



# LAND FOR SALE

<i>TOTAL ACRES</i>	314.3
<i>PRICE</i>	2,617,500.
<i>Price Per Acre</i>	8,336.
<i>Owner</i>	Kimble Family LP and Cecilia Kimble
<i>Operator</i>	Owners
<i>County &amp; State</i>	Stark County, Illinois
<i>Location</i>	½ W. / 2 N on IL 40 from Bradford, IL
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	255/A Pattern tile; some old tile; Bal. = natural
<i>Average Productivity</i>	Enclosed Production Maps
<i>Taxable Acres</i>	312.03
<i>Net RE Taxes</i>	9,772.74      31.09 p/A
<i>Taxes Payable In</i>	Above numbers represent 2019 County Tax State.
<i>Topography</i>	Level to Rolling

## TO CONTACT LISTING AGENT

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

## LEGAL DESCRIPTION (abbreviated)

157./A +/- of the S.E. Quat. of Sect. 10; 80/A +/- of the N. ½ of the N.E. Quat. of Sect. 15; and the N. ½ of the N.W. Quat. of Sect. 14 in Stark County, IL

## COMMENTS & BUILDING INFORMATION

1. No Buildings
2. Hard surface access on IL 40
3. Whole Farm P.I. = 128.8
4. Of the 314/A the best 225/A = 140 P.I. ave.
5. 255/A Pattern tiled
6. 156EZ on Farm #3863 should read 157.6 rather than 163.31 to account for 5.71 building site not with farm

## LEASE/FSA INFORMATION

1. Owners want to retain a lease back at \$300 P/A for 3 years as part of the transaction.
2. 3 CRP Contracts:  
Total 33.07 Acres  
8,030. Total Payment Ave.  
Ave. 242.60 P/A  
Contracts Expire from  
2023 - 2026

## F.S.A. INFORMATION

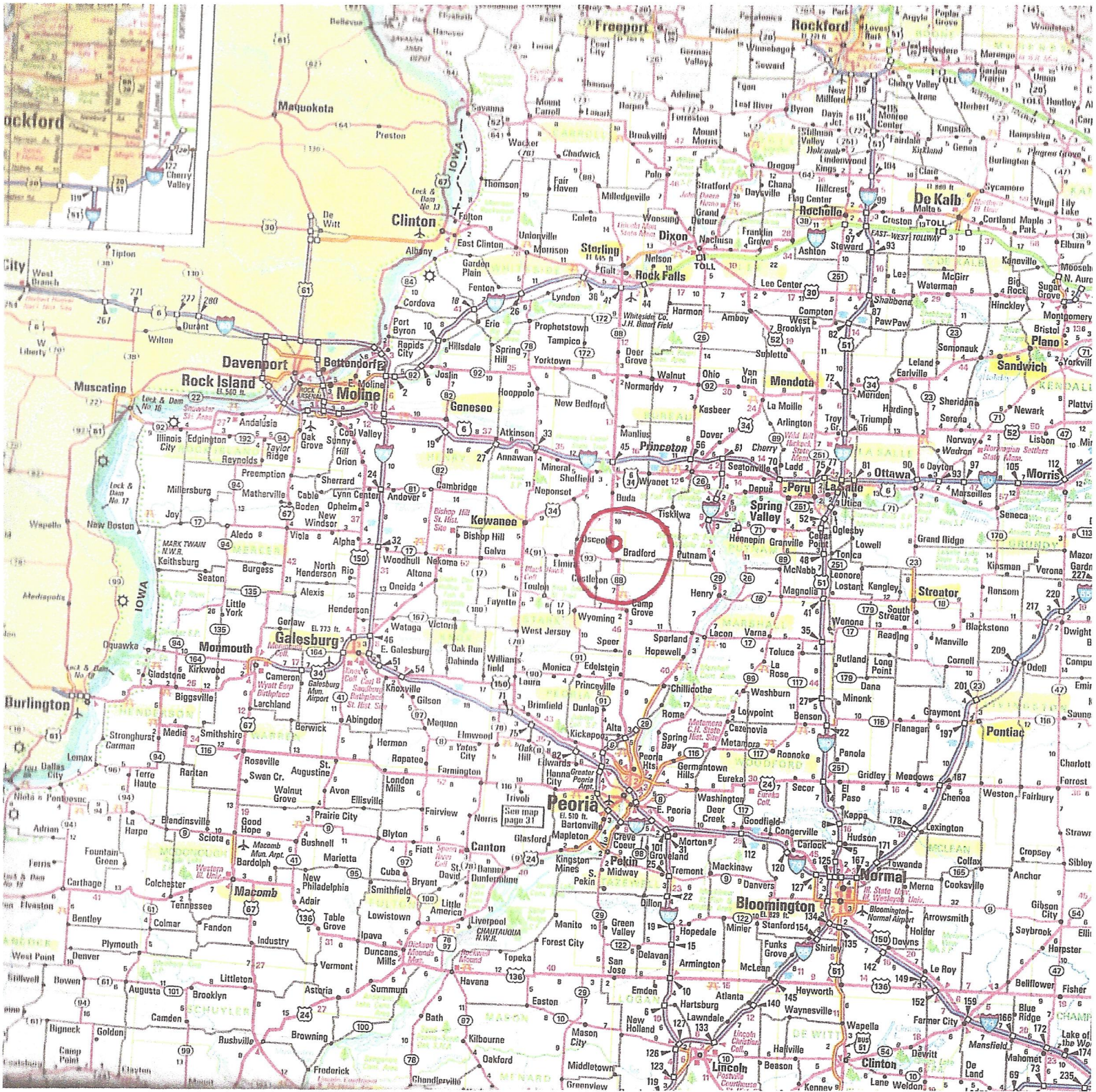
Farmland	314.3
Crop Acres	295.87
CRP Acres	33.07
Wheat Base	0
Wheat Yield	0
Corn Base	228.24
Corn Yield	145.45
Soybean Base	32.81
Soybean Yield	47.63

