Iowa Farm Land Brokers

# LAND FOR SALE

| | |
|---|---|
| *TOTAL ACRES* | 240 M/L |
| *PRICE* | 1,620,000. |
| *Price Per Acre* | 6,750. |
| *Owner* | Kimble Family LP and Cecilia Kimble. |
| *Operator* | Owners |
| *County & State* | Stark county, Illinois |
| *Location* | ½ W. / 2 N on IL 40 from Bradford, IL |
| *Possession Date* | TBD |
| *Drainage Info* | 40/A pattern tile; some old tile; Bal. = natural |
| *Average Productivity* | Enclosed Production Maps |
| *Taxable Acres* | 240 M/L |
| *Net RE Taxes* | 5,976 24.90 P/A Approx. (est.) |
| *Taxes Payable In* | Above numbers represent 2016 County Tax State. |
| *Topography* | Level to rolling |

## F.S.A. INFORMATION

| | |
|---|---|
| Farmland | 240 est. |
| Crop Acres | 225.48 est. |
| CRP Acres | 33.7 |
| 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 | 33.7 |
| Farmstead | N/A |
| Roads | (Bal. of Acres- |
| Waterways | -not acct. for) |
| Timber | 18/A M/L per Surety |
| Pasture | N/A |

### 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;

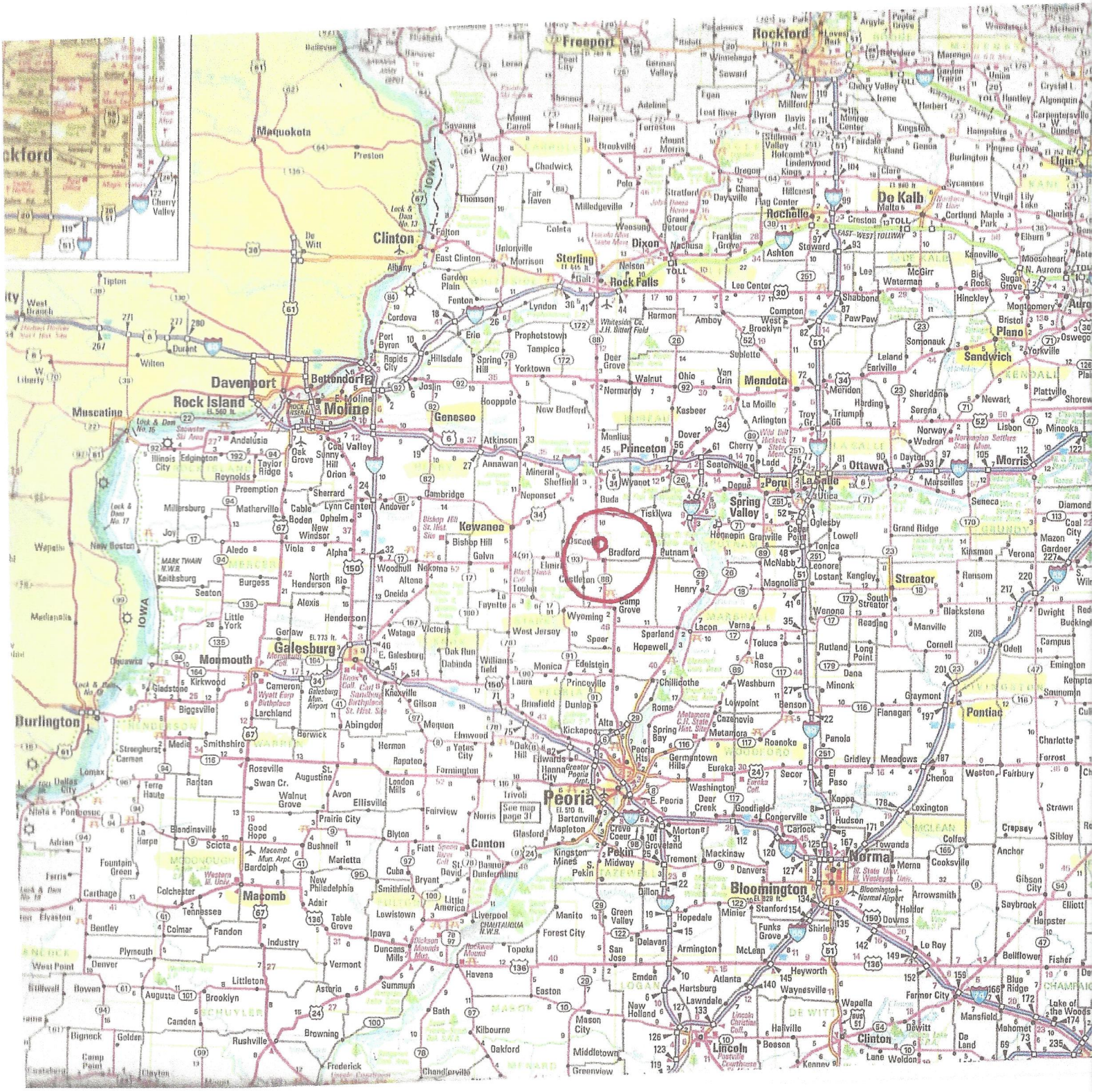
### COMMENTS & BUILDING INFORMATION

1. No Buildings
2. Hard surface access on IL 40
3. Whole Farm P.I. = 127.
4. 40/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 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 33.7 Acres
   8,030. Total Payment Ave.
   Ave. 242.60 P/A
   Contracts Expire from 2023 - 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*


David Hueneke

Midwest Farmland

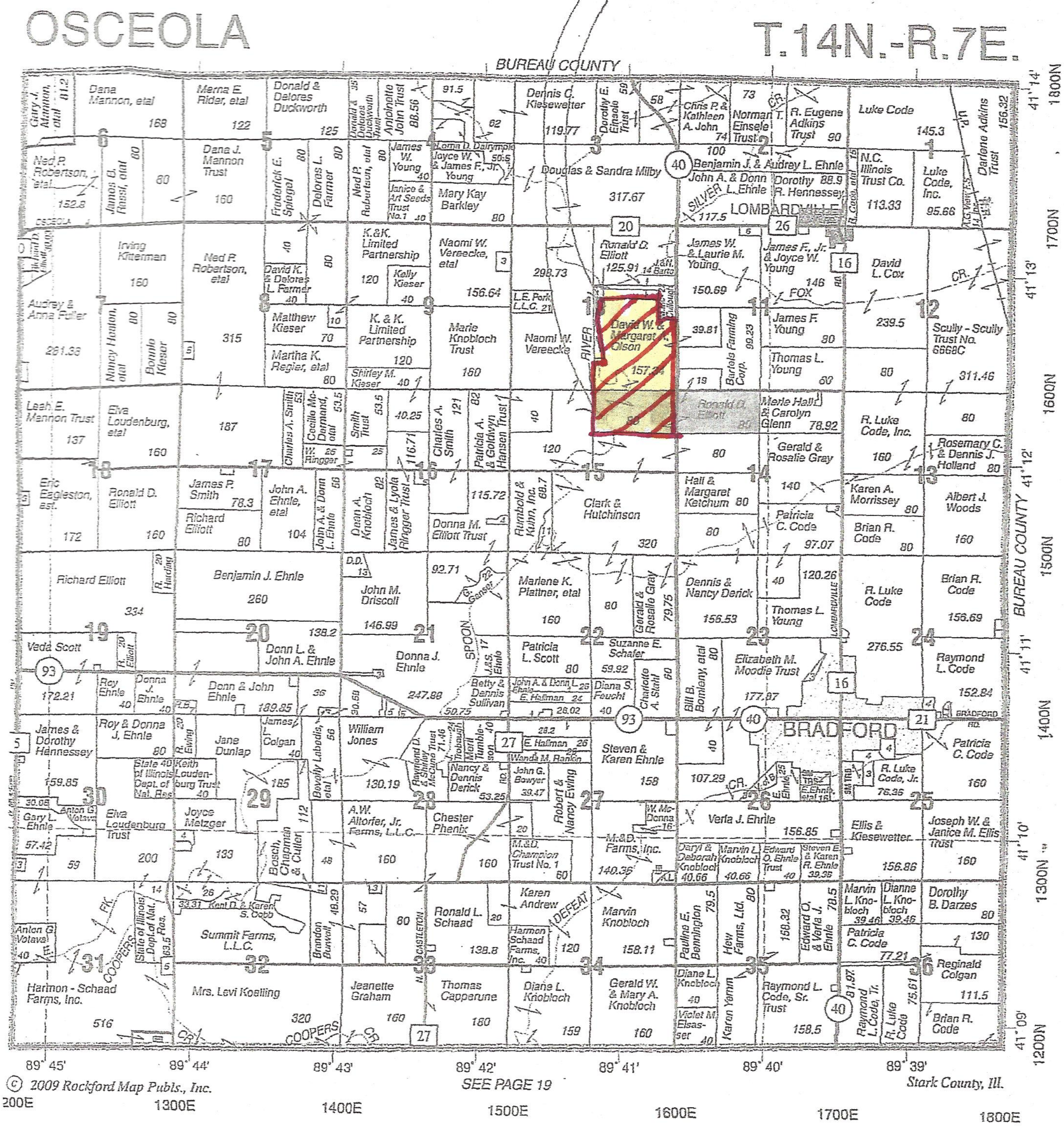
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Kimble Limited Family Partnership
Cecelia Kimble



