

The Leimkuehler Farm
190.9 Acres +/-
Beaucoup Township
Washington County, Illinois



Keith Waterman, Co-Broker (217) 547-2884
kwaterman@firstmid.com
3151 Greenhead Drive, Suite A Springfield, IL 62711



Dale Kellermann, Co-Broker (618) 622-9490
dale.kellermann@firstillinoisaggroup.com
138 Eagle Drive Suite B O'Fallon, IL 62269

GENERAL INFORMATION

SELLER: Craig Leimkuehler

METHOD OF SALE: Private Treaty Listing

LOCATION: The Leimkuehler Farm is located 5 miles east and 1 mile south of Nashville, IL on Illinois State Route 15.
Approximately 69 miles east of St. Louis off I-64 at Exit 50.

LISTING PRICE: Tract 1: 150.9 +/- Occupied Acres @ \$7,200/acre
Tract 2: SOLD
Tract 3: 40.0 +/- Surveyed Acres @ \$5,400/acre



INQUIRIES REGARDING THE FARM MAY BE MADE TO:



Keith Waterman, Managing Broker 217-547-2884
kwaterman@firstmid.com

Dale Kellermann, Broker 618-622-9490

dale.kellermann@firstillinoisaggroup.com



www.firstmidag.com & www.firstillinoisaggroup.com

TERMS AND CONDITIONS

- CONTRACT:** Buyer(s) will enter into a contract with a 10% down payment required with the balance due within 30 days of contract signing.
- LEASE/POSSESSION:** Seller will grant 100% possession at closing, subject to tenant's 2021 50/50 crop share lease, if a lease is signed. The tenancy is currently open. Check with Broker before making offer.
- REAL ESTATE TAXES:** The 2020 real estate taxes due in 2021 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. Buyer will be responsible for 2021 and future real estate taxes, if they receive the income from the farm in 2021.
- TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- AGENCY:** Keith Waterman is the designated agent with First Mid Ag Services, a Division of First Mid Wealth Management. Dale Kellermann is the designated agent with First Illinois Ag Group. These co-brokers represent only the Seller in this transaction.
- DISCLAIMER:** The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. All sketches, photo boundaries and dimensions in this brochure are approximate. Seller and Seller's agent disclaim any and all responsibility for potential buyer's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of offering this property for sale. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property.



