

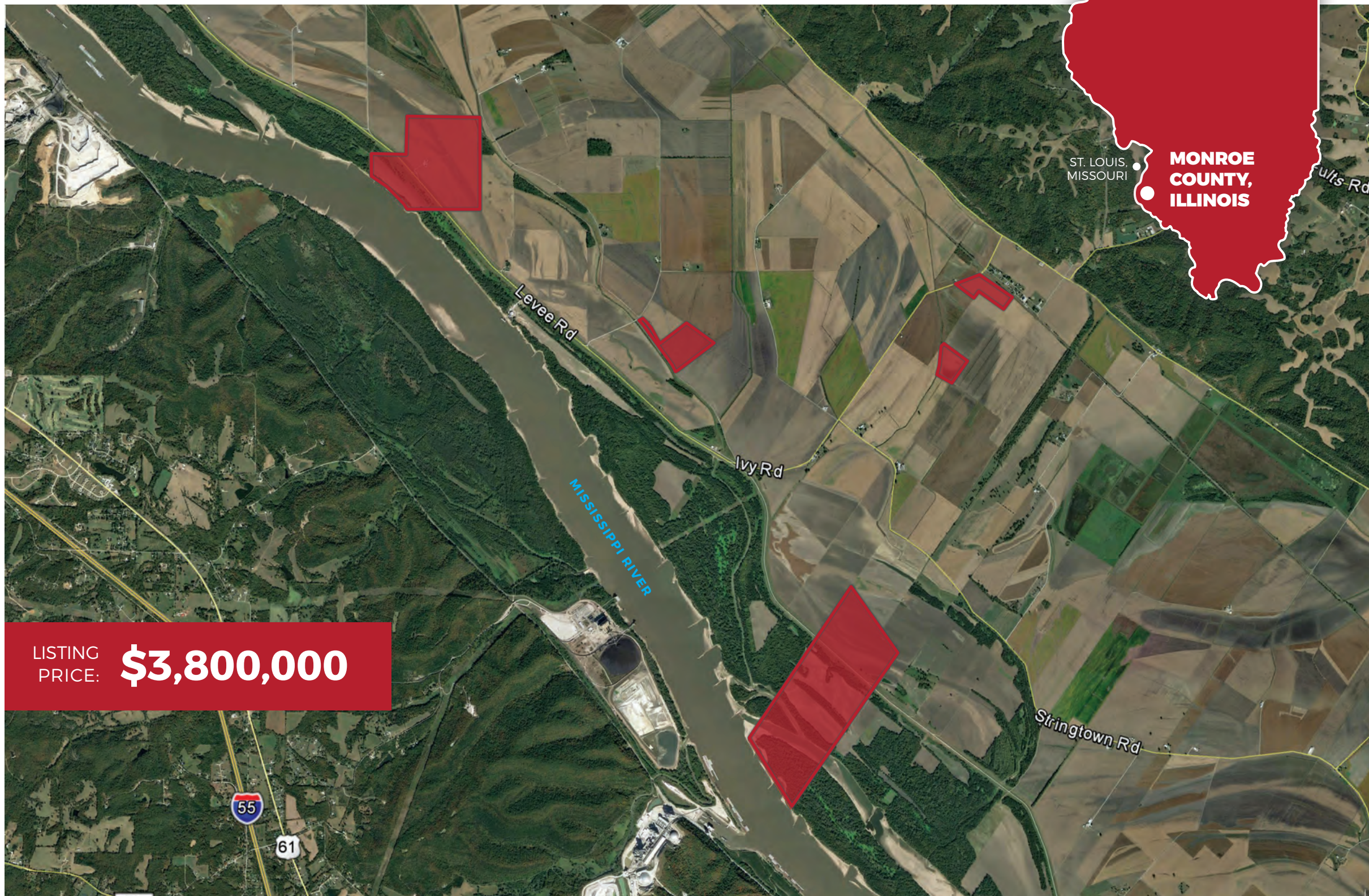


HIGH QUALITY **FARMLAND** **PORTFOLIO**

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MONROE COUNTY, ILLINOIS
670 ACRES M/L