# Aerial Map

Iowa Farm Land Brokers

Maps Provided By:

surety® CUSTOMIZED ONLINE MAPPING

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

0ft 837ft 1673ft

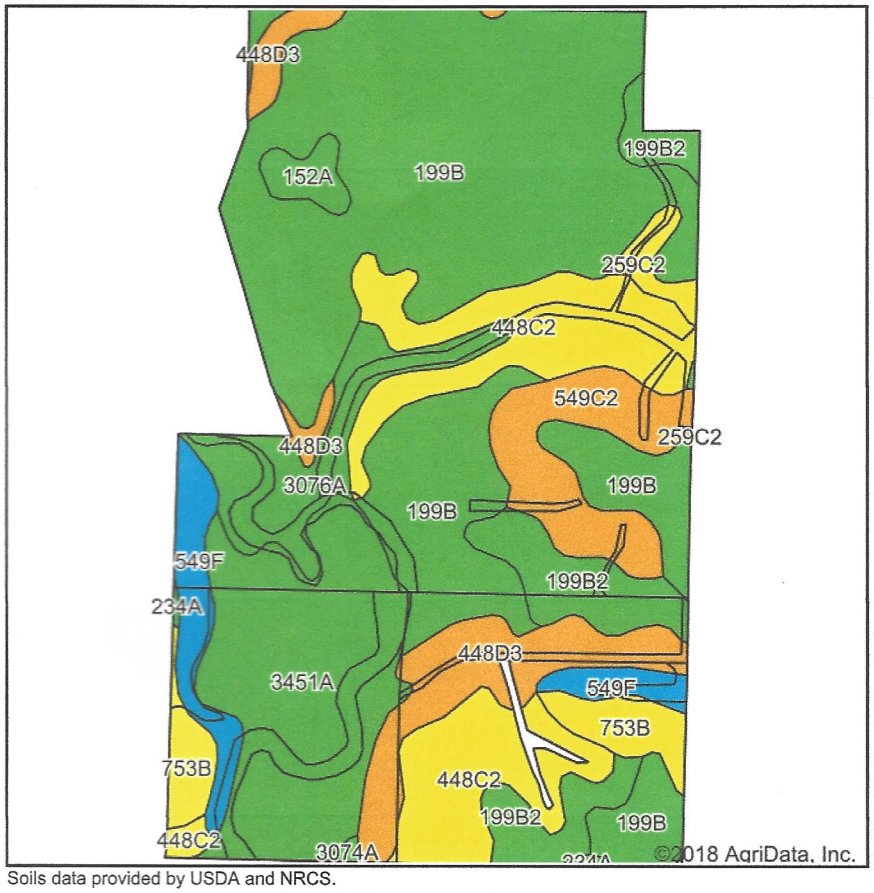
**10-14N-7E**
**Stark County**
**Illinois**

N
W E
S

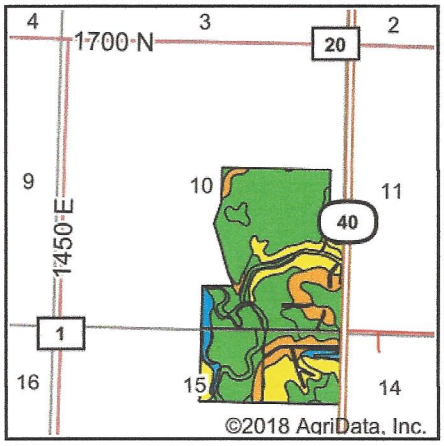
8/13/2018

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**

Iowa Farm Land Brokers

Maps Provided By:
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N W E S

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-legume *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 |

