



LAND FOR SALE

<i>TOTAL ACRES</i>	240 M/L
<i>PRICE</i>	1,905,000.
<i>Price Per Acre</i>	7,935.
<i>Owner</i>	Kimble Family LP and Cecilia Kimble
<i>Operator</i>	Owners
<i>County & State</i>	Stark Co., Illinois
<i>Location</i>	½ mi. W. / 2 mi. N on IL 40 from Bradford, IL
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	180/A pattern tile; some old tile; Bal. = natural
<i>Average Productivity</i>	See Enclosed Production Maps
<i>Taxable Acres</i>	240 M/L
<i>Net RE Taxes</i>	6904.64 28.77 p/A Approx. (est.)
<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 NE Quat. Of Sect. 15 T-14-N R-7-E Stark Co. IL

COMMENTS & BUILDING INFORMATION

1. No Buildings
2. Hard surface access on IL 40
3. Whole Farm P.I. = 127
4. 180/A Pattern Tiled
5. Basis for FSA estimates is the South 80 Acres was part of another FSA tract. The actual FSA numbers will be determined if an actual split takes place
6. 2017/18 Yields are available upon request

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

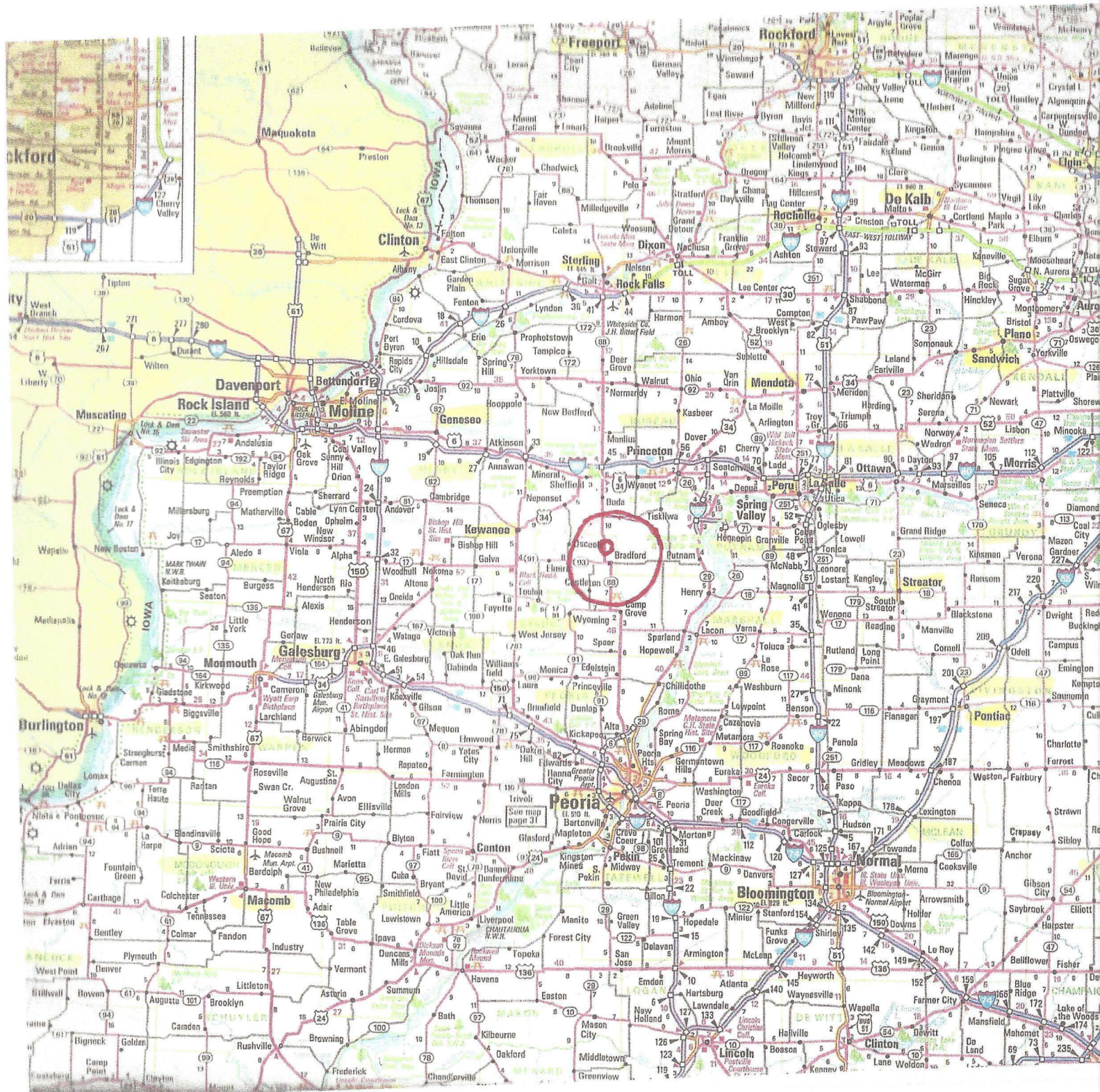
F.S.A. INFORMATION

Farmland	240 est.
Crop Acres	225.48 est.
CRP Acres	33.07
Wheat Base	0
Wheat Yield	0
Corn Base	170 est.
Corn Yield	147 est.
Soybean Base	12 est.
Soybean Yield	41 est.

APPROX. BREAKDOWN OF ACRES

Total Acres	240 est.
Tillable Acres	191.78
CRP Acres	33.07
Farmstead	N/A
Roads	(Bal of Acres-
Waterways	-not acct. for)
Timber	18/A M/L per Surety
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.



