

Property: 180 Acres – Stark County, Illinois

Location:

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



David Hueneke

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Maquoketa, IA 52060

Total Acres: 180

Till. Acres: 180

Production Index (PI): 127

Ask - Gross: \$ 2,583,200.

Per Acre Price: \$ 14,351.

Income:

	180	(Tillable Acres)
	X 400.	(Current Farm Lease - Expires March 2026)
- Cash Rent:	\$ 72,000.	

Gross Rent: \$72,000.

R.E. Taxes (Est.): \$ 6,754. (Est. \$37.52 per Acre Ave.)

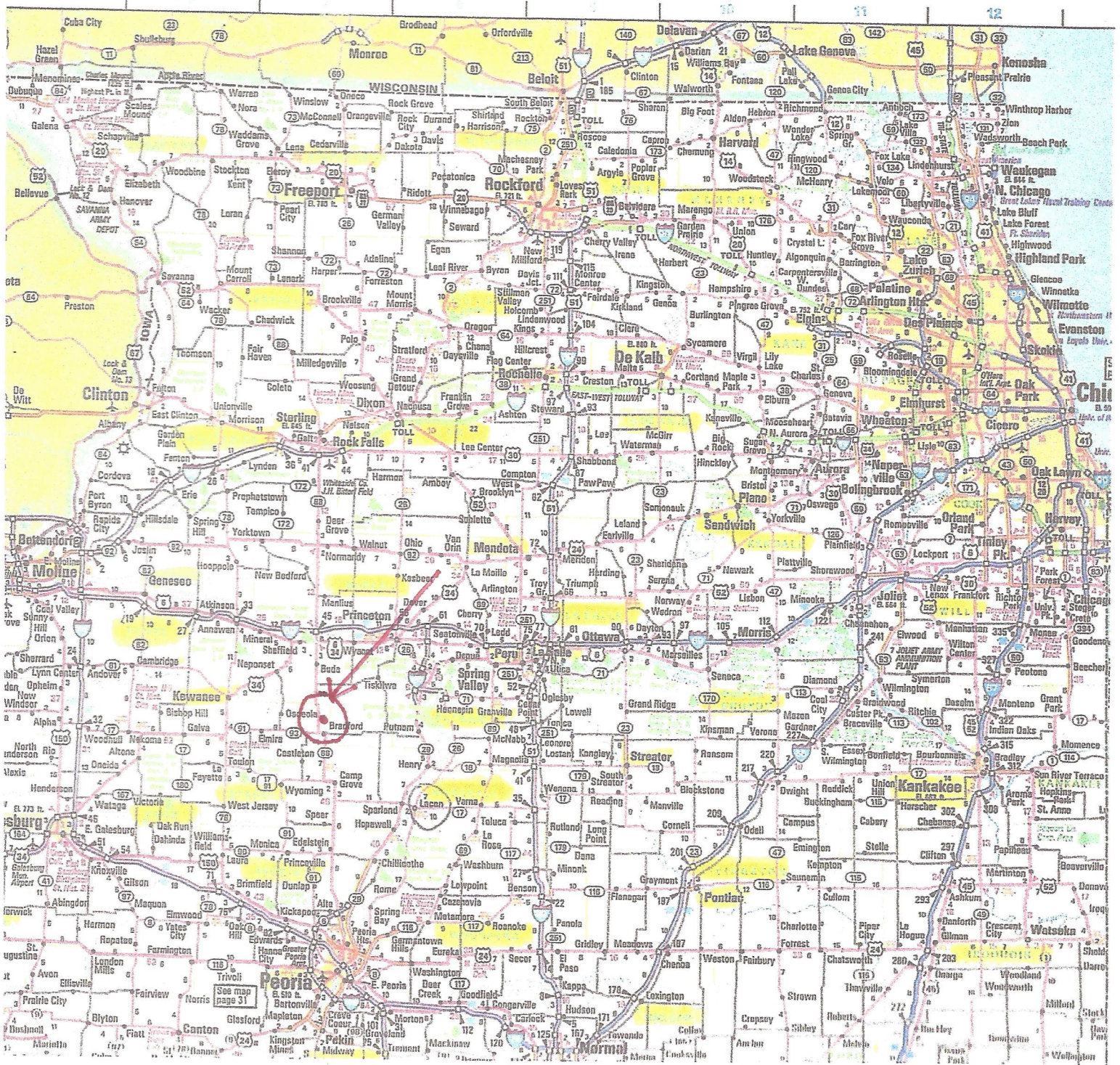
Net Return (After Tax): \$ 65,246.

