

David Hueneke
(815) 291-6550
daveiowafarmland@gmail.com



P.O. Box 700
Maquoketa, IA 52060

Kimble Family L.P.
408 Acres
Bureau / Stark Co. IL



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	408
<i>PRICE</i>	\$3,810,000.
<i>Price Per Acre</i>	\$9,340.
<i>Owner</i>	Kimble Family L.P.
<i>Operator</i>	Owner
<i>County & State</i>	Bureau Co. & Stark Co. IL
<i>Location</i>	Bradford, IL
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	100% Pattern Tiled
<i>Average Productivity</i>	Above average for the area
<i>Taxable Acres</i>	408.37
<i>Net RE Taxes</i>	\$13,492.17 \$33.07 per Acre Ave.
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Level to Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneke
Cell: 815-291-6550
Email: daveiowafarmland@gmail.com

LEGAL DESCRIPTION (abbreviated)

- 153.13/A of the SE ¼ of Sect. 19
T-14-N R-8-E Bureau Co. IL
- 75/A of the NW ½ of the NW ¼ Sect. 14
T-14-N R-7-E in Stark Co. IL
- 140/A +/- of the SE ¼ of Sect. 10 and
40/A +/- of the N ½ of the NE ¼ of
Sect. 15 in Stark Co. IL

COMMENTS & BUILDING INFORMATION

- No Buildings
- Ave. P.I. = 131.4
- 156 EZ for the 240/157.61
will need to be reconstituted
because of Farm split to get
exact Acre numbers.

F.S.A. INFORMATION

Farmland	408
Crop Acres	391
CRP Acres	0
Wheat Base	0
Wheat Yield	0
Corn Base	337.36
Corn Yield	See FSA doc
Soybean Base	69.09
Soybean Yield	See FSA doc