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

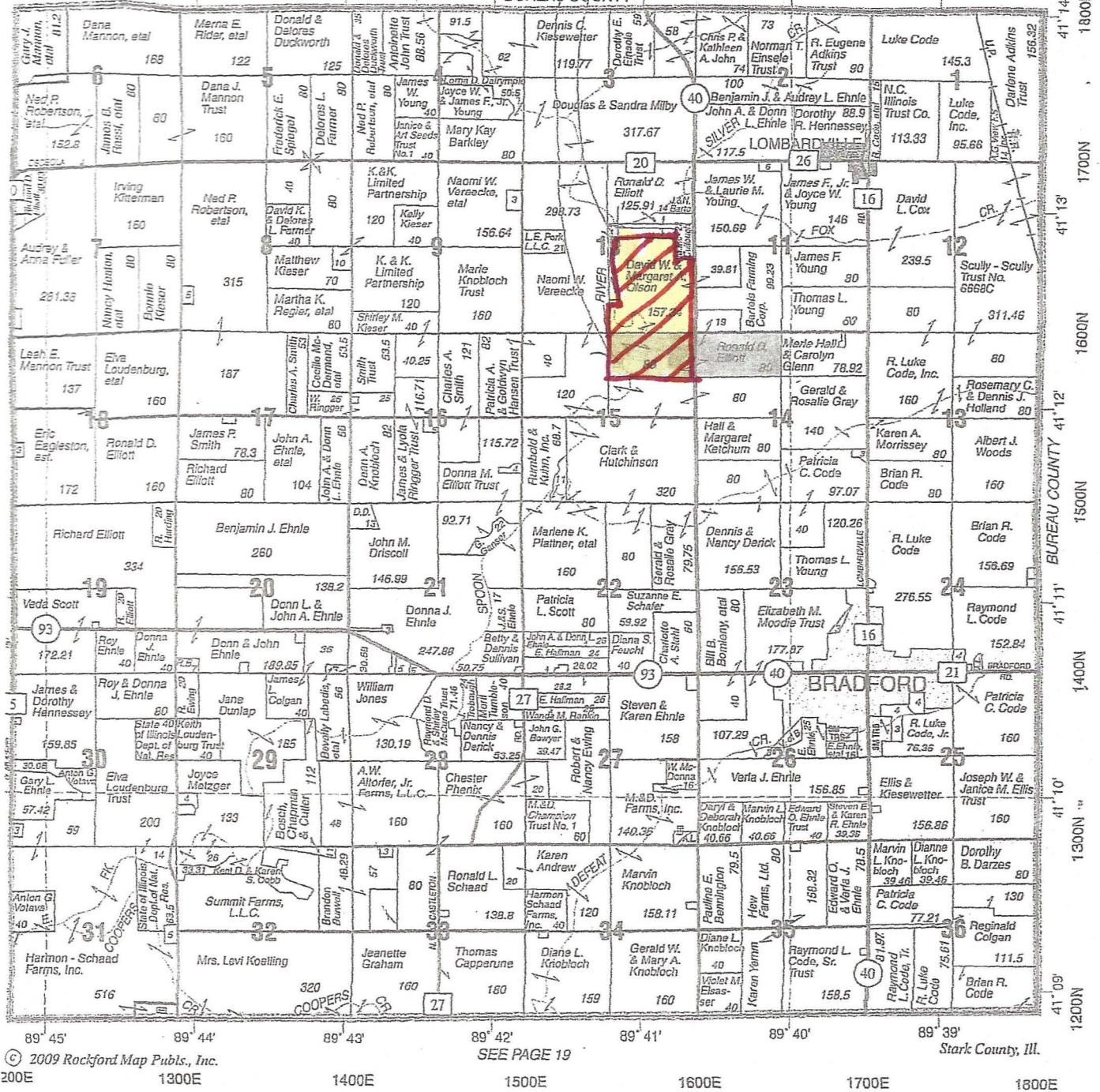
Maquoketa, IA 52060

OSCEOLA

BUREAU COUNTY

T.14N.-R.7E.

*Kimble Limited Family Partnership
Receiv. Kimble*



Aerial Map





Maps Provided By:

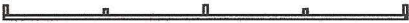
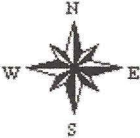


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map center: 41° 12' 34.92, -89° 41' 3.44

