



RLI Farm & Ranch
REALTORS' LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	255 M/L
<i>PRICE</i>	\$2,287,500.
<i>Price Per Acre</i>	\$8,970.
<i>Owner</i>	Kimble Family L.P. and Cecilia Kimble
<i>Operator</i>	Owner
<i>County & State</i>	Stark Co., Illinois
<i>Location</i>	½ mile W. and 2 miles N on IL 40 from Bradford, IL
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	100% Pattern Tiled
<i>Average Productivity</i>	Excellent for area
<i>Taxable Acres</i>	255 M/L
<i>Net RE Taxes</i>	\$8,298.97 \$32.54 p/A (est.)
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Level to Rolling

TO CONTACT LISTING AGENT

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

LEGAL DESCRIPTION (abbreviated)

140 Acres M/L in the SE ¼ of Sect. 10
40 Acres M/L in the NE ¼ of the NE
¼ of Sect. 15
75 Acres in the N ½ of the NW ¼ of
Sect. 14
T - 14 - N R - 7 - E
Stark Co. IL

COMMENTS & BUILDING INFORMATION

1. No Buildings
2. Hard Surface Access on IL 40
3. 100% Pattern Tiled
4. Whole Farm P. I. = 129.1

F.S.A. INFORMATION

Farmland	255 M/L
Crop Acres	248 est.
CRP Acres	0
Wheat Base	0
Wheat Yield	0
Corn Base	Subject to Reconstitution
Corn Yield	See FSA Doc.
Soybean Base	Subject to Reconstitution
Soybean Yield	See FSA Doc.