In Partnership With

FIRST ILLINOIS
AG GROUP

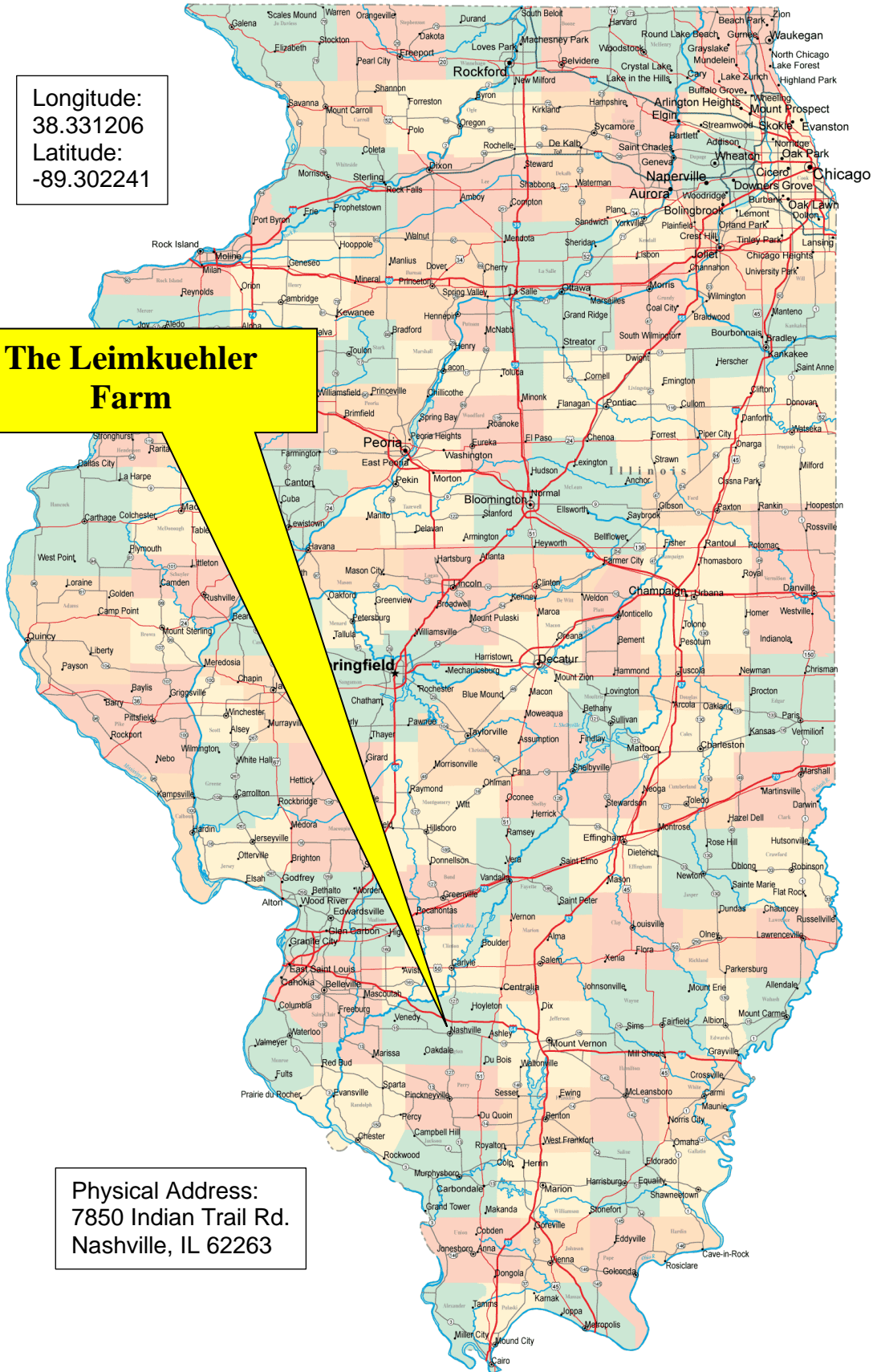


AREA MAP

Longitude:
38.331206
Latitude:
-89.302241

The Leimkuehler Farm

Physical Address:
7850 Indian Trail Rd.
Nashville, IL 62263

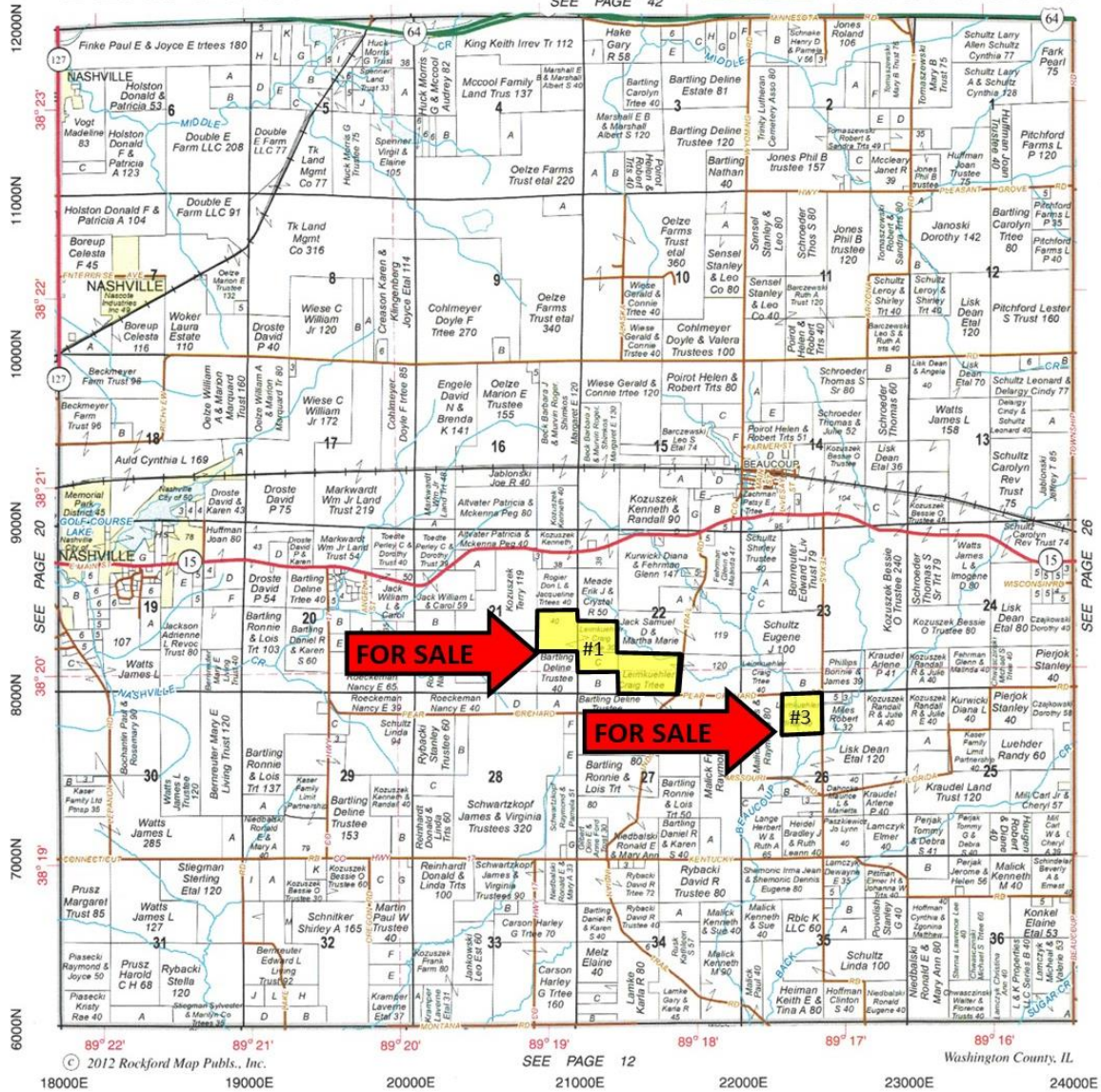


PLAT MAP

BEAUCOUP

SEE PAGE 42

Refer to page 64 for keyed parcels
T.2S.-R.2W.



Reprinted with permission from Rockford Map Publishing, Inc.

FARM INFORMATION

REAL ESTATE TAX INFORMATION:

<u>Tract #</u>	<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2018 Assessment</u>	<u>2018 Tax Rate</u>	<u>2018 Taxes Paid in 2019</u>
Tract #1	02-13-22-300-006	40.0	\$4,323	9.21886%	\$398.54
Tract #1	02-13-22-300-003	20.0	\$2,116	9.21886%	\$195.08
Tract #1	02-13-22-300-002	30.0	\$3,145	9.21886%	\$289.94