10-14N-7E
Stark County
Illinois

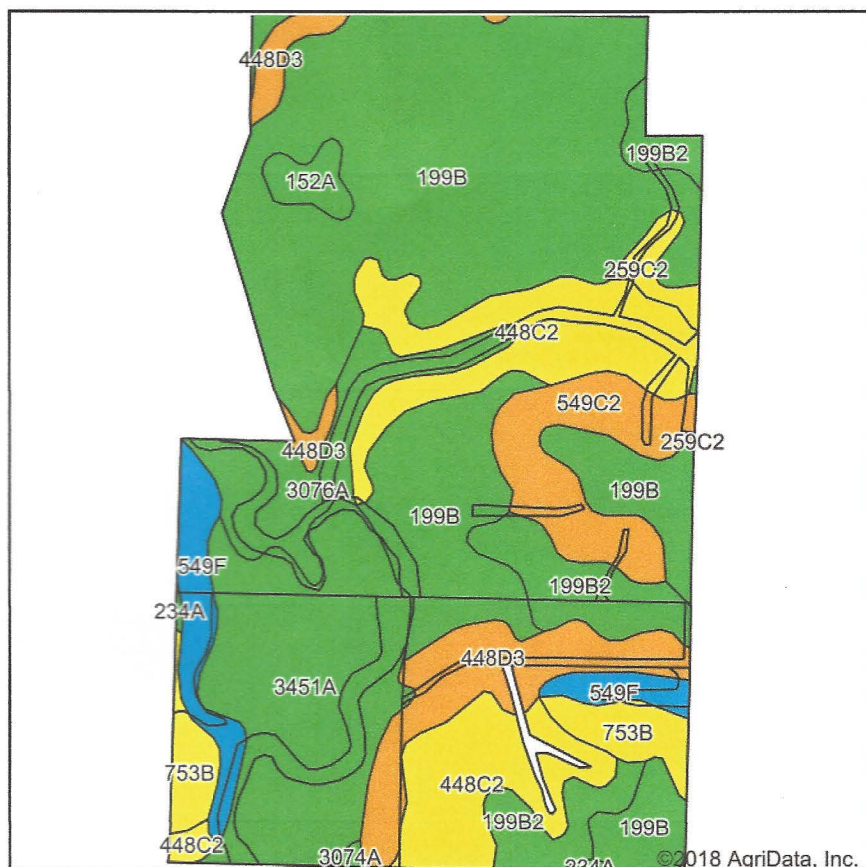
0ft 837ft 1673ft

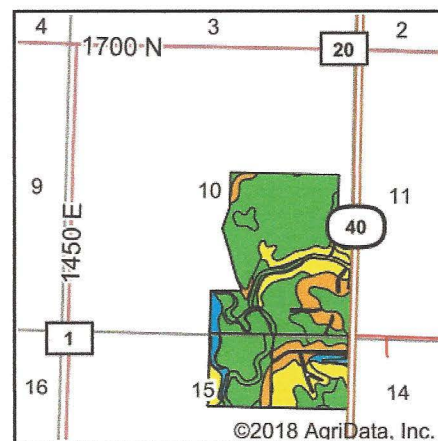
8/13/2018

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: **238.34**
 Date: **8/13/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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	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	96.01	40.3%		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	13.6%		FAV	190	61	73	97	0	0.00	5.77	140
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	31.15	13.1%		FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	16.17	6.8%		FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	15.11	6.3%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	12.94	5.4%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	12.79	5.4%		FAV	186	61	71	93	0	0.00	5.64	139
**549F	Marseilles silt loam, 18 to 35 percent slopes	8.96	3.8%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
**753B	Massbach silt loam, 2 to 5 percent slopes	7.26	3.0%		FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.54	1.1%		FAV	195	63	73	100	0	0.00	5.64	144
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.17	0.9%		FAV	**152	**48	**60	**77	0	**4.44	0.00	**111
234A	Sunbury silt loam, 0 to 2 percent slopes	0.44	0.2%		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						172.8	54.2	66.4	90.1	*-	4.40	1.17	127.1

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: <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.

Cecilia Kimble

Illinois
BureauU.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-CO CORN, SOYBN	ARC/PLC	PLC NONE	PLC-Default NONE
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		

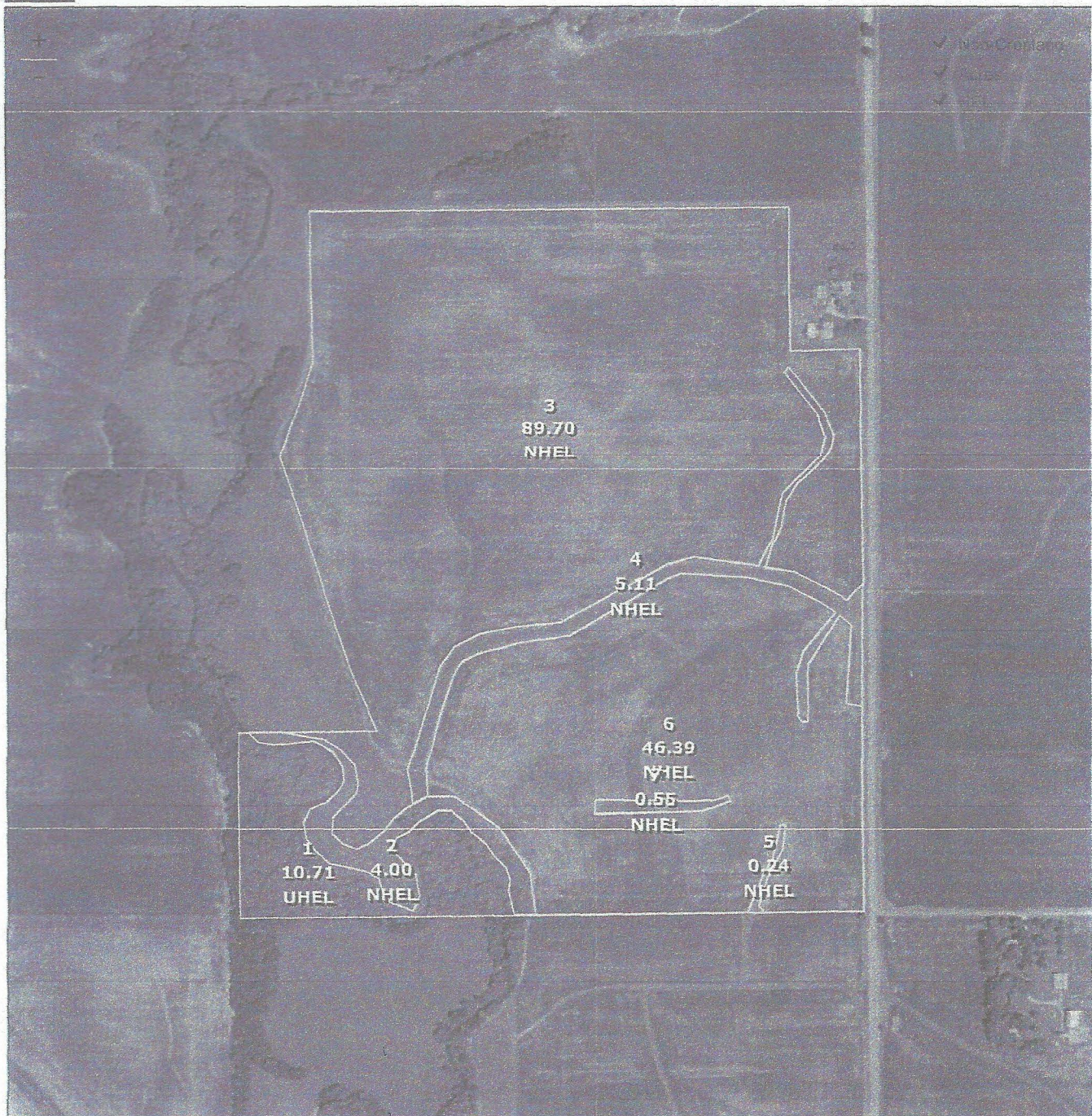
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	139.26		140	0.0
SOYBEANS	0.99		36	0.0
Total Base Acres:	140.25			