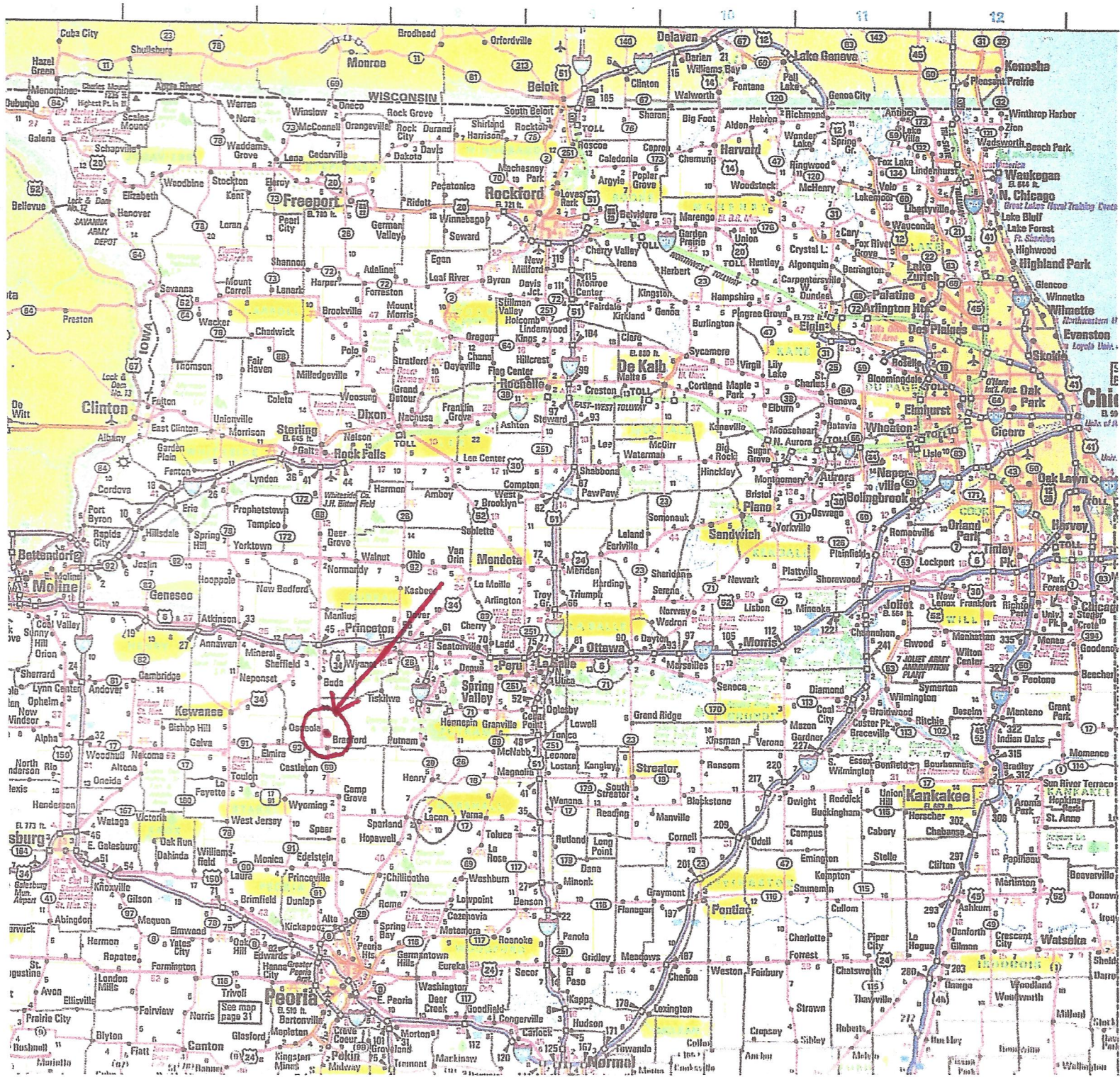
APPROX. BREAKDOWN OF ACRES

Total Acres	255 M/L
Tillable Acres	248 est.
CRP Acres	0
Farmstead	0
Roads	0
Waterways	2.6
Timber	0
Pasture	0

LEASE/FSA INFORMATION

1. Owners want to retain a Lease back at \$300 per Acre For 3 years as part of the Transaction.
2. All acreages would be subject to FSA reconstitution because of the splitting of Farms