Return Hypothetical: 2.5% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- No Buildings
- Hard Surface Access on IL 40
- 180 Acres Pattern Tiled
- Current Farm Lease: \$400 per tillable acre – Expires March 2026

* 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

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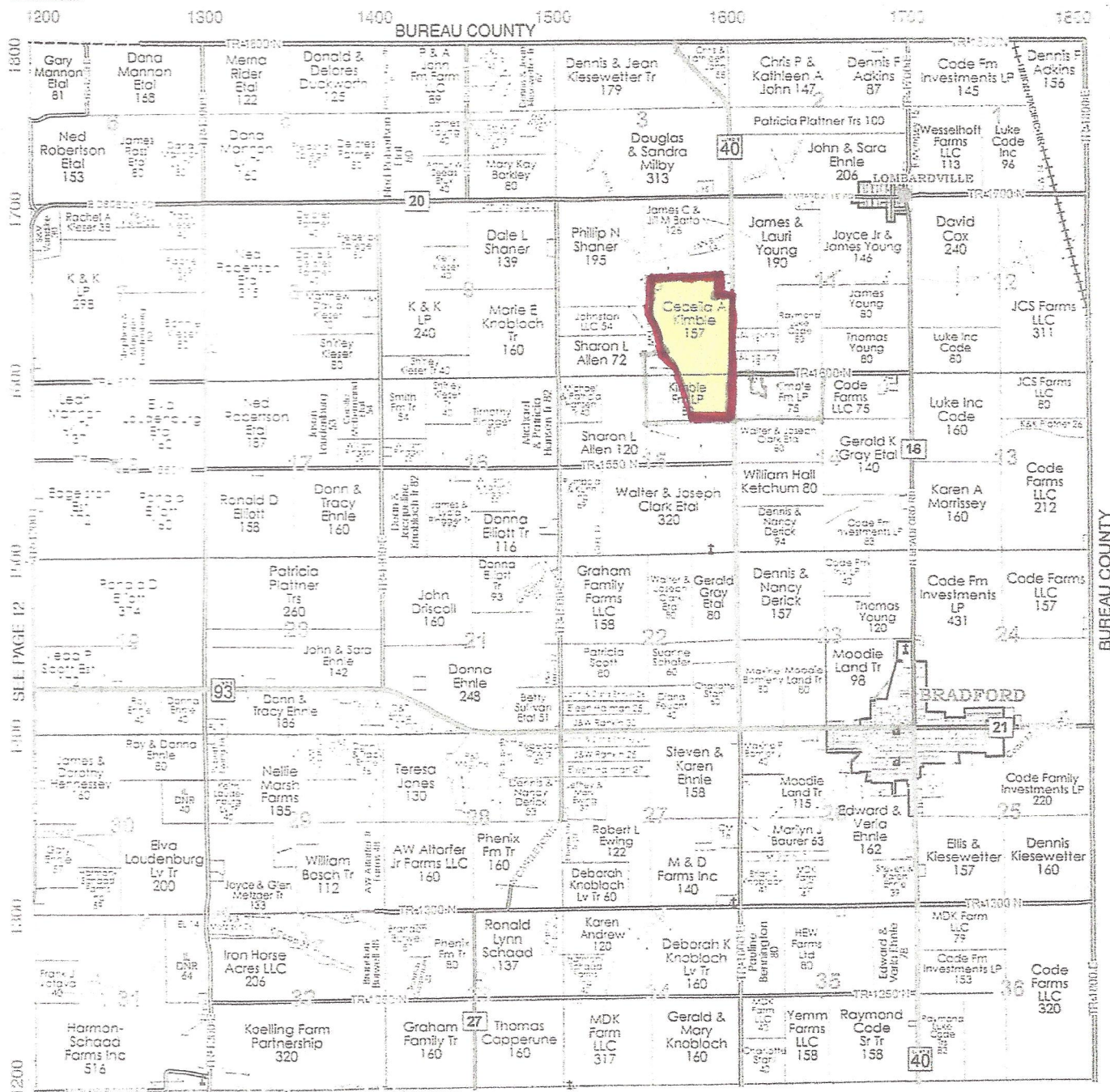
Maquoketa, IA 52060