Owners: CECELIA A KIMBLE

Other Producers: None

Map of Farm 9810 in Bureau County, Illinois

Page 1 of 1



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

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).

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

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:

CRP Contract Number(s): 577, 578

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
163.31	149.88	150.38	0.0	0.0	29.07	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP				
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	CTAPTran 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, 150sceola(T14N R7E)PIN:0214100003/0215200001

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
163.31	149.88	150.38	0.0	0.0	29.07	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP		
0.0	0.0	121.31	0.0	0.0		

Crop	Base Acreage	CT 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			

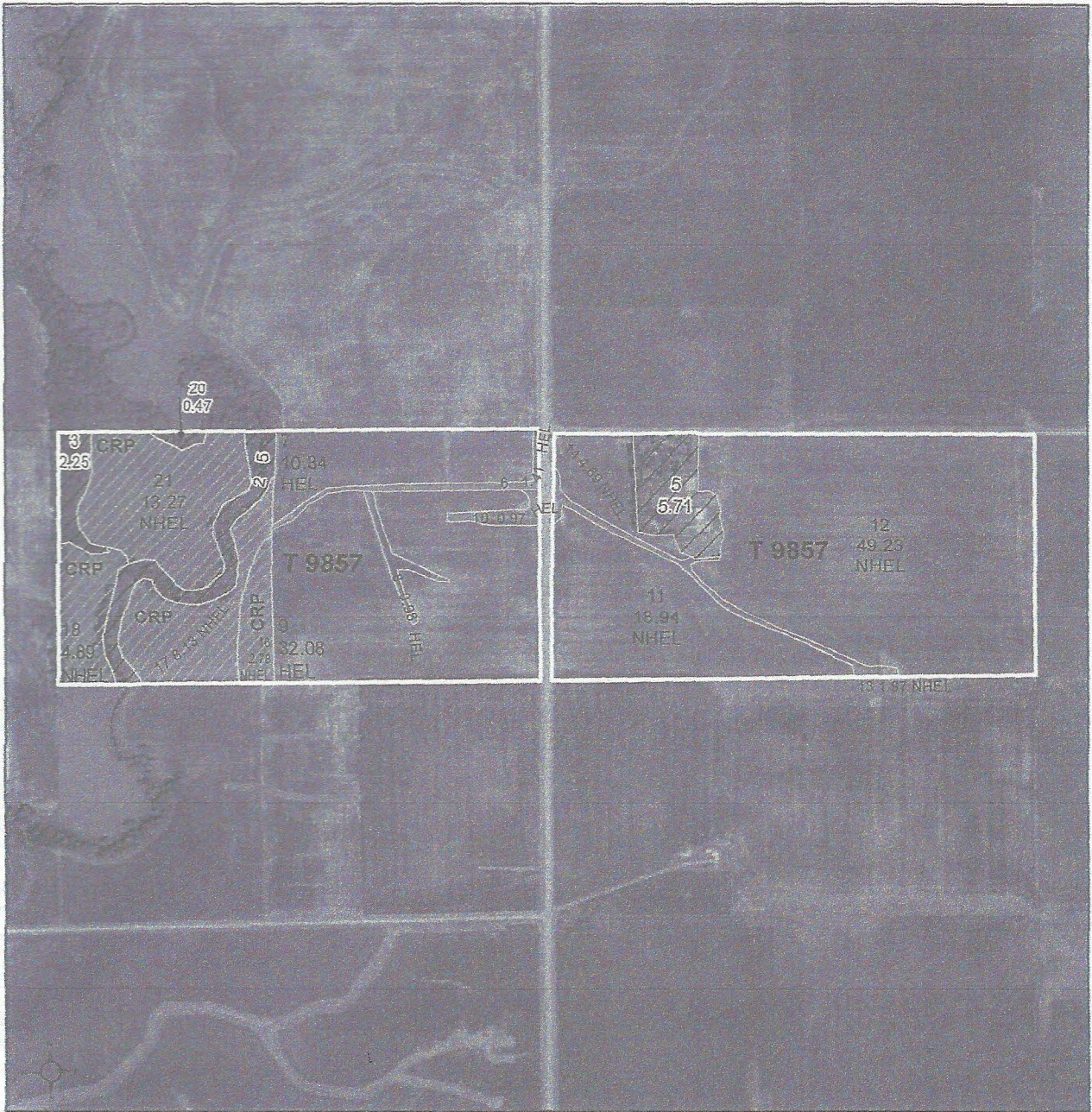
Owners: KIMBLE FAMILY LIMITED PTPR

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

Wetland Determination
● Restricted
▽ Limited
■ Exempt from Conservation
■ Compliance Provisions