..... HIGH QUALITY FARMLAND PORTFOLIO



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General Description

Offering 670 total acres m/l of productive farmland in Monroe County, Illinois. Portfolio includes approximately 477 tillable acres m/l with the balance of the land in timber offering excellent recreational opportunities adjacent to the Mississippi River. Improvements include multiple grain bins and pole buildings. Opportunity to acquire a large portfolio and maximize operational efficiencies as the tracts are located within a four-mile proximity of one another. The five farms are situated approximately 25 miles south of St. Louis, Missouri and 12 miles west of Red Bud, Illinois in Precinct 13 and Precinct 15 Townships.



STEVE BRUERE
515.240.7500

Steve@PeoplesCompany.com



TRACT 1

Tract 1 totals 235 acres m/l which consists of approximately 187.53 tillable acres m/l carrying a 114.5 CPI. Primary soil types on the tillable acres include Ambraw, Shaffton, Haynie, and Fults. Approximately 158.54 acres m/l of the farm are levee-protected. Improvements on Tract 1 include three grain bins totaling 46,100 bushels of storage and two metal pole buildings for onsite equipment storage. Located in Section 23 of Precinct 15 Township, the farm is accessible from Levee Road.

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Farm Program Information

Corn - 70.28 base acres with a PLC Yield of 140
Beans - 130.34 base acres with a PLC Yield of 43
Wheat - 19.41 base acres with a PLC Yield of 50
Farm contains a farmed wetland. Farm is enrolled in ARC-CO.

Improvements

- One 4,500 bushel Butler Bin with stirrall, unloading auger and dryer
- One 9,600 bushel FS Bin with fan and unloading auger
- One 32,000 bushel bin with sweep away auger, stirrall, roof auger, drier capability, ladder, load auger, unloading auger
- One 40' x 50' metal storage building
- One 36' x 42' metal storage building

Directions
From Fults, travel southwest along Ivy Road approximately 2.25 miles. Follow Ivy Road as it turns northwest and turns into Levee Road. Follow Levee Road approximately 3.25 miles. Tract 1 is situated on both sides of Levee Road.



Code	Soil Description	Acres	% of Field	CSR2 Legend	Crop Productivity Index
8302A	Ambraw silty clay loam	61.69	32.9%		114
8183A	Shaffton clay loam	43.82	23.4%		116
8394B	Haynie silt loam	25.68	13.7%		118
1591A	Fults silty clay	16.79	9.0%		115
3394B	Haynie silt loam	15.37	8.2%		118
3391A	Blake silty clay loam	12.15	6.5%		116
8304B	Landes very fine sandy loam	6.46	3.4%		100
8591A	Fults silty clay	4.25	2.3%		115
123	Riverwash	0.97	0.5%		
8180A	Dupo silt loam	0.35	0.2%		131
Weighted Average					114.5





TRACT 2

Tract 2 totals 46 acres m/l which consists of approximately 38.66 tillable acres m/l carrying a 113.6 CPI. Primary soil types on the tillable acres include Ambraw, Shaffton, Fults, and Nameoki. Improvements on Tract 2 include two grain bins totaling 6,500 bushels of storage and one metal pole building. Located in Section 30 of Precinct 13 Township and Section 25 of Precinct 15 Township, the farm is accessible from Long Lake Road.

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Farm Program Information

- Corn - 18.99 base acres with a PLC Yield of 140
- Beans - 35.23 base acres with a PLC Yield of 43
- Wheat - 5.24 base acres with a PLC Yield of 50
- Wetland determination has not been completed. Farm is enrolled in ARC-CO.

Improvements

- One 4,500 bushel Butler Bin with stirall, unloading auger and dryer
- One 2,000 bushel Butler Bin with unloading auger
- One 40' x 54' metal storage building

Directions
From Fults, travel southwest along Ivy Road approximately 2.25 miles. Turn right onto Long Lake Road and continue approximately 0.85 miles. Tract 2 is situated on both sides of Long Lake Road.