* 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

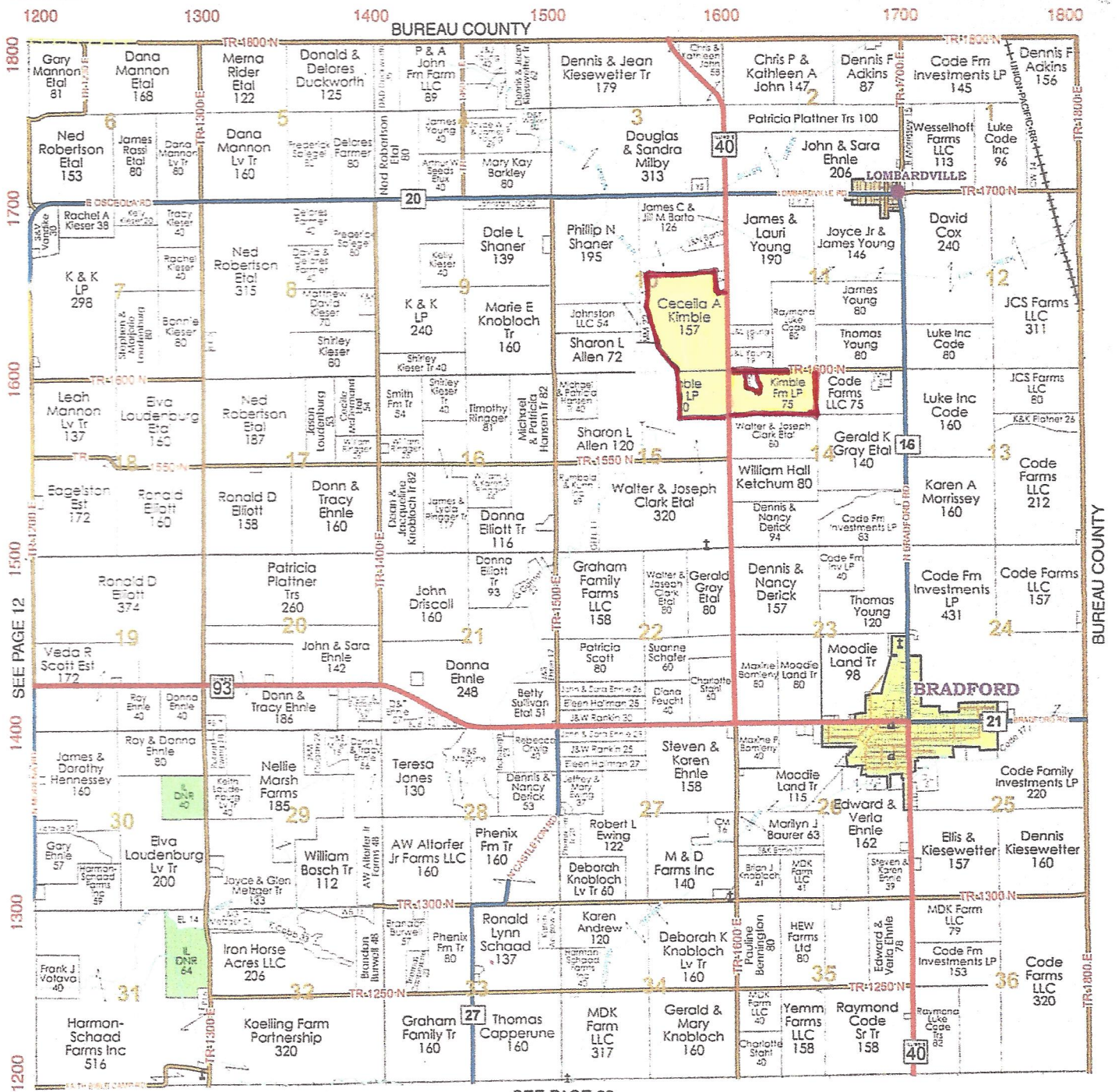
Maquoketa, IA 52060



Osceola

Township 14N - Range 7E

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Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

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Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700
Maquoketa, IA 52060

Aerial Map



Maps Provided By:

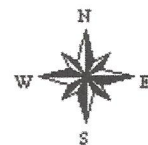


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Map Center: 41° 12' 29.26, -89° 40' 36.61

11-14N-7E
Stark County
Illinois

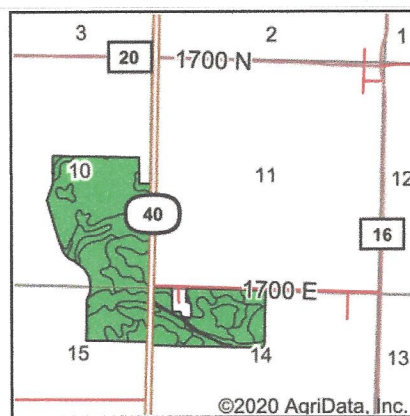
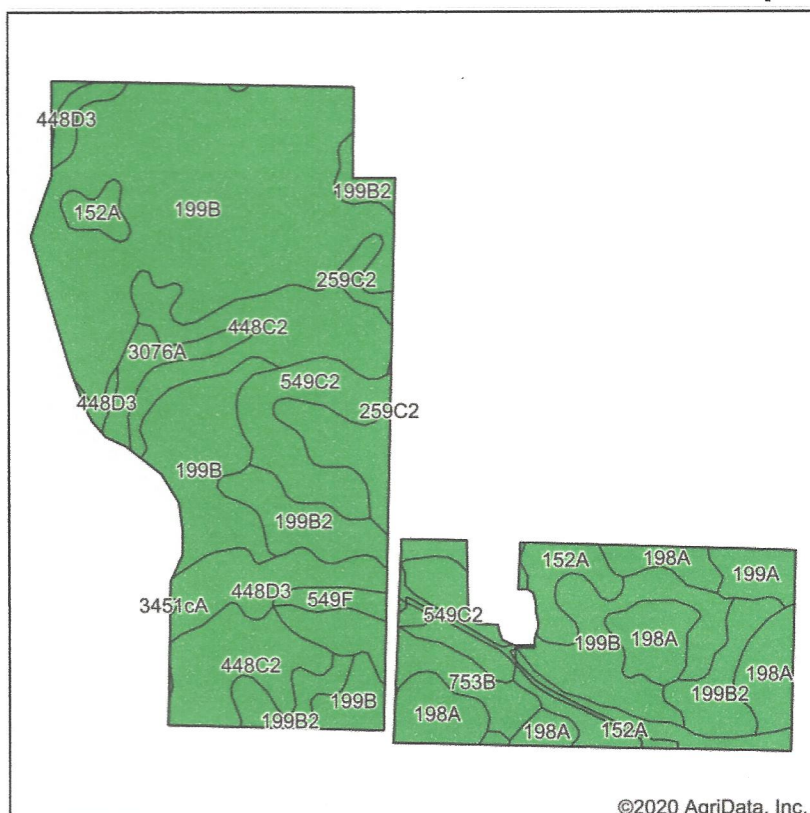
0ft 803ft 1606ft



11/9/2020

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

Soils Map



State: **Illinois**
County: **Stark**
Location: **11-14N-7E**
Township: **Osceola**
Acres: **255.07**
Date: **11/9/2020**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	II. 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	109.41	42.9%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	29.92	11.7%		FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
198A	Elburn silt loam, 0 to 2 percent slopes	21.36	8.4%		FAV	197	61	74	94	0	0.00	5.77	143
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	20.93	8.2%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	20.07	7.9%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.40	6.0%		FAV	195	63	73	100	0	0.00	5.64	144
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	13.25	5.2%		FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**753B	Massbach silt loam, 2 to 5 percent slopes	9.91	3.9%		FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.58	2.2%		FAV	186	61	71	93	0	0.00	5.64	139
199A	Plano silt loam, 0 to 2 percent slopes	4.03	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	II. 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	3.05	1.2%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.07	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	0.09	0.0%		FAV	190	61	73	97	0	0.00	5.77	140
Weighted Average						175.9	54.8	67.3	91.5	*-	4.76	0.95	129.1