Kimble Family LP

Farm 3863
Tract 9857

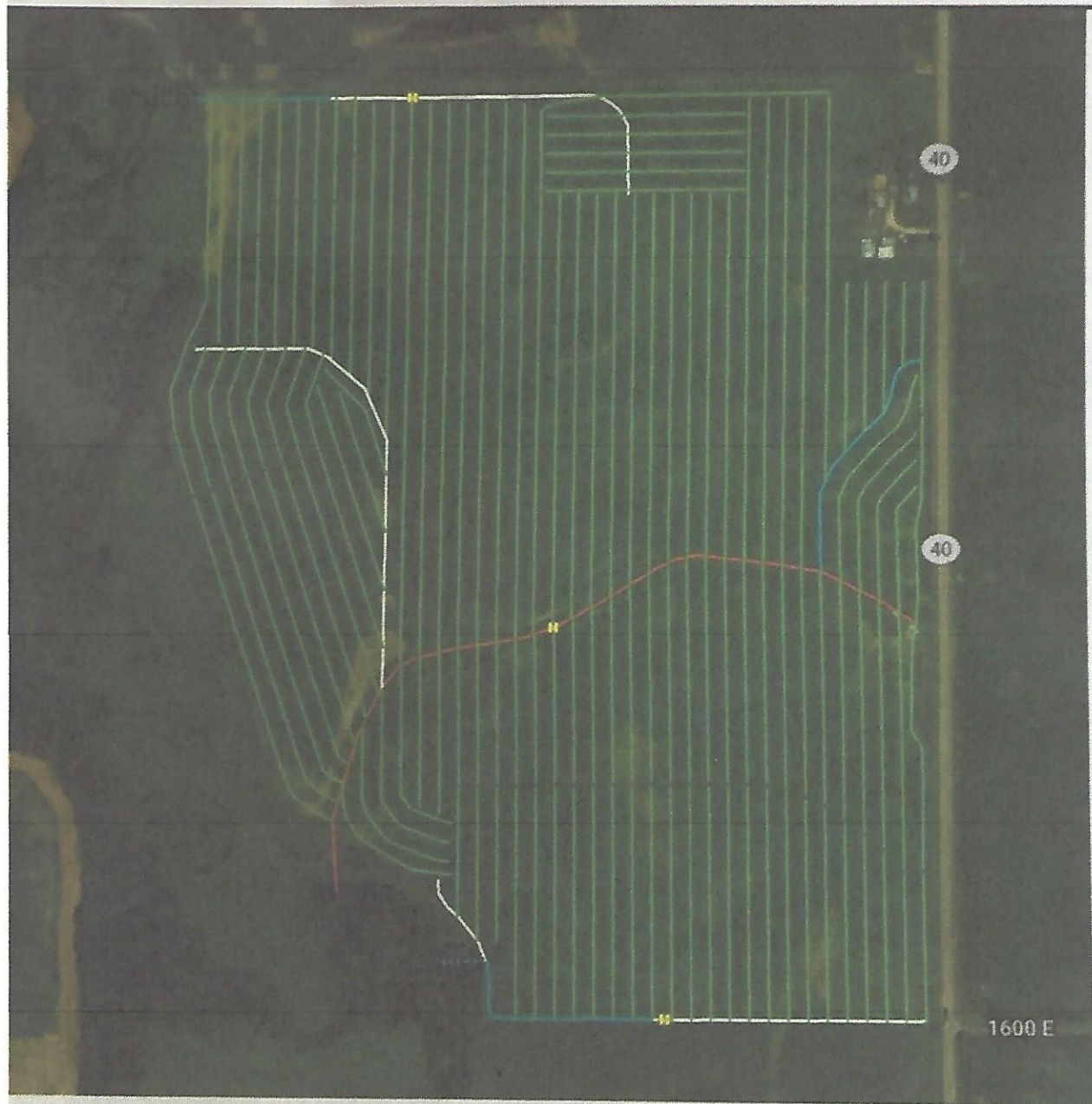
Tract Cropland Total: 149.88 acres

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).