Maps Provided By:
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| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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

**FARM: 9810**

Illinois | U.S. Department of Agriculture | Prepared: 1/23/17 11:49 AM

Bureau | 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

***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/PLC**

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | CORN , SOYBN | NONE | 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 | | | |

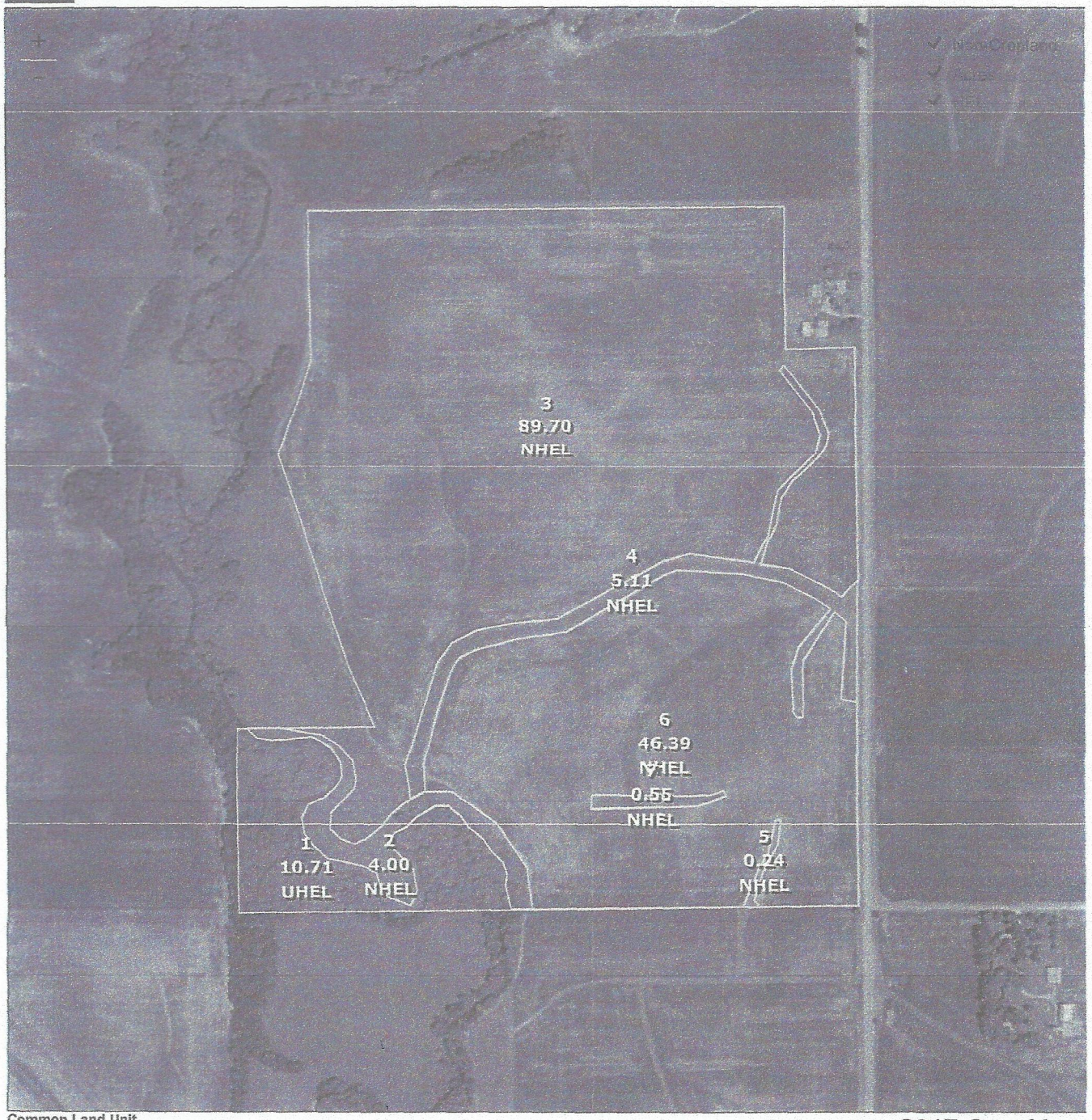
**Owners:** CECELIA A KIMBLE

***Other Producers:*** None

Map of Farm 9810 in Bureau County, Illinois



Bureau County, Illinois




Common Land Unit
Cropland | Non-cropland | CRP

2017 Crop Year

Farm **9810**
Tract **10143**

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Cecilia Kimble

N W E S

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).