## APPROX. BREAKDOWN OF ACRES

Total Acres	314.3
Tillable Acres	262.77
CRP Acres	33.07
Farmstead	N/A
Roads	(Bal. of Acres-
Waterways	-not acct. for)
Timber	18.43 Acres
Pasture	N/A

\* 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.



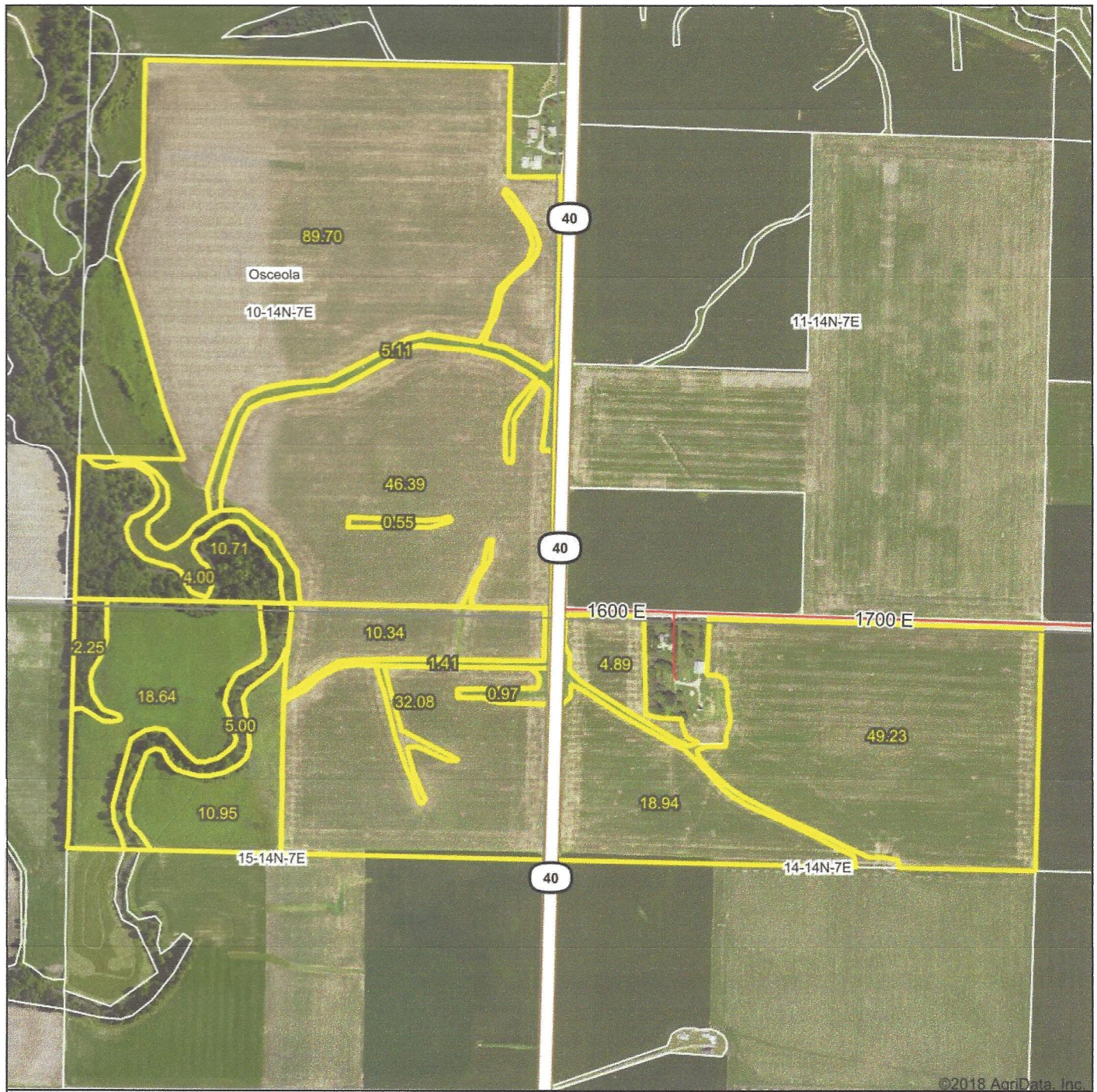








# Aerial Map



**Iowa Farm Land Brokers**

Maps Provided By:

**surety**<sup>®</sup>

CUSTOMIZED ONLINE MAPPING

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map center: 41° 12' 27.13, -89° 40' 38.63