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

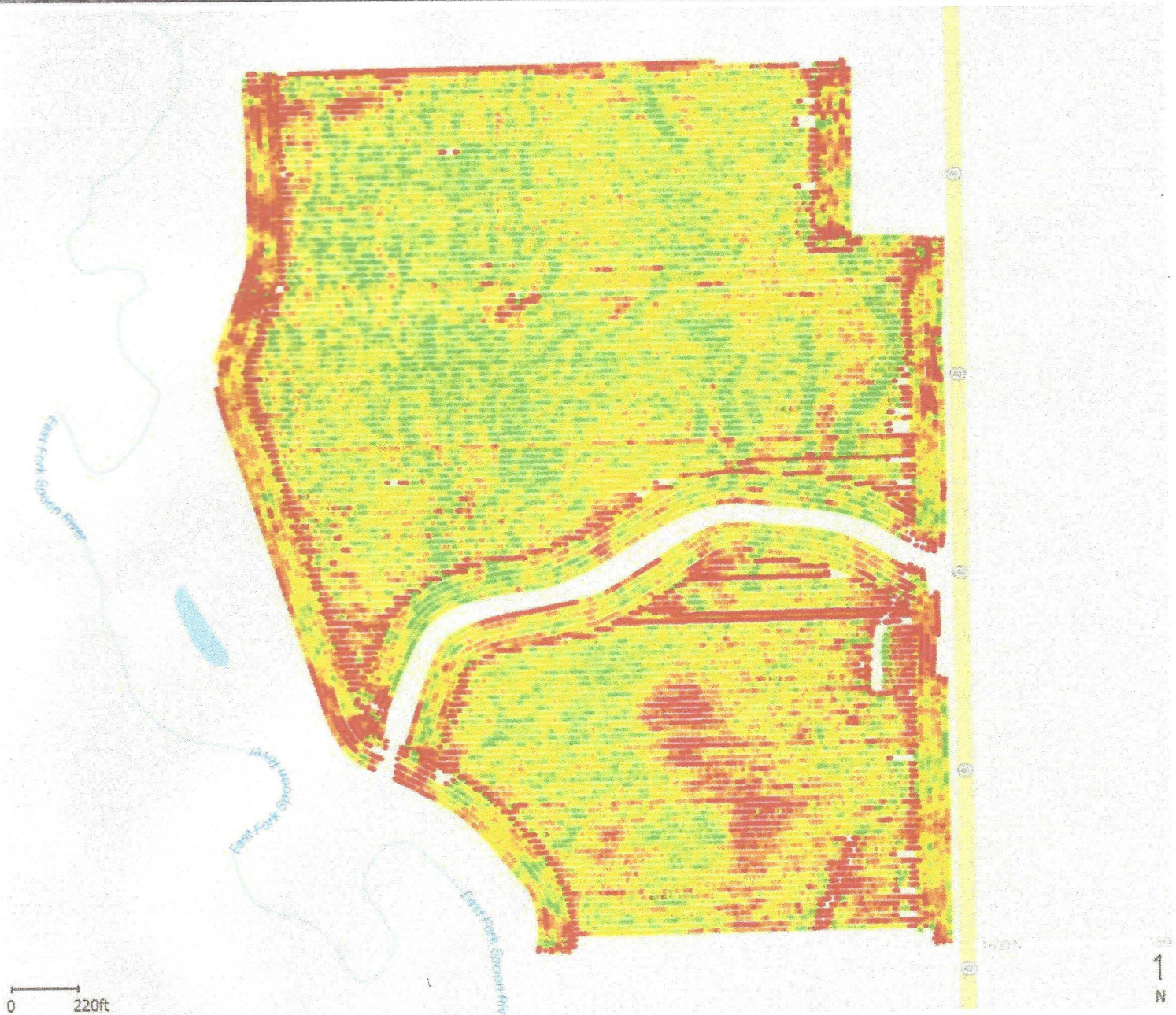
feet
meters

1000

400



Grain Harvest 2016 - OLSON



Grower : LKK FARMS

Field : OLSON

Year : 2016

Area : 139.7 ac

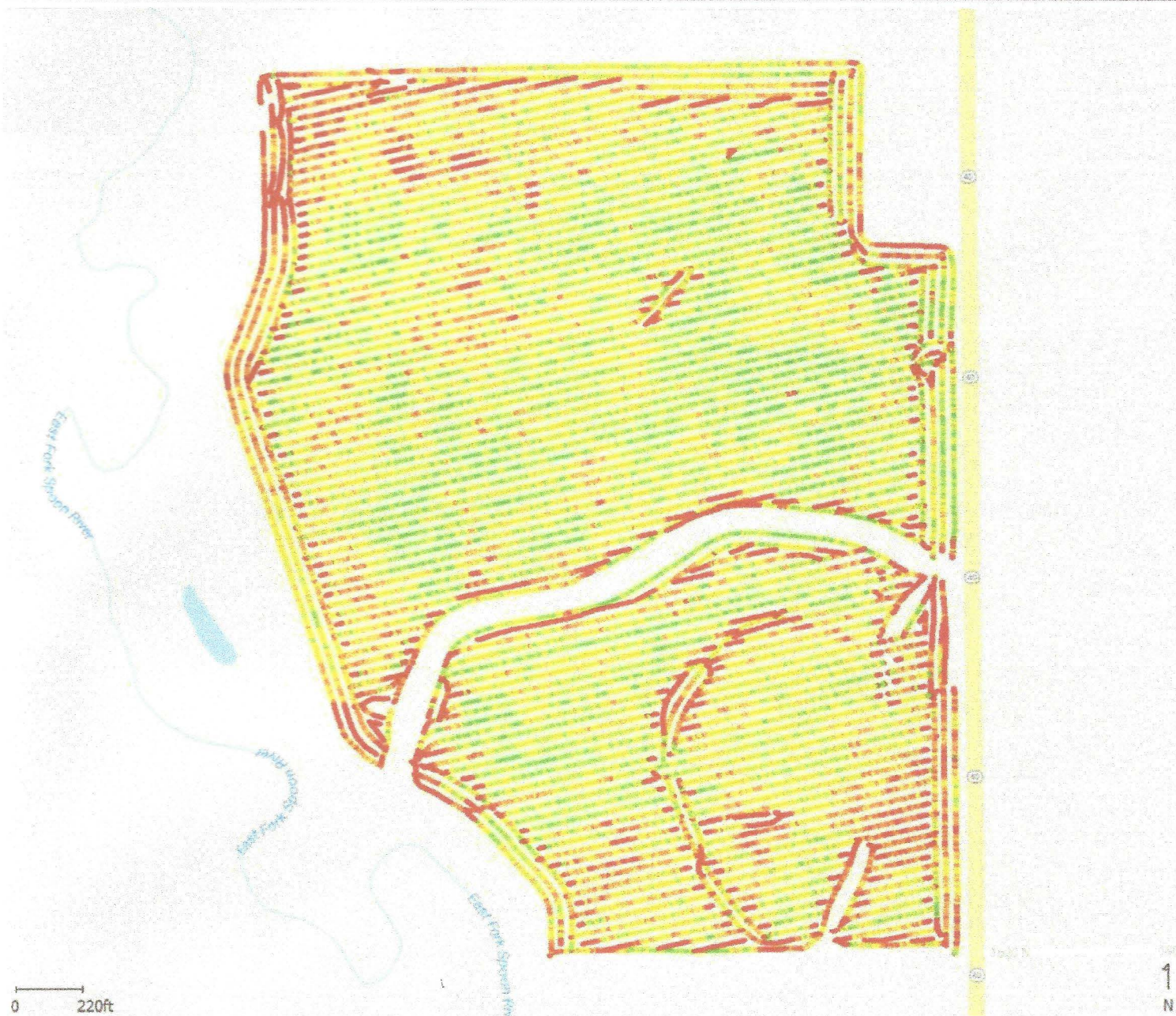
Avg. Yield : 239.6 bu/ac

Avg. Moisture : 19.2 %

Total Yield (Dry) : 33486.9 bu

Yield (Dry)
(bu/ac)

276.28 - 497.11 (19.8 ac)