Osceola

Township 14N - Range 7E

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Aerial Map



Map Center: 41° 12' 31.93, -89° 40' 52.35

0ft 694ft 1387ft

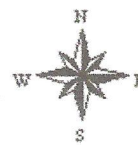


Maps Provided By:



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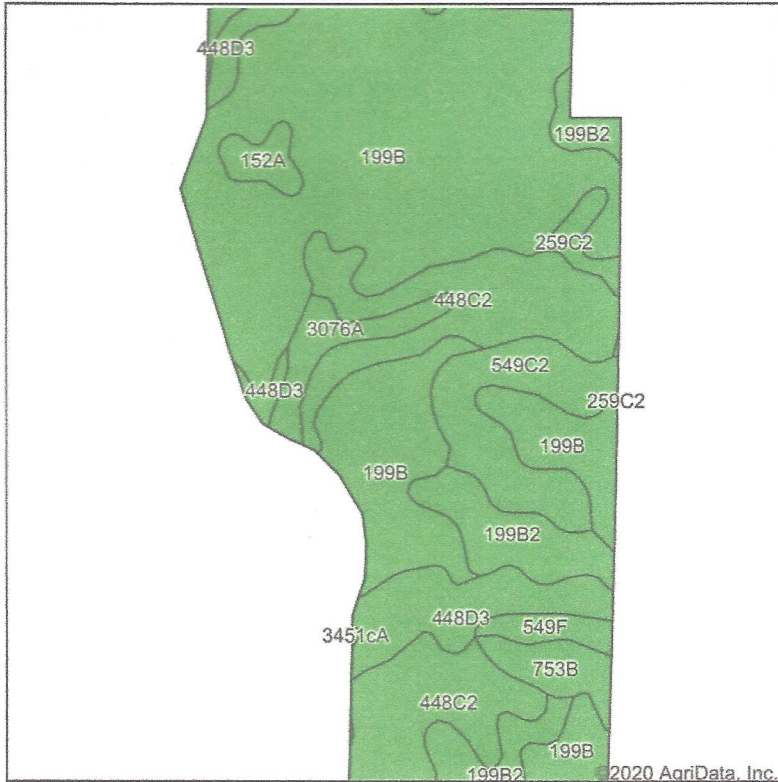
10-14N-7E
Stark County
Illinois



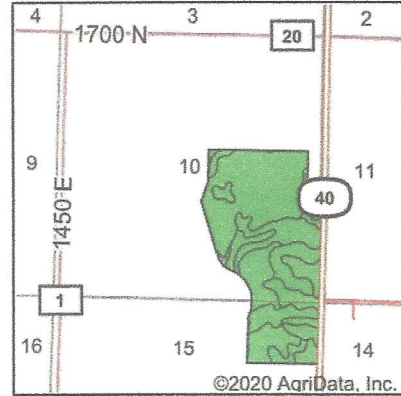
8/18/2020

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **10-14N-7E**
 Township: **Osceola**
 Acres: **180.31**
 Date: **9/8/2020**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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	93.20	51.7%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	29.97	16.6%		FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	14.14	7.8%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	13.27	7.4%		FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	12.92	7.2%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.56	3.1%		FAV	186	61	71	93	0	0.00	5.64	139
**753B	Massbach silt loam, 2 to 5 percent slopes	4.08	2.3%		FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.54	1.4%		FAV	195	63	73	100	0	0.00	5.64	144
**549F	Marseilles silt loam, 18 to 35 percent slopes	2.47	1.4%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73

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

Code	Soil Description	Acres	Percent of field	Ill. 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
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.09	1.2%		FAV	**152	**48	**60	**77	0	**4.44	0.00	**111
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.07	0.0%		FAV	190	61	73	97	0	0.00	5.77	140
Weighted Average						172.8	53.7	66.3	90.7	*	5.44	0.26	126.8