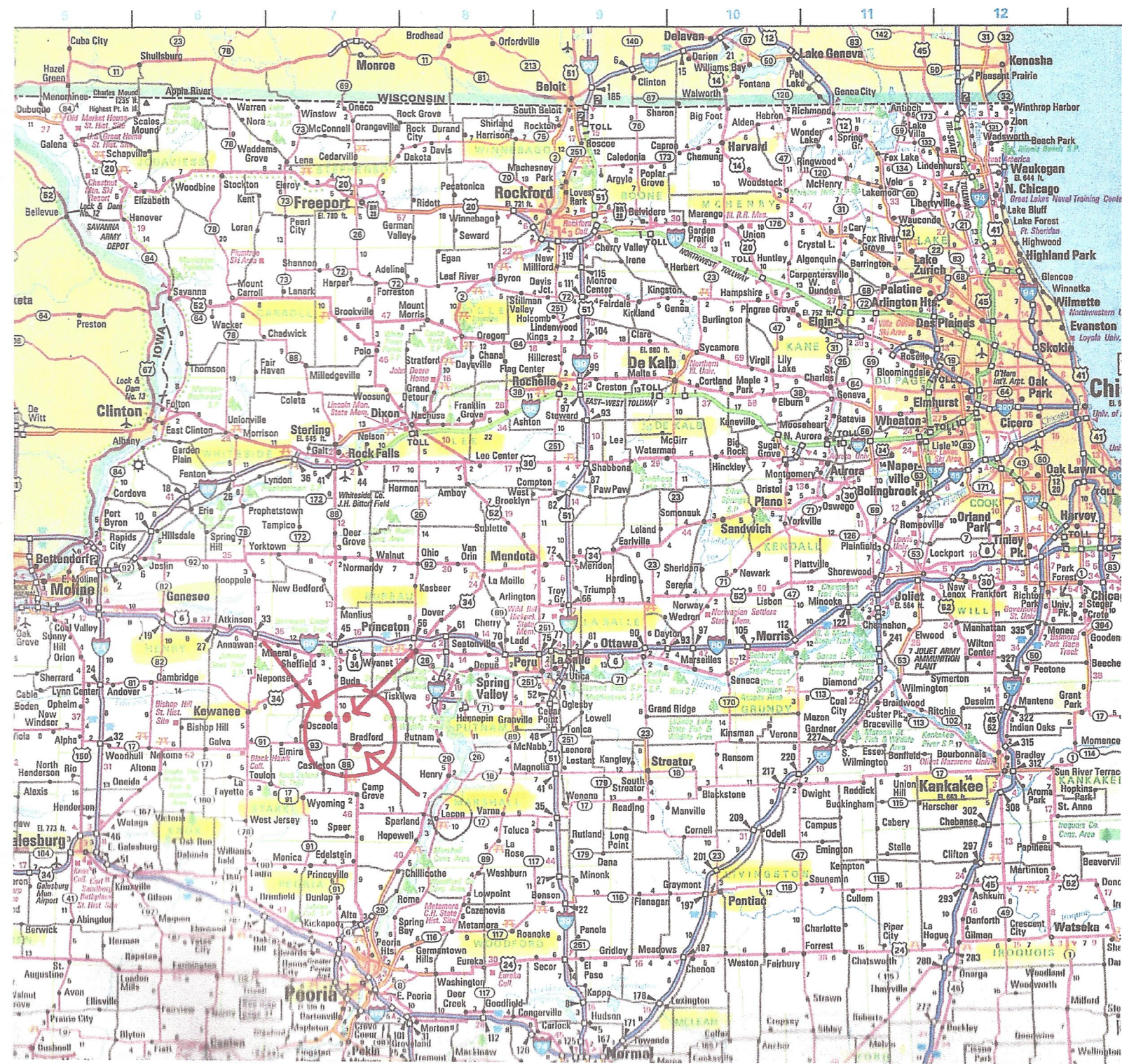
APPROX. BREAKDOWN OF ACRES

Total Acres	408
Tillable Acres	391
CRP Acres	0
Farmstead	0
Roads	Hard Surface
Waterways	As needed per farm
Timber	0
Pasture	0

LEASE/FSA INFORMATION

- Seller request a
\$300. Per Tillable Acre
3-year lease back
- Future wind turbine income
to Start in the fall of 2020
with \$11,250. Annual
guarantee

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

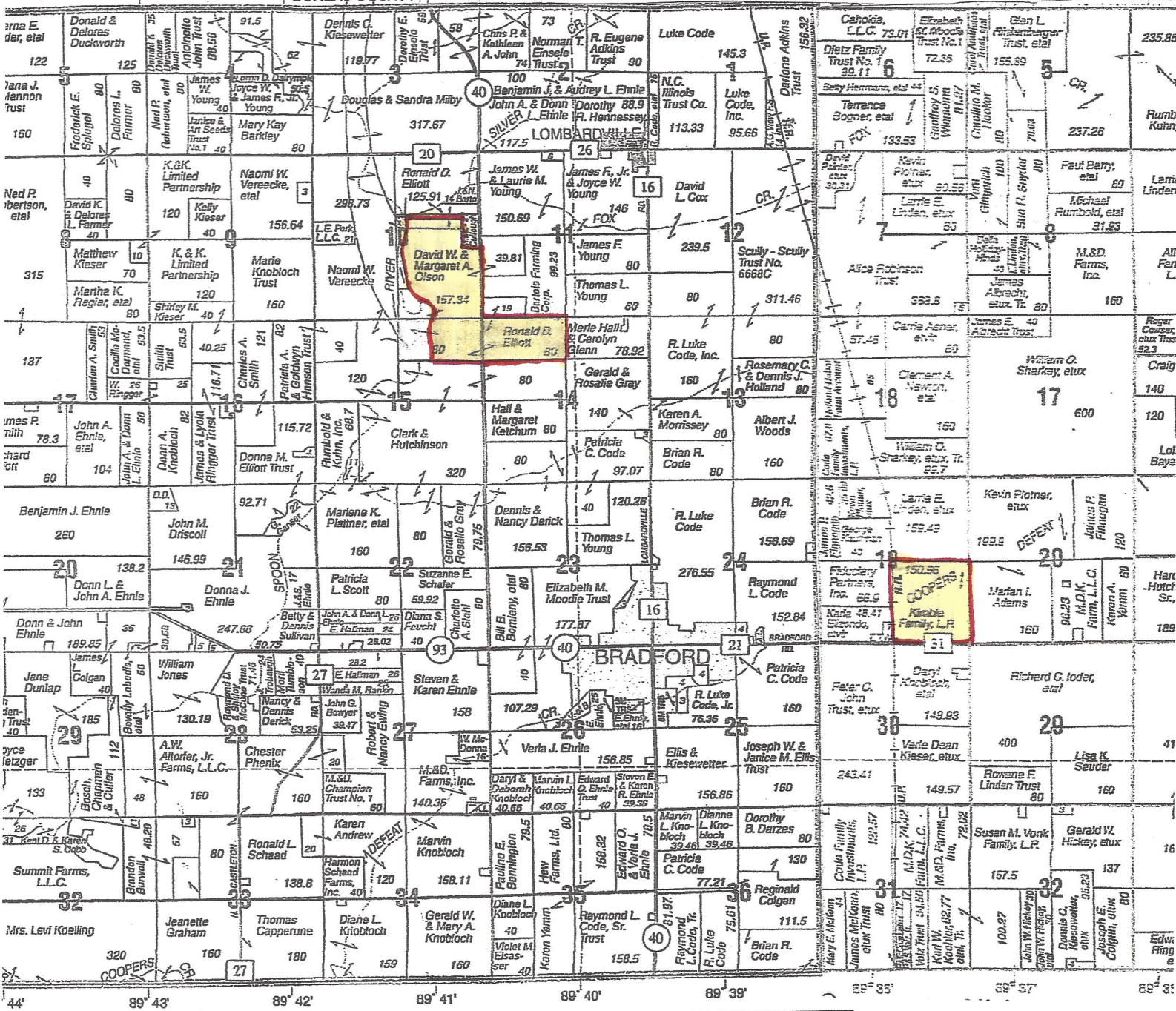
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700
Maquoketa, IA 52060