263.59 - 276.28 (20.5 ac)
253.53 - 263.59 (20.6 ac)
243.09 - 253.53 (20.5 ac)
228.93 - 243.09 (20.3 ac)
201.04 - 228.93 (19.9 ac)
10.11 - 201.04 (18.1 ac)



Grower : LKK FARMS

Field : OLSON

Year : 2015

Area : 138.9 ac

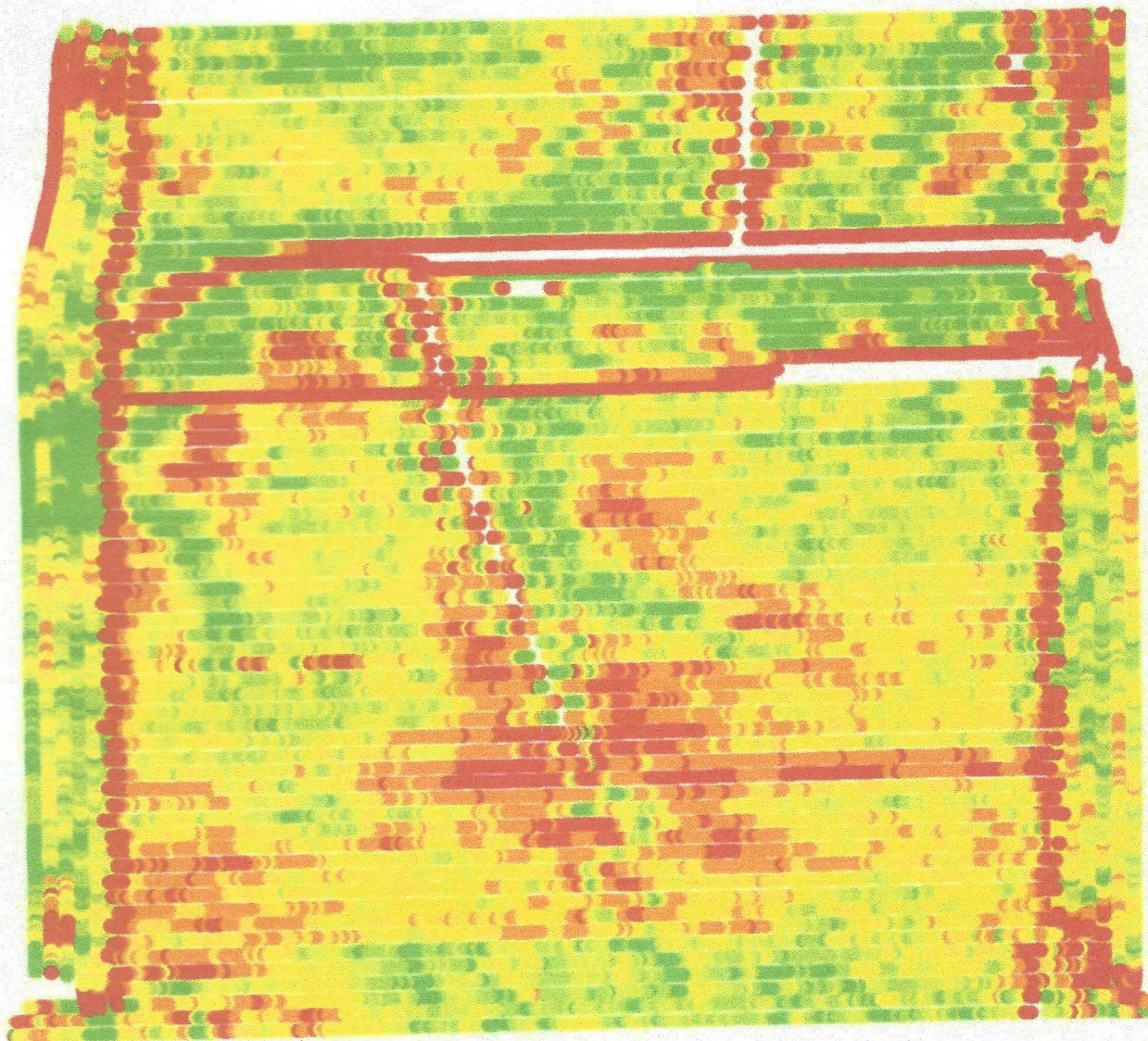
Avg. Yield : 67.3 bu/ac

Avg. Moisture : 11.8 %

Total Yield (Dry) : 9340.4 bu

Yield (Dry)
(bu/ac)