Kimble Family LP

FARM: 3863

Illinois | U.S. Department of Agriculture | Prepared: 1/23/17 11:48 AM
Marshall | 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 fann 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/PLC

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | CORN, SOYBN | NONE | 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

USDA United States Department of Agriculture

# Marshall County, Illinois




**Common Land Unit**
- CRP
- Non-Cropland
- Cropland
- Tract Boundary

0 335 670 1,340 Feet

**Wetland Determination**
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

2016 Program Year
Map Created January 20, 2016

Kimble Family LP

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

Tract Cropland Total: 149.88 acres

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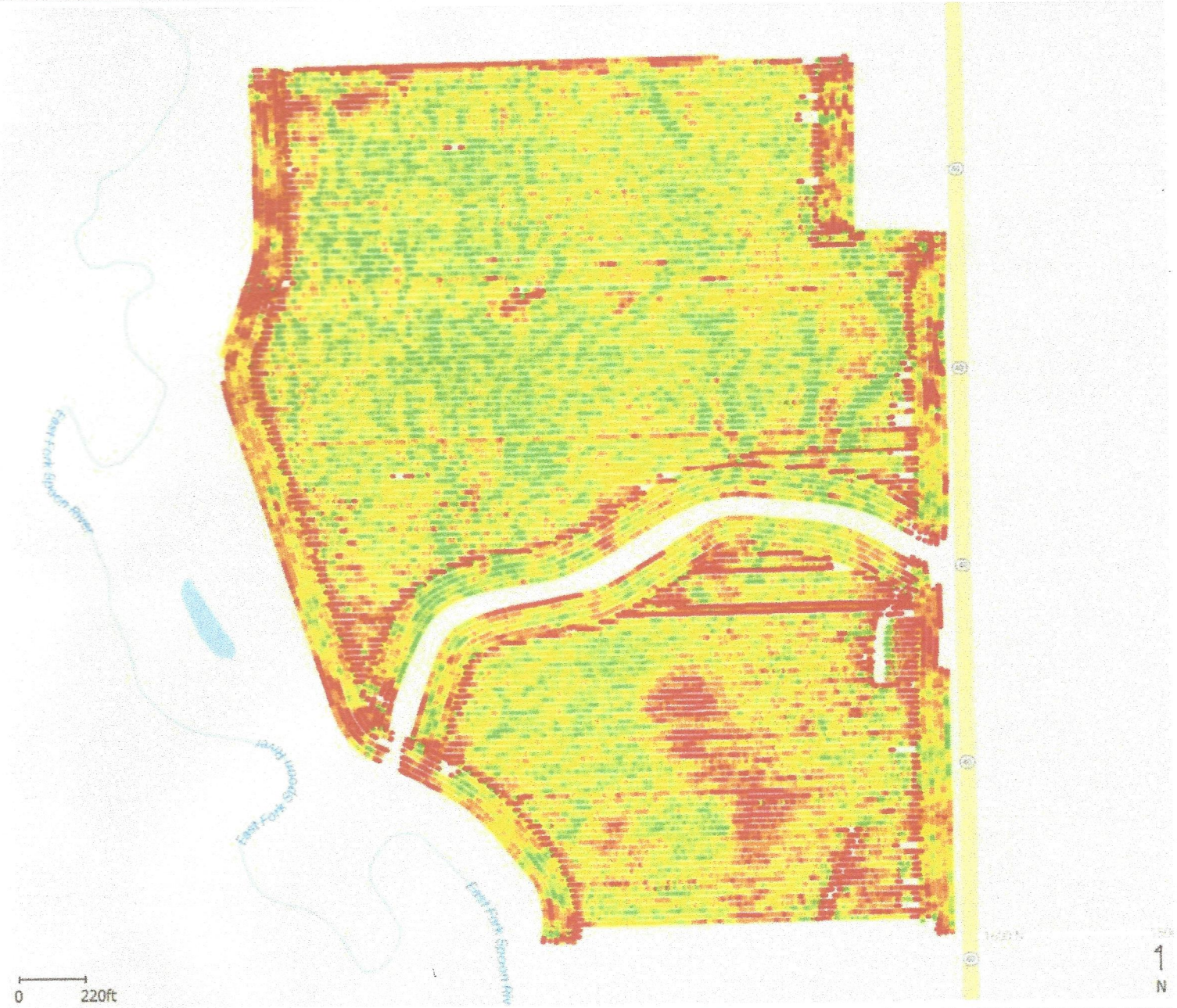
Google Earth
feet
meters
1000
400
Google Earth