Kimble Limited Family Partnership
 Cecelia Kimble

BUREAU COUNTY



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Iowa Farm Land Brokers

David Hueneke
Midwest Farmland

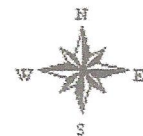
Cell: 815-291-6550
daveiowafarmland@gmail.com

P.O. Box 700
Maqueta IA 52060

ap center: 41° 10' 49.31, -89° 37' 31.82

**19-14N-8E
Bureau County
Illinois**

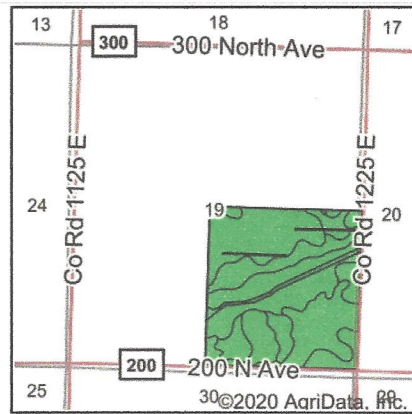
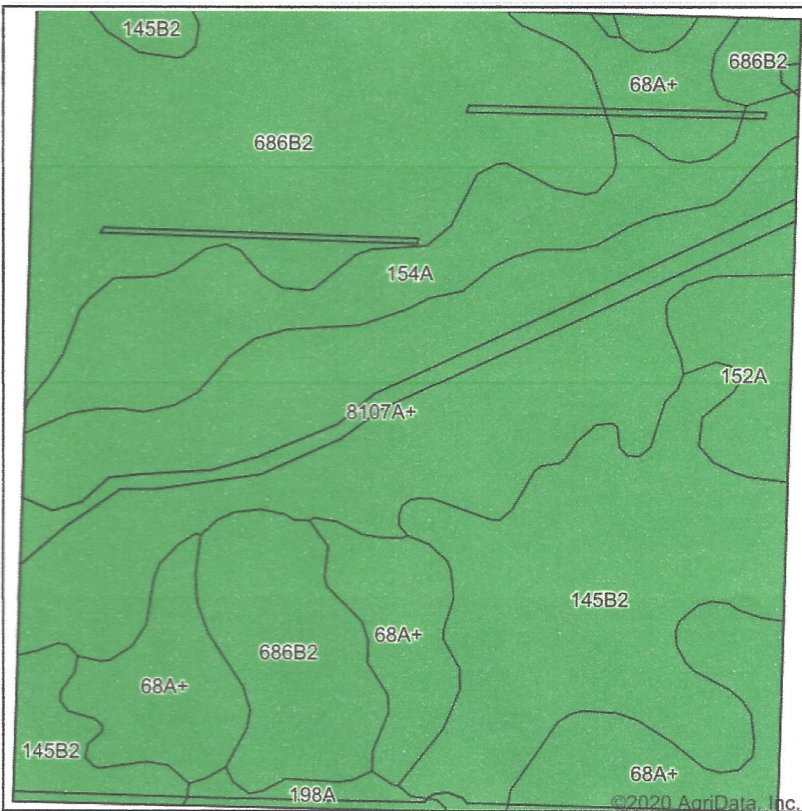
0ft 623ft 1247ft