**10-14N-7E**

**Stark County**

**Illinois**

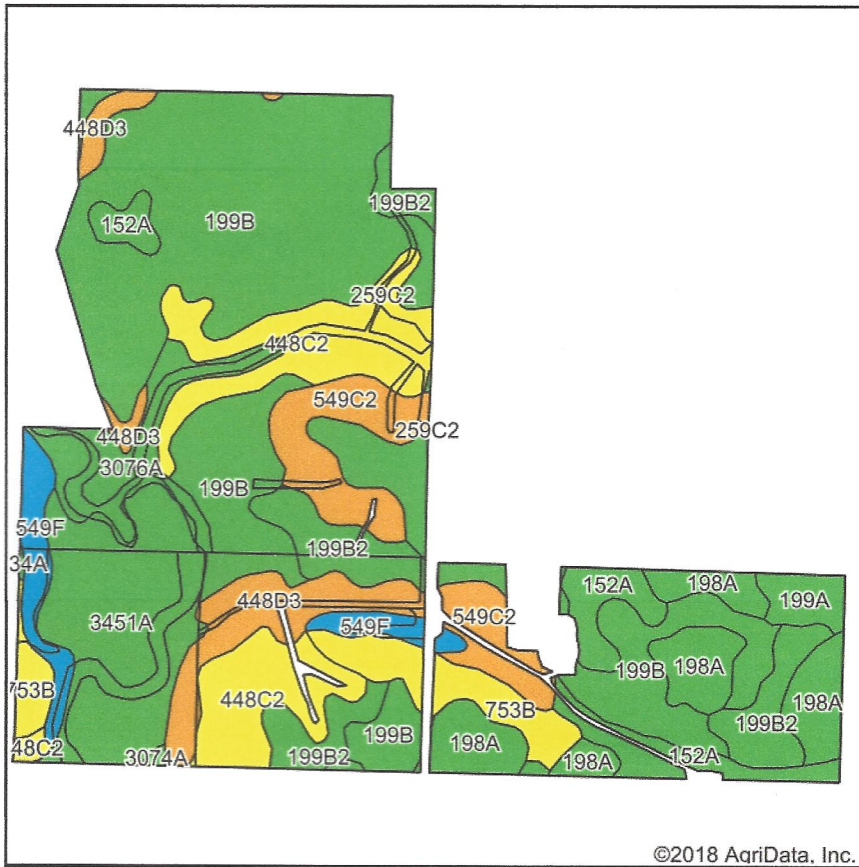
0ft      853ft      1706ft

5/30/2018

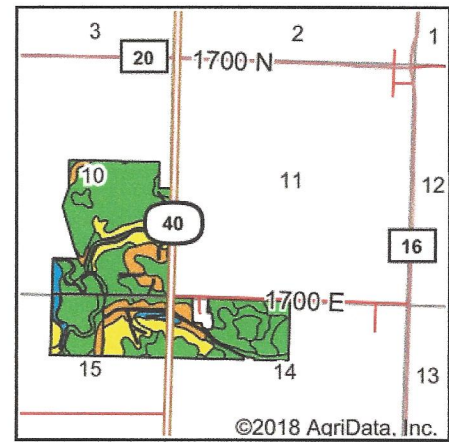
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **10-14N-7E**  
 Township: **Osceola**  
 Acres: **311.16**  
 Date: **5/30/2018**



Maps Provided By:



## Area Symbol: IL175. Soil Area Version: 10

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-le gume e hay, T/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	112.26	36.1%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	32.50	10.4%		FAV	190	61	73	97	0	0.00	5.77	140
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	31.15	10.0%		FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	21.82	7.0%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
198A	Elburn silt loam, 0 to 2 percent slopes	21.41	6.9%		FAV	197	61	74	94	0	0.00	5.77	143
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	19.08	6.1%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	16.17	5.2%		FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.48	4.7%		FAV	195	63	73	100	0	0.00	5.64	144
**753B	Massbach silt loam, 2 to 5 percent slopes	13.09	4.2%		FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	12.79	4.1%		FAV	186	61	71	93	0	0.00	5.64	139
**549F	Marseilles silt loam, 18 to 35 percent slopes	9.47	3.0%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73



199A	Plano silt loam, 0 to 2 percent slopes	4.03	1.3%		FAV	194	60	74	103	0	7.02	0.00	142
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.17	0.7%		FAV	**152	**48	**60	**77	0	**4.44	0.00	**111
234A	Sunbury silt loam, 0 to 2 percent slopes	0.44	0.1%		FAV	179	57	70	93	0	0.00	5.52	131
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.30	0.1%		FAV	186	58	73	99	0	0.00	5.52	136
Weighted Average						175.4	55	67.2	91	*-	4.11	1.51	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

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



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
5.71	163.31	149.88	150.38	0.0	0.0	29.07	0.0	Active	1
157.6	State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
	0.0	0.0	121.31	0.0	0.0				

ARC-JC 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
163.31	163.31	149.88	150.38	0.0	0.0	29.07	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





United States  
Department of  
Agriculture

## Marshall County, Illinois



**Common Land Unit**

- CRP
- Non-Cropland
- Cropland

**Tract Boundary**

0 335 670 1,340 Feet

**2016 Program Year**  
Map Created January 20, 2016

**Farm 3863**  
**Tract 9857**

*Kimble Family LP*

**Tract Cropland Total: 149.88 acres**

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Cecilia Kimble

Illinois  
Bureau

U.S. Department of Agriculture  
Farm Service Agency

FARM: 9810

Prepared: 1/23/17 11:49 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		

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	4.0	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	4.0	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			