PRECISION SOLUTIONS AG

Spatial

# 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

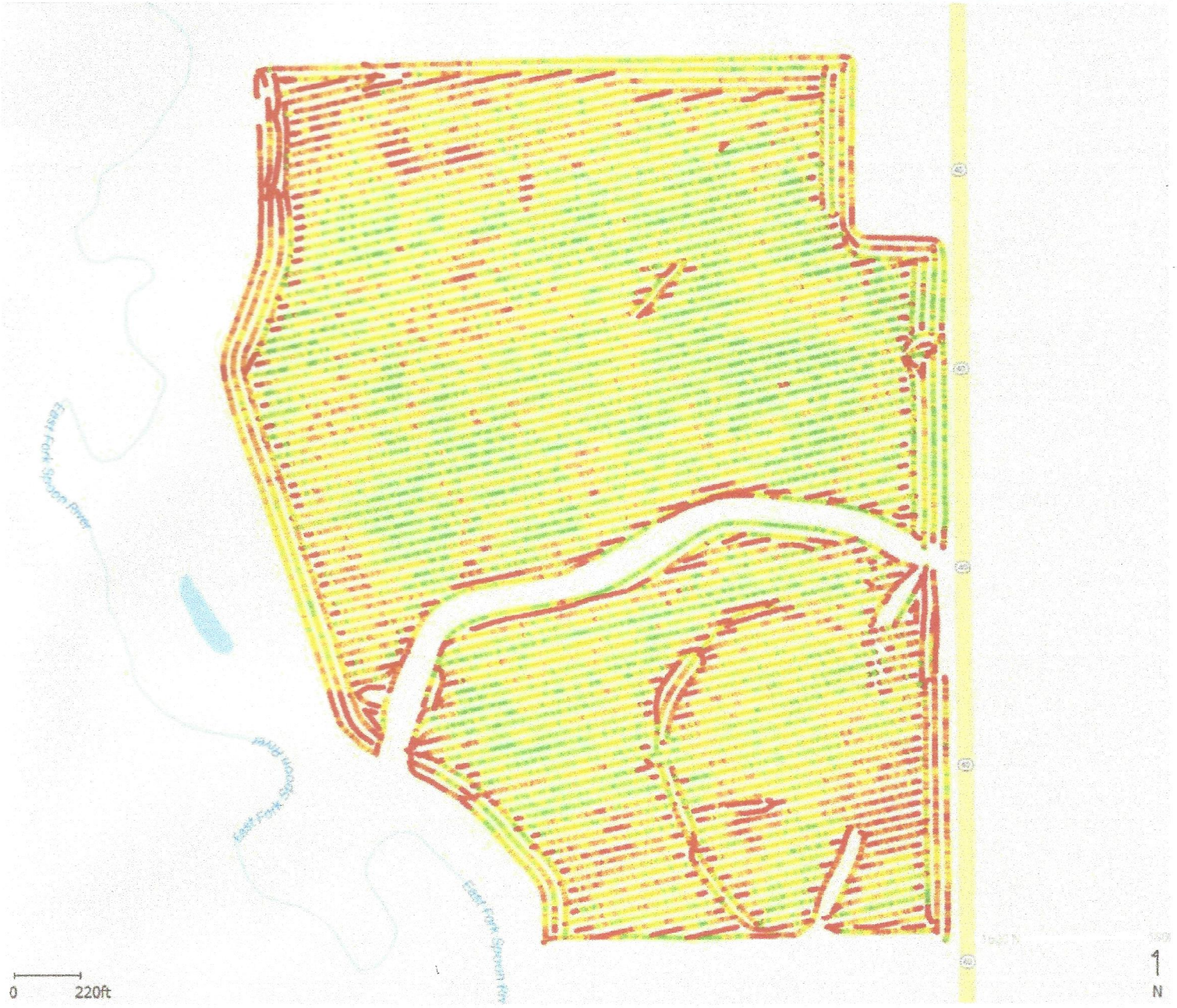
Yield (Dry)
(bu/ac)