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

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

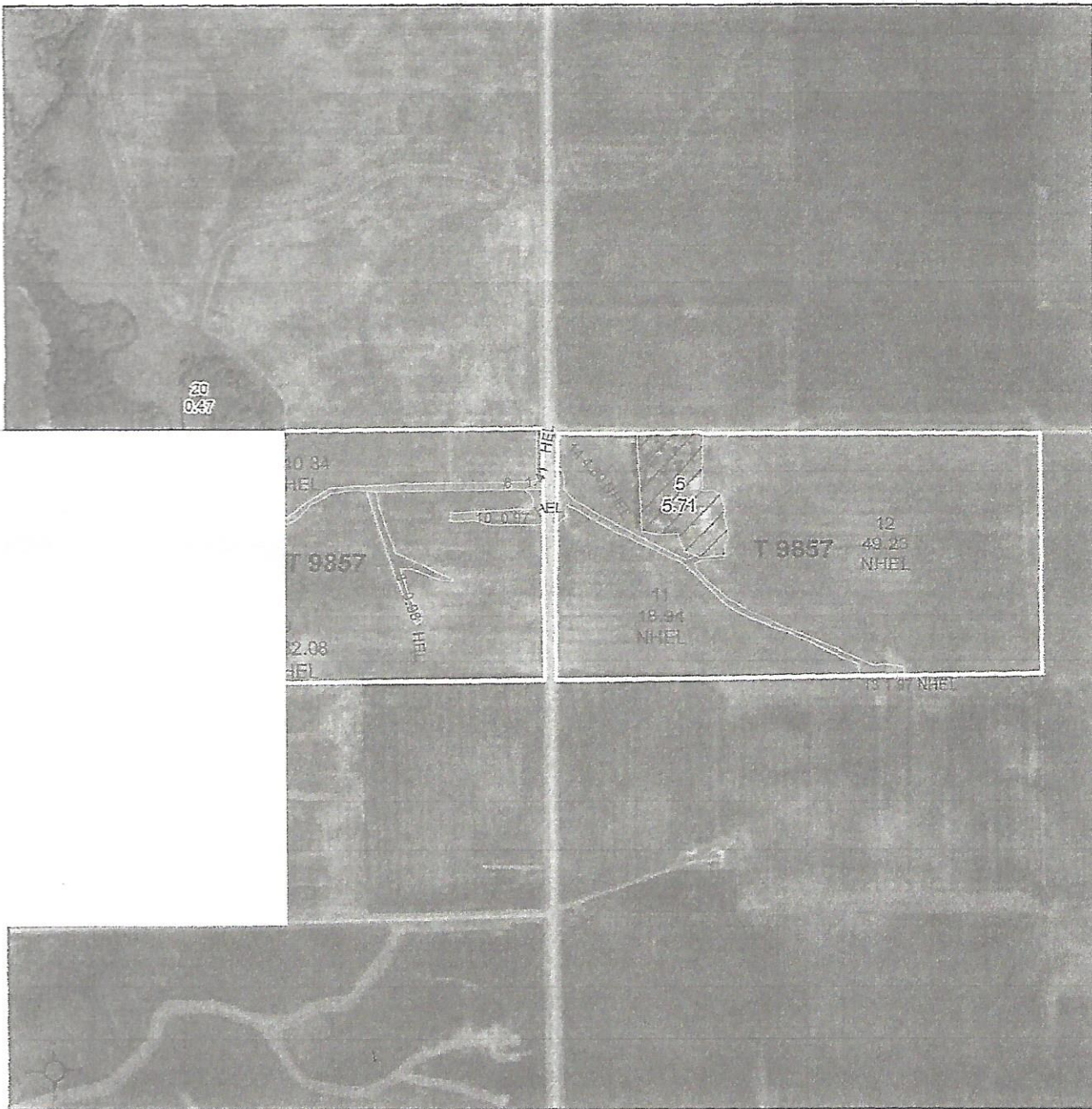
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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 1/23/2017



United States
Department of
Agriculture

██████████ County, Illinois



Common Land Unit CRP
 Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination
 Restricted
 Limited
 Exempt from Conservation
 Compliance Provisions