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
Bureau County, Illinois



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

Marshall County, Illinois



Common Land Unit CRP
 Non-Cropland
 Cropland

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Kimble Family LP

Tract Cropland Total: 149.88 acres

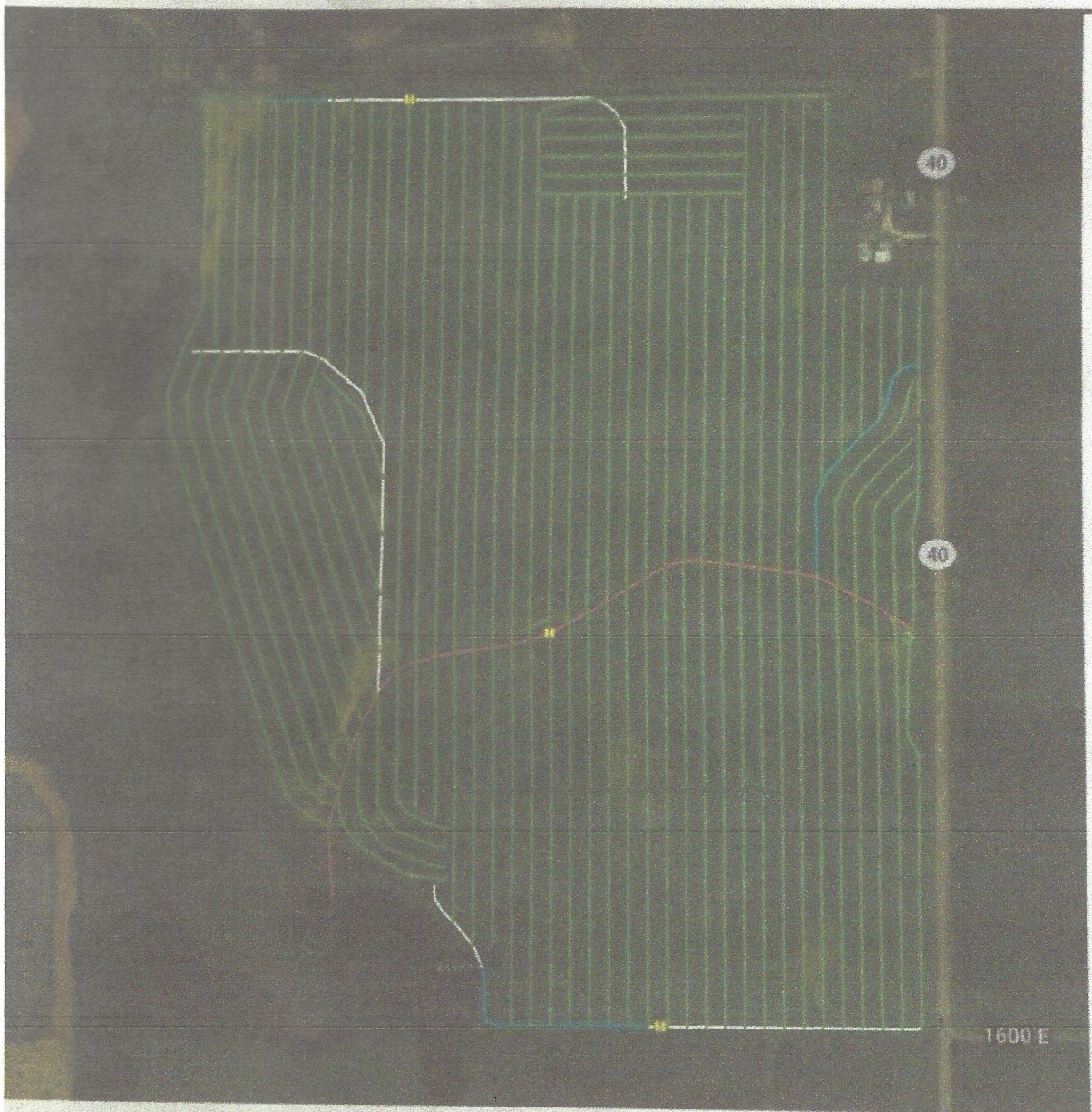
2016 Program Year
Map Created January 20, 2016

Farm 3863
Tract 9857

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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

46/A Pattern Tiled on the West-side of IL-40