| | |
|---|---|
| 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) |

PRECISION SOLUTIONS AG

Spatial

# Grain Harvest 2015 - OLSON(SOYBEANS)




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) |

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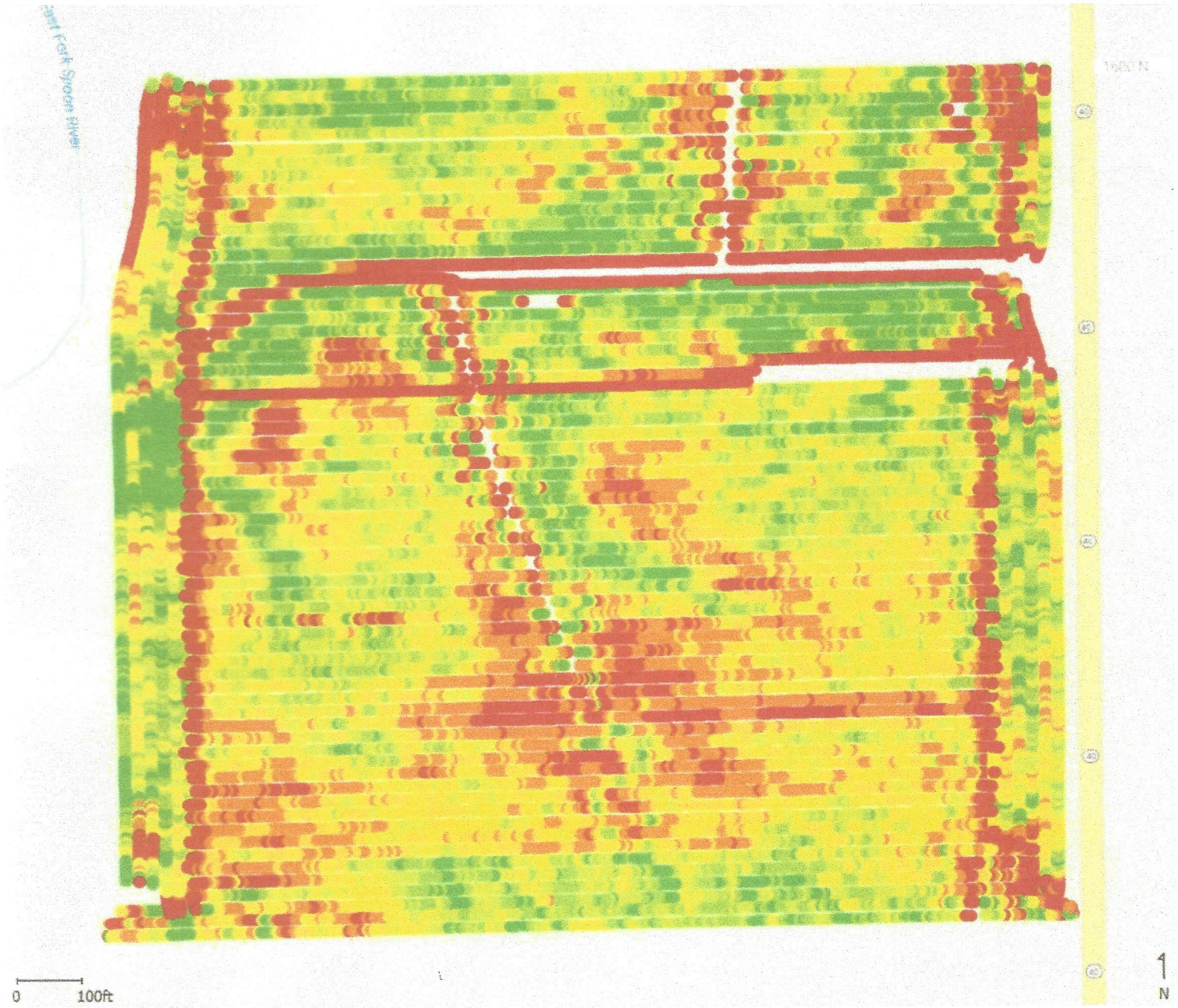
Spatial