Code	Soil Description	Acres	% of Field	CSR2 Legend	Crop Productivity Index
8302A	Ambraw silty clay loam	15.46	35.8%		114
8183A	Shaffton clay loam	14.92	34.6%		116
1591A	Fults silty clay	4.17	9.7%		115
8592A	Nameoki silty loam	3.12	7.2%		120
8591A	Fults silty clay loam	1.91	4.4%		115
8304B	Landes very fine sandy loam	1.81	4.2%		100
8457L	Booker clay	1.79	4.1%		89
Weighted Average					113.6





TRACT 3

Tract 3 totals 23.37 acres m/l which consists of approximately 23.21 tillable acres m/l carrying a 120.4 CPI. Soil types on the tillable acres include Wilbur, Landes, Dupo, and Shaffton. Tract 3 includes one grain bin offering 4,500 bushels of storage. Located adjacent to the west side of Fults, IL, this tract is situated in Section 28 of Precinct 13 Township and is accessible from Ivy Road.

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Farm Program Information

Corn - 8.95 base acres with a PLC Yield of 140
Beans - 16.59 base acres with a PLC Yield of 43
Wheat - 2.47 base acres with a PLC Yield of 50
Wetland determination has not been completed. Farm is enrolled in ARC-CO.

Improvements

One 4,500 bushel Chief Grain Bin with stirall, fan and dryer

Directions
From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 3 is situated on the south side of Levee Road.



Code	Soil Description	Acres	% of Field	CSR2 Legend	Crop Productivity Index
8336A	Wilbur silt loam	13.07	56.3%		128
8304B	Landes very fine sandy loam	5.93	25.5%		100
8180A	Dupo silt loam	2.63	11.3%		131
8183A	Shaffton clay loam	1.58	6.8%		116
Weighted Average					120.4





TRACT 4

Tract 4 totals 19.25 acres m/l which consists of approximately 18.34 tillable acres m/l carrying an 89 CPI. Nearly 100% tillable, this tract is bordered by a drainage ditch along its west and south sides. Tract 4 is situated in Sections 28 and 29 of Precinct 13 Township.

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Farm Program Information

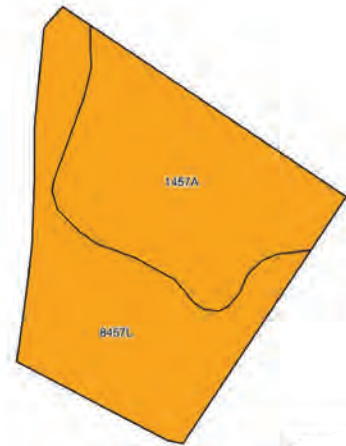
Corn - 7.12 base acres with a PLC Yield of 140
Beans - 13.21 base acres with a PLC Yield of 43
Wheat - 1.97 base acres with a PLC Yield of 50
Wetland determination has not been completed. Farm is enrolled in ARC-CO.

Directions

From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 4 is situated approximately 0.4 miles south of Ivy Road.



Code	Soil Description	Acres	% of Field	CSR2 Legend	Crop Productivity Index
1457A	Booker clay	9.31	50.8%		89
8457L	Booker clay	9.03	49.2%		89
Weighted Average					89



Tract 5 totals 347 acres m/l which consists of approximately 208.93 tillable acres m/l carrying a 111.2 CPI. Primary soil types on the tillable acres include Haynie, Ambraw, and Blake. Approximately 101.5 acres m/l of the farm are levee-protected. With nearly ½ mile of frontage along the Mississippi River, the balance of the land not being farmed offers great recreational opportunities for fishing and hunting with approximately 113 acres m/l of mature timber and the ability to pull and store water from the river for water fowl. Located in Sections 5, 6, 7 and 8 of Precinct 13 Township, Tract 5 can be accessed from Levee Road.

Farm Program Information

Corn - 80.68 base acres with a PLC Yield of 140

Beans - 149.64 base acres with a PLC Yield of 43

Wheat - 22.28 base acres with a PLC Yield of 50

Farm contains a farmed wetland. Farm is enrolled in ARC-CO.

347 Acres M/L
.....
208.93 Tillable
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Taxes: \$2,514.06

From Fults, travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Tract 5 is situated on both sides of Levee Road.



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