Tract #1	02-13-21-400-002	40.0	\$4,711	9.21886%	\$434.30
Tract #1 & #2	02-13-22-400-003*	80.0	\$8,103	9.21886%	\$747.00
Tract #2	SOLD	40.0			
Tract #3	02-13-26-100-002	40.0	\$4,962	9.21886%	\$457.44
	Totals:	290.0			\$2,717.20

* Tract 2 has sold. Farm will be re-assessed for the upcoming tax year

YIELD HISTORY: (As provided by farm management records)

<u>Year</u>	<u>Corn (bu/acre)</u>	<u>Soybeans (bu/acre)</u>	<u>Wheat (bu/acre)</u>
2014	131.28	49.00	50.87
2015	124.22	40.13	66.00
2016	92.73	41.13	41.90
2017	90.42	41.80	49.45
2018	114.42	52.68	25.63
Avg.	110.61	44.95	46.77

SOIL FERTILITY: Sampled by Southern Illinois Ag Solutions on May 15, 2019
Field Averages Listed Below:

Tract 1:

pH: 6.3

P: 59 lbs/acre

K: 185 lbs/acre

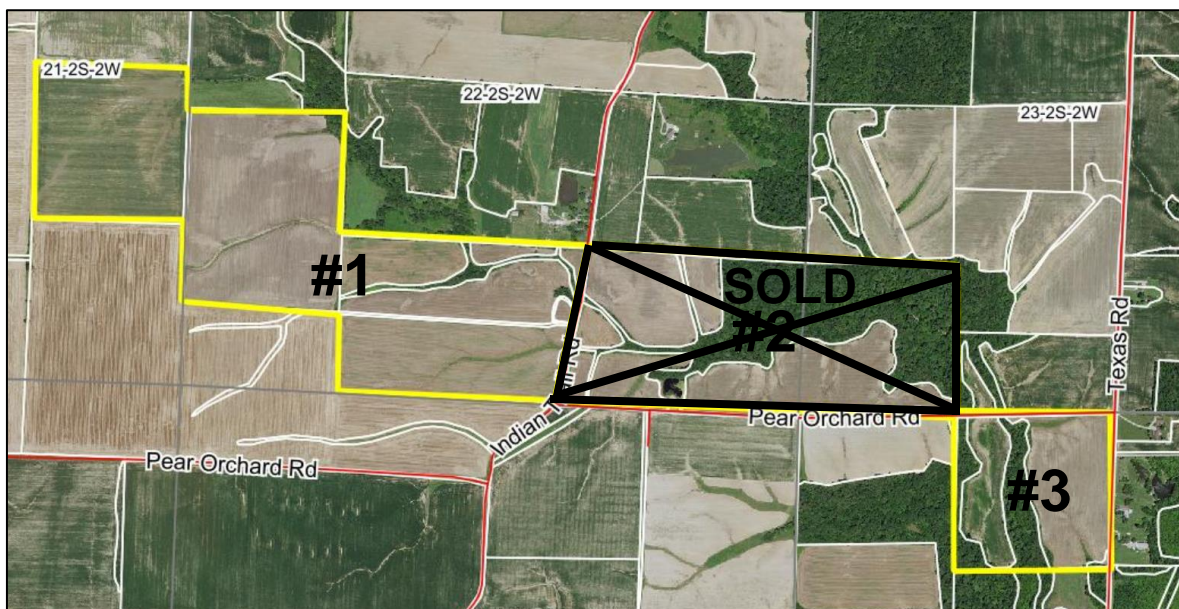
Tract 3:

pH: 5.8

P: 48 lbs/acre

K: 176 lbs/acre

AERIAL PHOTOGRAPH



Source: Agridata, Inc.

FSA INFORMATION TAKEN FROM THE CURRENT FARMING OPERATION:

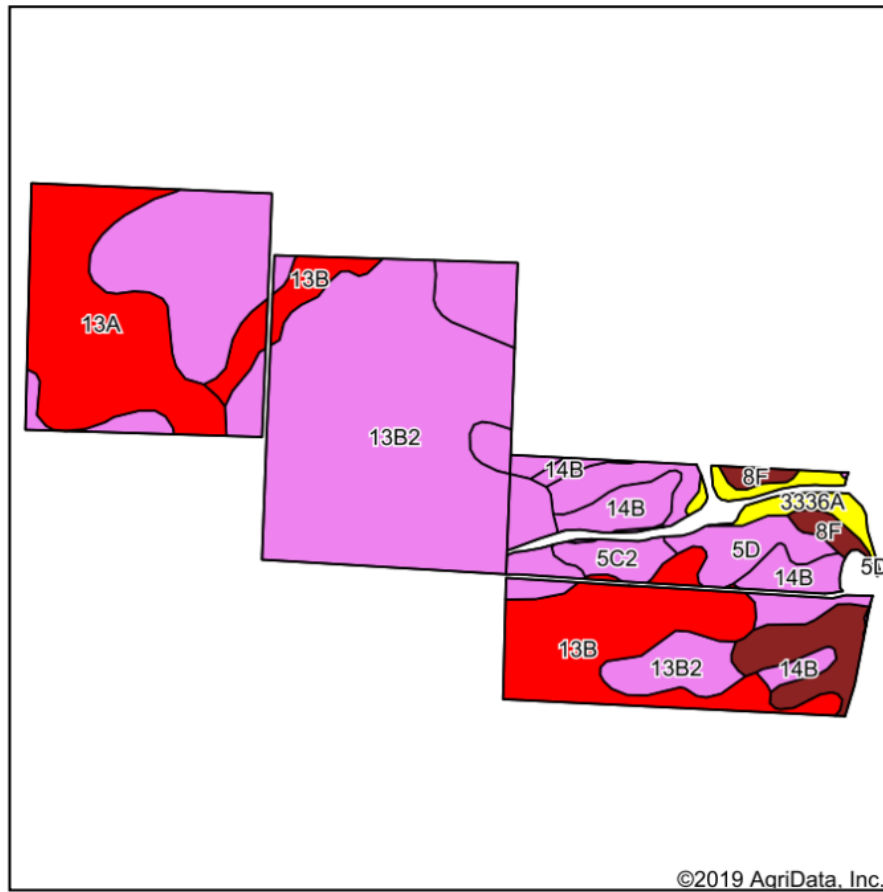
FSA FARM# / TRACT#	331 / 3166
HEL (Highly Erodible) STATUS	HEL: Conservation system is being actively applied
WETLANDS PRESENCE	Determination Not Complete
FSA FARMLAND ACRES	306.22
DCP CROPLAND ACRES	243.3
CORN BASE ACRES	85.0
PLC YIELD CORN	90
SOYBEAN BASE ACRES	83.0
PLC YIELD SOYBEANS	33
WHEAT BASE ACRES	75.3
PLC YIELD WHEAT	47

Source: Washington County, Illinois USDA FSA Office.