# Grain Harvest 2016 - BRADFORD WEST




Grower : LKK FARMS

Field : BRADFORD WEST

Year : 2016

Area : 42.4 ac

Avg. Yield : 216.2 bu/ac

Avg. Moisture : 19.6 %

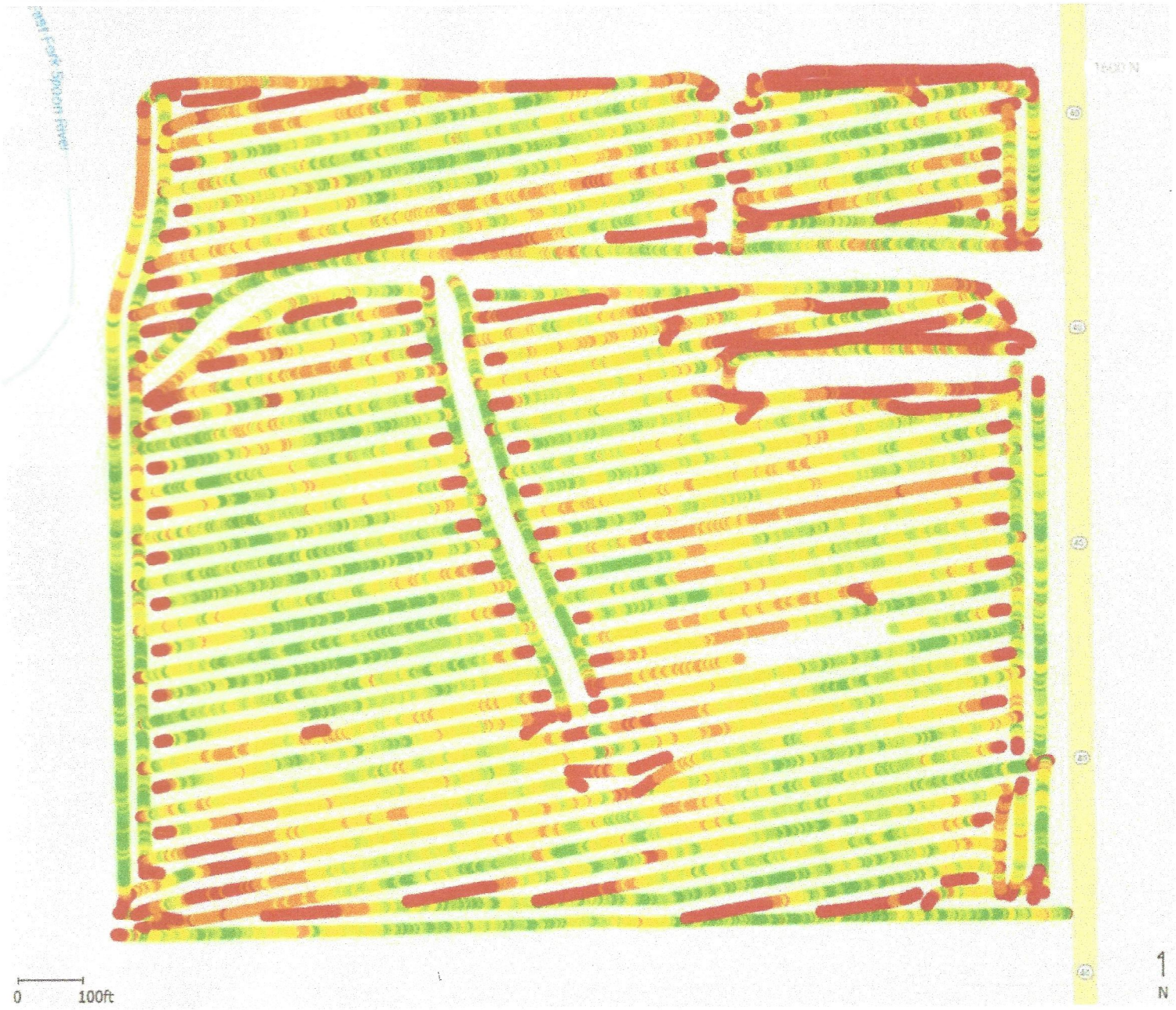
Total Yield (Dry) : 9166.1 bu

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) |

PRECISION SOLUTIONS AG

# Grain Harvest 2015 - BRADFORD WEST




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) |