77.07 - 179.69 (18.6 ac)
74.16 - 77.07 (19.5 ac)
71.83 - 74.16 (19.9 ac)
69.50 - 71.83 (20.1 ac)
66.48 - 69.50 (20.3 ac)
60.59 - 66.48 (20.2 ac)
4.51 - 60.59 (20.1 ac)



0 100ft

Grower : LKK FARMS

Field : BRADFORD WEST

Year : 2016

Area : 42.4 ac

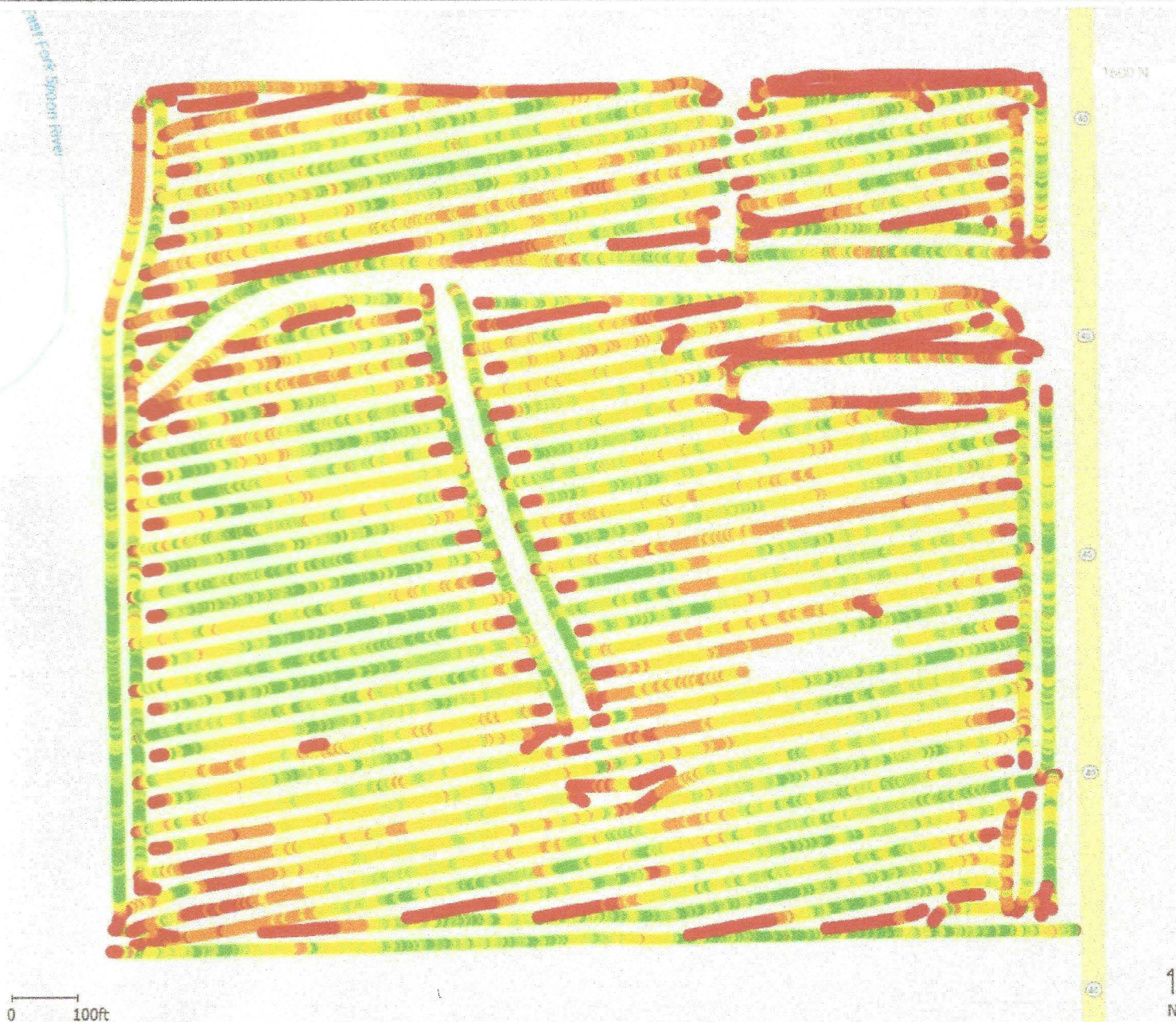
Avg. Yield : 216.2 bu/ac

Avg. Moisture : 19.6 %

Total Yield (Dry) : 9166.1 bu

Yield (Dry)
(bu/ac)

261.26 - 490.31 (6.0 ac)
243.79 - 261.26 (6.1 ac)
230.75 - 243.79 (6.1 ac)
218.23 - 230.75 (6.1 ac)
202.41 - 218.23 (6.2 ac)
167.60 - 202.41 (6.1 ac)
10.15 - 167.60 (5.7 ac)



0 100ft

Grower : LKK FARMS

Field : BRADFORD WEST

Year : 2015

Area : 42.4 ac

Avg. Yield : 60.9 bu/ac

Avg. Moisture : 13.2 %

Total Yield (Dry) : 2579.7 bu

Yield (Dry)
(bu/ac)

73.02 - 133.32 (5.7 ac)
69.61 - 73.02 (6.2 ac)
66.86 - 69.61 (6.3 ac)
63.78 - 66.86 (6.2 ac)
59.53 - 63.78 (6.2 ac)
45.78 - 59.53 (5.9 ac)
3.99 - 45.78 (5.8 ac)