2/9/2017

1. This map was prepared by a GIS Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **19-14N-8E**
 Township: **Milo**
 Acres: **151.82**
 Date: **9/9/2020**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	43.86	28.9%	■	FAV	**177	**56	**69	**93	0	**6.43	0.00	**131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	35.96	23.7%	■	FAV	189	60	71	98	0	0.00	5.77	139
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	28.52	18.8%	■	FAV	**170	**54	**66	**90	0	**5.96	0.00	**125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	22.55	14.9%	■	FAV	192	63	74	99	0	0.00	5.77	143
154A	Flanagan silt loam, 0 to 2 percent slopes	14.74	9.7%	■	FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.61	3.0%	■	FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	1.58	1.0%	■	FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						183.2	58.6	70.6	95.6	*-	2.98	3.03	135.3

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

Illinois
Marshall

U.S. Department of Agriculture
Farm Service Agency

FARM: 4083

Prepared: 2/6/17 9:07 AM

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
KIRK HOWARD KIMBLE	2012 InTransfer - Bureau F9078	
Farms Associated with Operator:		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.13	146.52	146.52	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP				
0.0	0.0	146.52	0.0	0.0				

ARC-IC NONE		ARC-CO CORN ,SOYBN		ARC/PLC PLC NONE		PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction			
CORN	109.12		145	0.0			
SOYBEANS	36.28		50	0.0			
Total Base Acres:	145.4						

Tract Number: 10020 Description: SEC19 Milo (T14N R8E)PIN:25-19-400-001

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
153.13	146.52	146.52	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP		
0.0	0.0	146.52	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	109.12		145	0.0
SOYBEANS	36.28		50	0.0
Total Base Acres:	145.4			

Owners: KIMBLE FAMILY LIMITED PTPR

Other Producers: None

Aerial Map



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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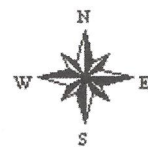
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 12' 31.26, -89° 40' 36.68

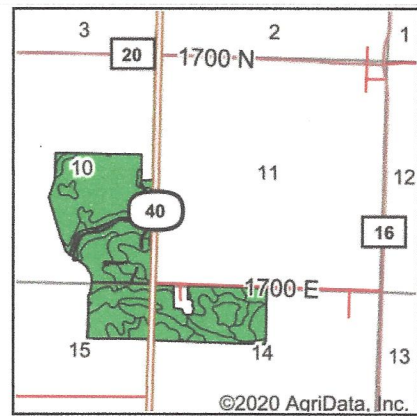
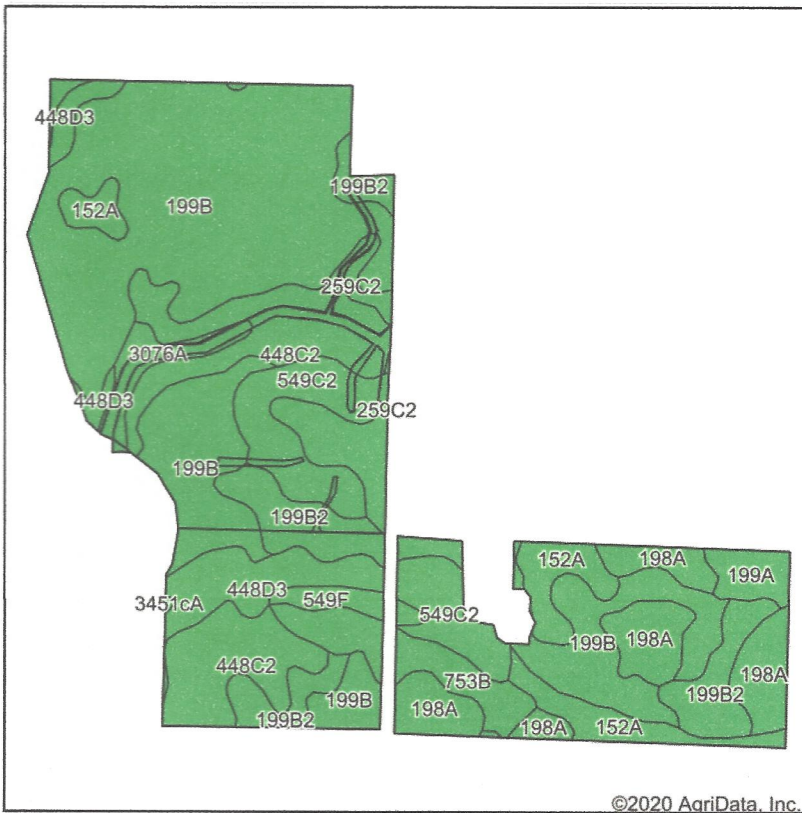
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11-14N-7E
Stark County
Illinois