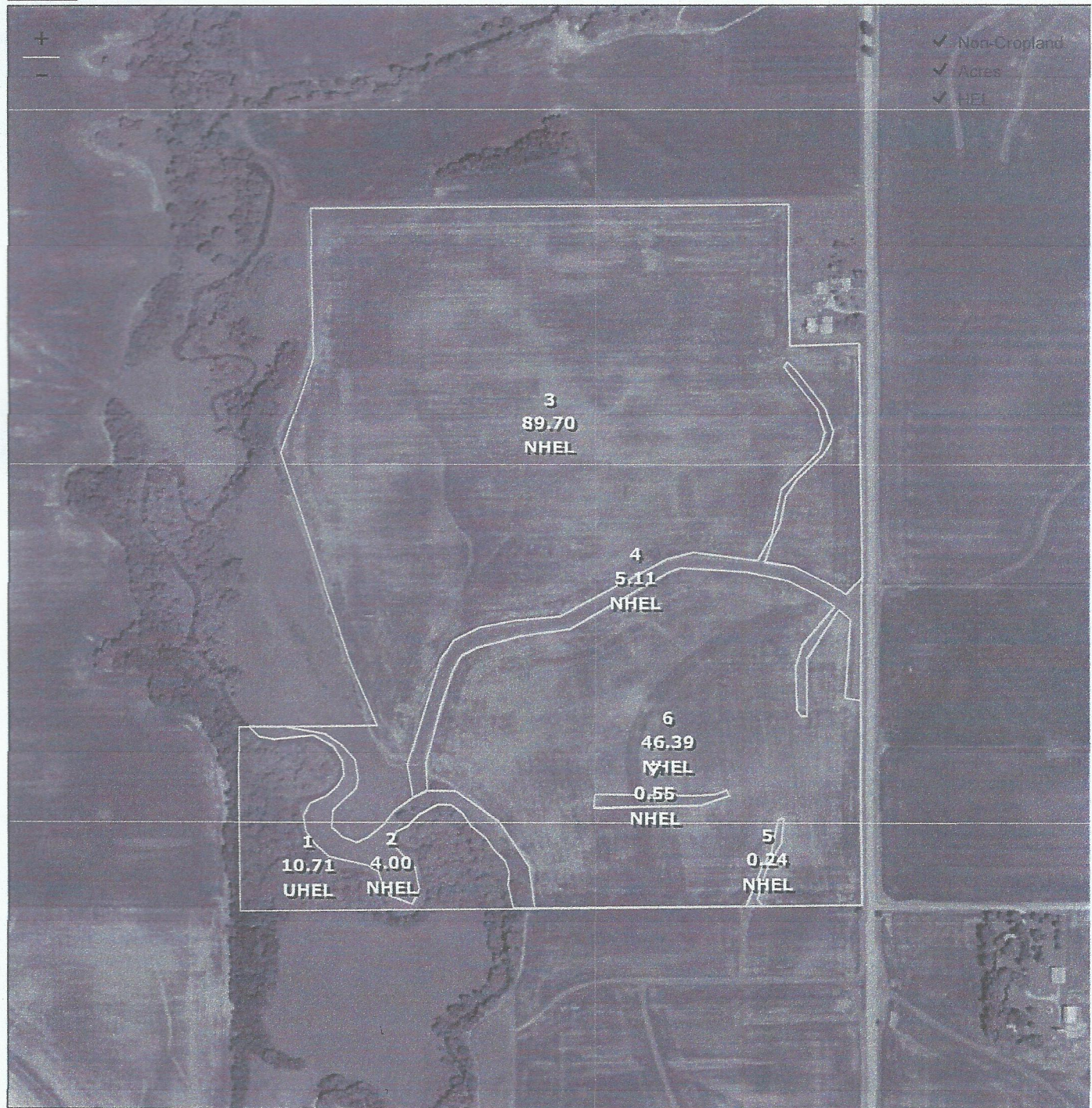
Owners: CECILIA A KIMBLE

Other Producers: None



# Map of Farm 9810 in Bureau County, Illinois

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Common Land Unit  
 Cropland Non-cropland CRP