TILLABLE ACRES BY TRACT:

Tract Number:	Tillable Acres:
Tract #1	144.92
Tract #2	53.67 - SOLD
Tract #3	28.17
Total:	226.76 tillable acres

SOILS MAP – TRACT 1



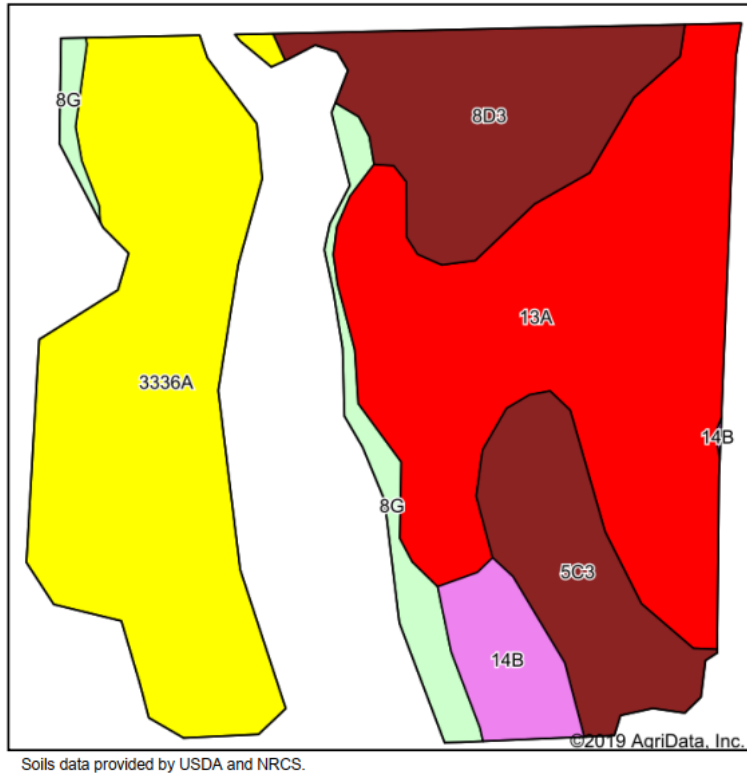
Soils data provided by USDA and NRCS.

Source: AgriData, Inc.

<u>Soil Name</u>	<u>Soil #</u>	<u>Acres</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Bluford silt loam, 2-5% slopes, eroded	13B2**	69.04	129**	42**	96**	48.2%
Bluford silt loam, 2-5% slopes	13B**	20.36	135**	44**	100**	14.2%
Bluford silt loam, 0-2% slopes	13A	19.62	136	44	101	13.7%
Blair silt loam, 10-18% slopes	5D**	12.62	126**	41**	95**	8.8%
Ava silt loam, 2-5% slopes	14B**	8.39	134**	44**	99**	5.9%
Blair silty clay loam, 5-10% slopes, severely eroded	5C3**	5.27	102**	33**	77**	3.7%
Wilbur silt loam, 0-2% slopes, frequently flooded	3336A	3.43	174	56	128	2.4%
Blair silt loam, 5-10% slopes, eroded	5C2**	2.64	124**	41**	94**	1.8%
Hickory silt loam, 18-25% slopes	8F**	1.97	86**	29**	65**	1.4%
Estimated Weighted Soil Productivity using Bulletin 811:					96.9	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 130.2 weighted average and 42.4 on soybean yield PI for this farm.
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.

SOILS MAP – TRACT 3



Source: AgriData, Inc.

<u>Soil Name</u>	<u>Soil #</u>	<u>Acres</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Bluford silt loam, 0-2% slopes	13A	10.06	136	44	101	35.7%
Wilbur silt loam, 0-2% slopes, frequently flooded	3336A	8.76	174	56	128	31.1%
Hickory clay loam, 10-18% slopes, severely eroded	8D3**	3.98	98**	33**	75**	14.1%
Blair silty clay loam, 5-10% slopes, severely eroded	5C3**	2.78	102**	33**	77**	9.9%
Hickory silt loam, 35-60% slopes	8G**	1.34	58**	20**	44**	4.8%
Ava silt loam, 2-5% slopes	14B**	1.25	134**	44**	99**	4.4%
Estimated Weighted Soil Productivity using Bulletin 811:					100.6	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 135.3 weighted average and 44.0 on soybean yield PI for this farm.

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

LEGAL DESCRIPTIONS

Tract #1:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21; the South 30 acres of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22; the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22; the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22 and all that part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22 lying West of Indian Trail Road; all being in Township 2 South, Range 2 West of the Third Principal Meridian, Washington County, Illinois.

Tract #2: SOLD

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23; the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22 and all that part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22 lying East of Indian Trail Road; all being in Township 2 South, Range 2 West of the Third Principal Meridian, Washington County, Illinois.

Tract #3:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 2 South, Range 2 West of the Third Principal Meridian, Washington County, Illinois.