Kimble Family LP

Tract Cropland Total: 149.88 acres

2016 Program Year

Map Created January 20, 2016

Farm 3863

Tract 9857

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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		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		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

U.S. Department of Agriculture

FARM: 3863

Prepared: 1/23/17 11:48 AM

Farm Service Agency

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

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		0.0	Active	1
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	ARC/PLC		CCC-505 CRP Reduction
			ARC-IC NONE	ARC-CO CORN, SOYBN	
CORN	88.98			PLC Yield 154	0.0
SOYBEANS	31.82			PLC Yield 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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
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			

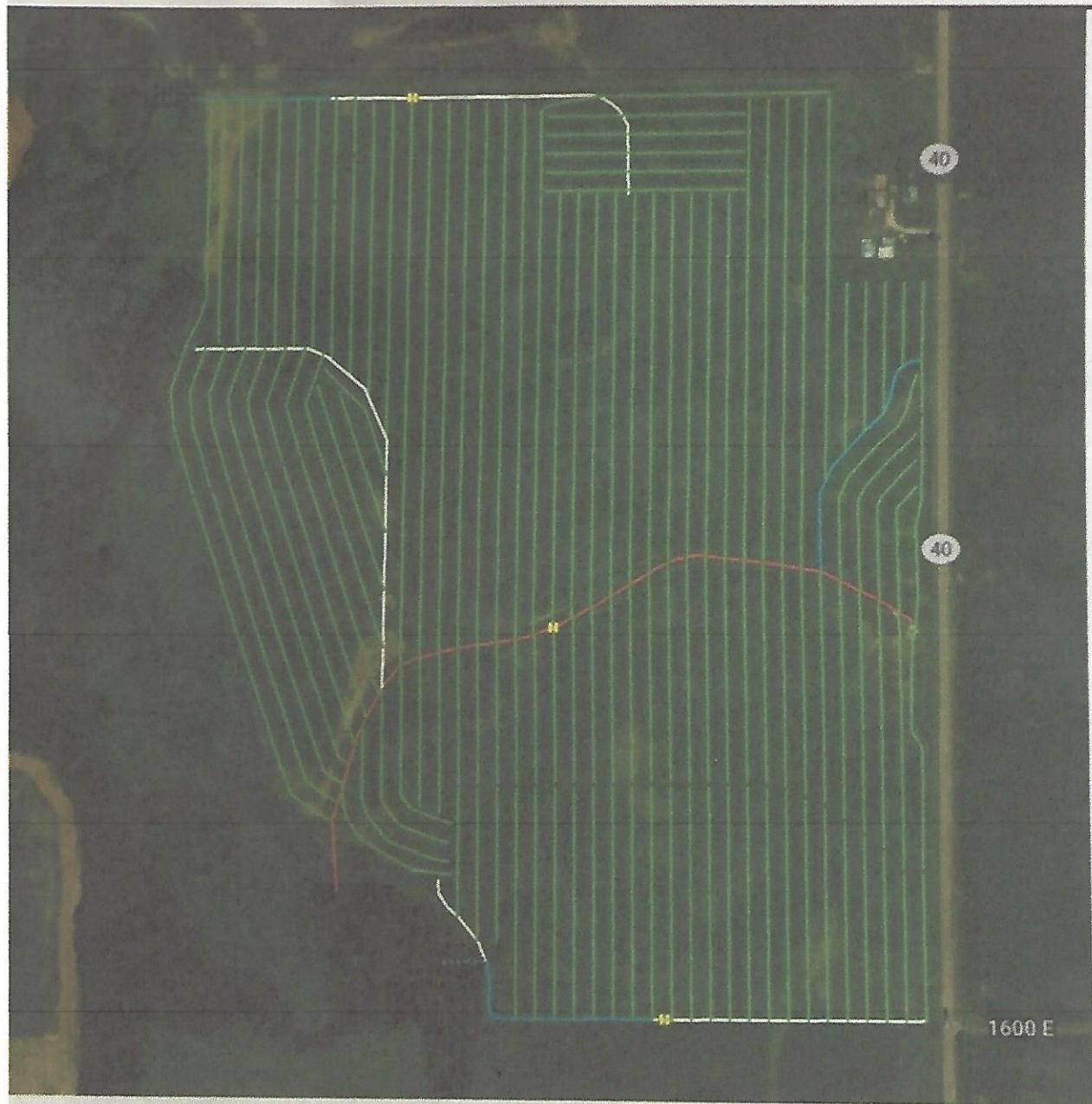
Owners: KIMBLE FAMILY LIMITED PTPR

Other Producers: None

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 400

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



Google Ea

Google Earth

feet
meters

1000

500

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