Farm 9810  
 Tract 10143

## Wetland Determination Identifiers

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

Cecilia  
 Kimble

2017 Crop Year



Tract Page: 1 of 1

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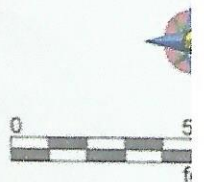
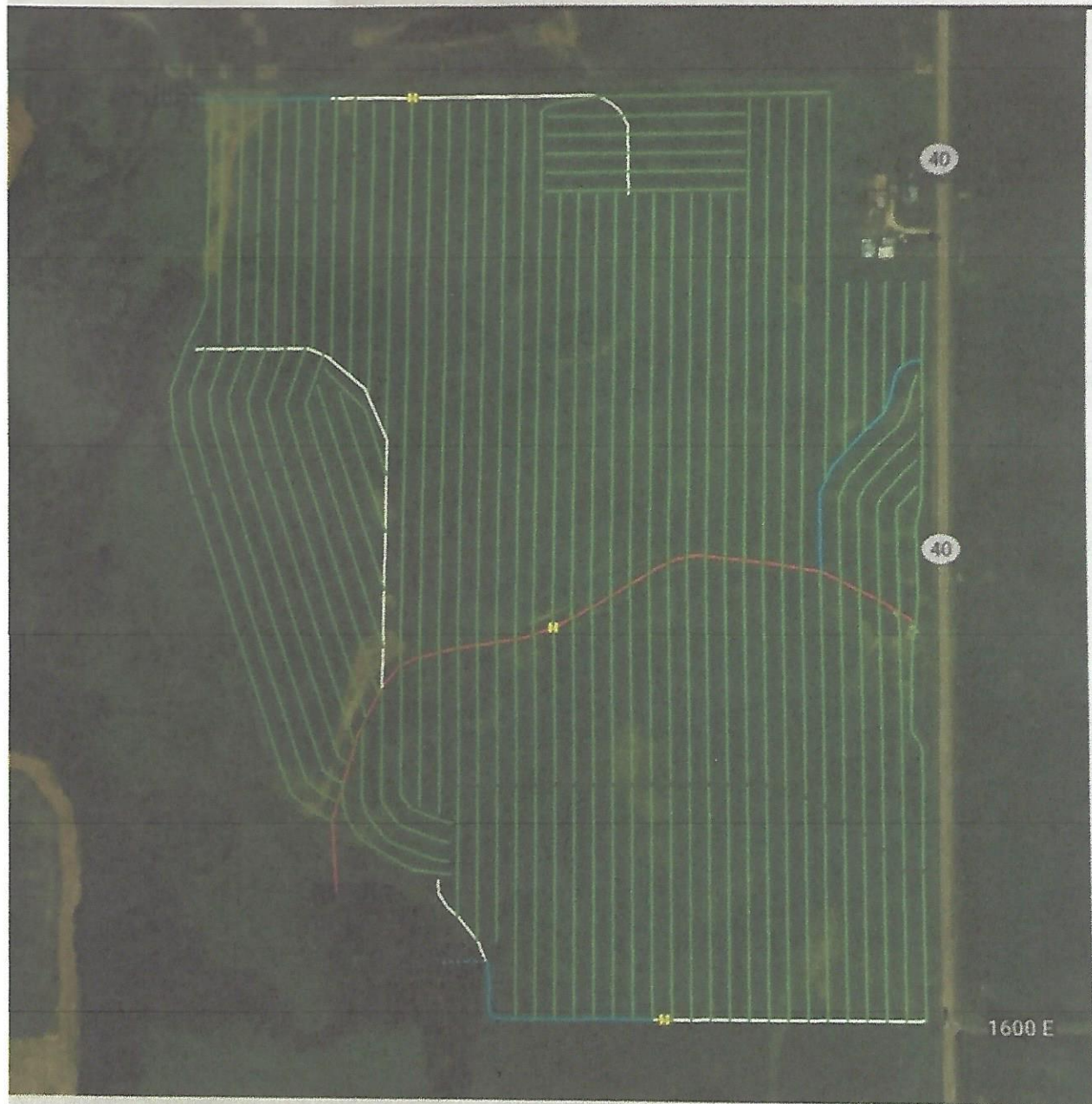
<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 1/23/2017



# 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  
meters

1000

400



40/A. Pattern tile on West side of IL 40





75/A Pattern Tile on East side of IL. 40