9/9/2020

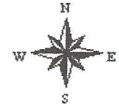
Soils Map



State: **Illinois**
 County: **Stark**
 Location: **11-14N-7E**
 Township: **Osceola**
 Acres: **253.41**
 Date: **9/9/2020**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	110.48	43.6%	■	FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	29.94	11.8%	■	FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	21.10	8.3%	■	FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	20.04	7.9%	■	UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
198A	Elburn silt loam, 0 to 2 percent slopes	19.94	7.9%	■	FAV	197	61	74	94	0	0.00	5.77	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.11	5.6%	■	FAV	195	63	73	100	0	0.00	5.64	144
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	13.46	5.3%	■	FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**753B	Massbach silt loam, 2 to 5 percent slopes	9.78	3.9%	■	FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.49	2.2%	■	FAV	186	61	71	93	0	0.00	5.64	139
199A	Plano silt loam, 0 to 2 percent slopes	3.93	1.6%	■	FAV	194	60	74	103	0	7.02	0.00	142

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

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**549F	Marseilles silt loam, 18 to 35 percent slopes	3.02	1.2%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.02	0.8%		FAV	**152	**48	**60	**77	0	**4.44	0.00	**111
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.10	0.0%		FAV	190	61	73	97	0	0.00	5.77	140
Weighted Average						175.7	54.8	67.3	91.5	*-	4.82	0.89	128.9

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:

<http://soilproductivity.nres.illinois.edu/>

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

^a UNF = unfavorable; FAV = favorable

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

^c Soils in the northern region or in both regions were not rated for grain sorghum 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".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

Cecilia Kimble

Illinois

Bureau

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 9810

Prepared: 1/23/17 11:49 AM

Crop Year: 2017

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
KIRK HOWARD KIMBLE
Farms Associated with Operator:
None

CRP Contract Number(s): 1731C

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.7	145.99	145.99	0.0	0.0		0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	141.99	0.0	0.0				

ARC-IC NONE	ARC-PLC ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	139.26		140	0.0
SOYBEANS	0.99		36	0.0
Total Base Acres:	140.25			

Tract Number: 10143 Description: Sec 10 Osceola Township - Stark Co.

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
156.7	145.99	145.99	0.0	0.0		0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	141.99	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	139.26		140	0.0
SOYBEANS	0.99		36	0.0
Total Base Acres:	140.25			

Owners: CECELIA A KIMBLE

Other Producers: None

Kimble Family LP

Illinois
MarshallU.S. Department of Agriculture
Farm Service Agency

FARM: 3863

Prepared: 1/23/17 11:48 AM

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
KIRK HOWARD KIMBLE		2010 17123 91

Farms Associated with Operator:

25, 643, 2308, 3012, 3647, 3847, 3903, 3910, 3927, 3937, 4083, 4257, 4274, 4368, 4378

CRP Contract Number(s): 577, 578

163.31	Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
163.31	163.31	149.88	150.38	0.0	0.0		0.0	Active	1
-5.71	State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
157.6	0.0	0.0	121.31	0.0	0.0				

ARC-IC NONE		ARC-CO CORN, SOYBN		ARC/PLC PLC NONE		PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction			
CORN	88.98		154	0.0			
SOYBEANS	31.82		48	19.3			
Total Base Acres:	120.8						

Tract Number: 9857 Description: SEC14,15Osceola(T14N R7E)PIN:0214100003/0215200001

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

157.6	Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.6	163.31	149.88	150.38	0.0	0.0		0.0
	State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
	0.0	0.0	121.31	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	88.98		154	0.0
SOYBEANS	31.82		48	19.3
Total Base Acres:	120.8			

Owners: KIMBLE FAMILY LIMITED PTPR

Other Producers: None

David Hueneker
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daveiowafarmland@gmail.com



P.O. Box 700
Maquoketa, IA 52060

153 Kimble Farm (aka Shallow Brook)

Tile map is enclosed and below are the particulars:

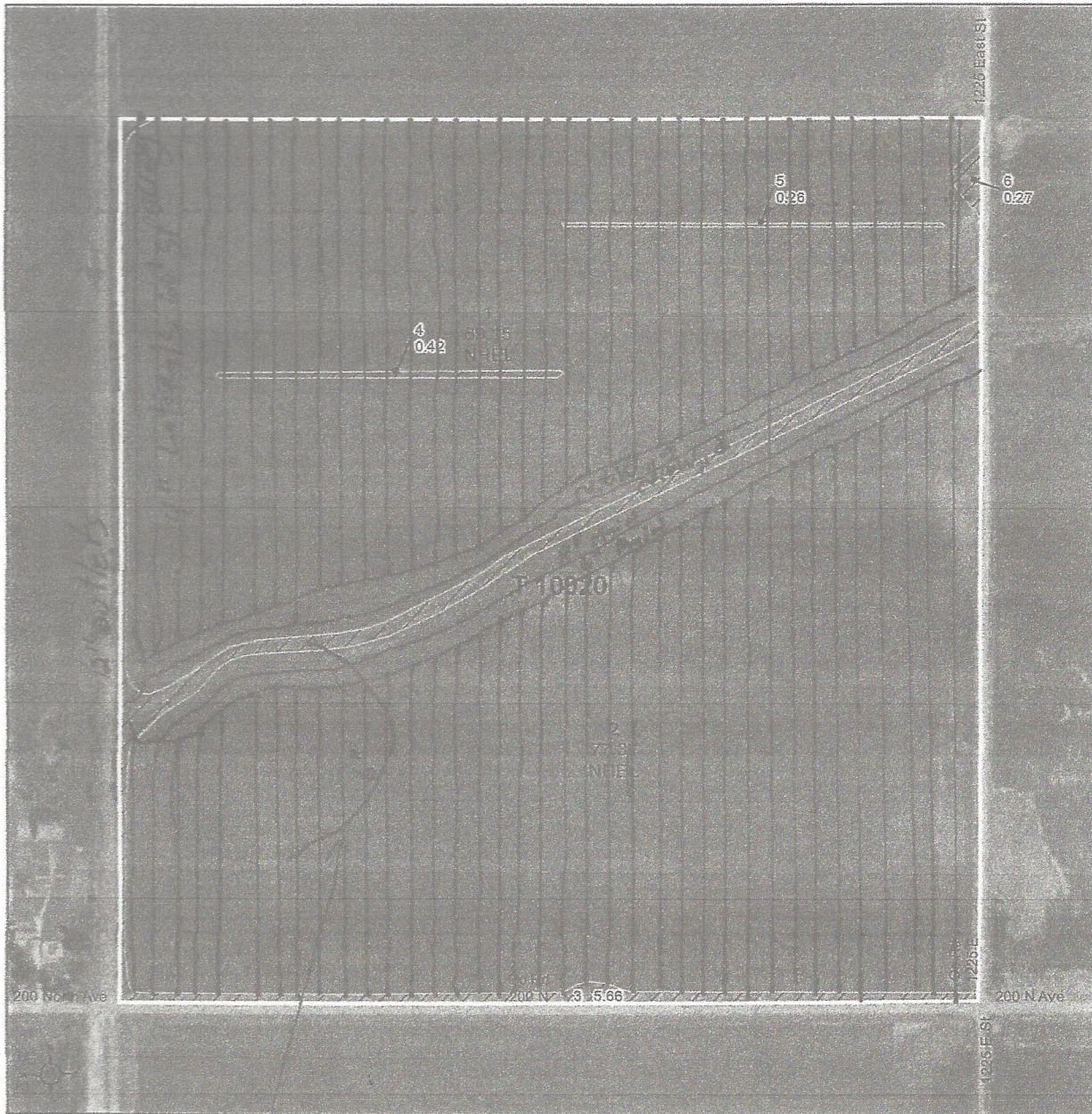
- 4" laterals on 60 ft. spacing
- 2-8" and 2-6" mains run from the N/E to the S/W part of the Farm to
- 12" outlets in the S/W corner of the Farm
- 1 short loop of extra 6" tile in the S/W corner installed to get water out of a low area

153/A Bureau Co. — East of Bradford
Kimble



United States
Department of
Agriculture

County, Illinois



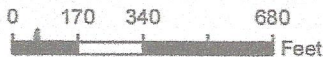
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

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

Tract Boundary



2017 Program Year

Map Created December 08, 2016

Farm 4083

Tract 10020

Tract Cropland Total: 146.52 acres

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Google Earth

feet 1000
meters 400

South 40/A's of the 180/A West of IL 40

kimble farms

3in tile	99470.0
6in tile	3883.0
8in tile	2160.7
12in tile	2490.4

3in tile on 60ft spacings



140/A Pattern Tile on West side of IL 40



Google Earth

feet 1000
meters 500

75/A East Side of IL 40 (Pattern-tiled)