Road and the roadway shown running along the east side of the above described tract on the General Highway Map of Henderson County prepared by the Illinois Department of Transportation and in the 1914 Henderson County Atlas.

PROPERTY DESCRIPTION - TRACT 4

A part of the West Half of the Southeast Quarter of Section 22 and a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 6 West of the Fourth Principal Meridian, Henderson County, Illinois, including a part of Lot 5 as shown in Plat Book 1 on Page 47, more particularly described as follows:

Beginning at a stone found at the North Quarter Corner of said Section 27; thence along the west line of said Northeast Quarter of Section 27 bearing South 00 degrees 26 minutes 34 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 1334.97 feet to the southwest corner of said Northwest Quarter of the Northeast Quarter of Section 27; thence South 88 degrees 20 minutes 21 seconds East, 1258.12 feet along the south line of said Northwest Quarter of the Northeast Quarter of Section 27 to the easterly line of the former Chicago, Burlington and Quincy Railroad property; thence North 00 degrees 37 minutes 00 seconds West, 2457.33 feet along said easterly line; thence continuing along said easterly line 755.04 feet along a curve to the left, having a radius of 4280.71 feet and the chord of said curve bears North 05 degrees 40 minutes 11 seconds West, 754.06 feet; thence North 10 degrees 43 minutes 22 seconds West, 769.02 feet continuing along said easterly line to the north line of said Southeast Quarter of Section 22; thence North 89 degrees 27 minutes 46 seconds West, 625.23 feet along said north line; thence South 27 degrees 43 minutes 15 seconds West, 145.83 feet to an iron rod set; thence South 15 degrees 22 minutes 03 seconds West, 376.15 feet to an iron rod set; thence South 31 degrees 22 minutes 55 seconds West, 368.41 feet to an iron rod set; thence South 30 degrees 57 minutes 10 seconds West, 47.10 feet to an iron rod set on the west line of said Southeast Quarter of Section 22; thence South 00 degrees 29 minutes 37 seconds West, 1751.00 feet along said west line to the Point of Beginning, containing 105.390 acres more or less.



726 N. HWY. 522
CARMAN BR.

750 N.



GLADSTONE

HWY 34

BURLINGTON

HWY 522

208.166 AC.

CARMAN

LOMAX

HWY 96

200 N.

DALLAS CITY