



**RLI** Farm & Ranch  
REALTORS LAND INSTITUTE

# LAND FOR SALE

<i>TOTAL ACRES</i>	53.38
<i>PRICE</i>	\$310,000.
<i>Price Per Acre</i>	\$5,808.
<i>Owner</i>	Kimble Family L.P. and Cecilia Kimble
<i>Operator</i>	Owner
<i>County &amp; State</i>	Stark Co. IL
<i>Location</i>	½ mile West of Bradford and 2 miles North on IL 40 to East end of Property; on the West side of IL 40.
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Natural
<i>Average Productivity</i>	Tillable in CRP
<i>Taxable Acres</i>	53.38
<i>Net RE Taxes</i>	\$1,473.77      \$27.61 p/A (est.)
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Level to Rolling

### TO CONTACT LISTING AGENT

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

### LEGAL DESCRIPTION (abbreviated)

18 /A M/L in the SW ¼ of the SE ¼ of Sect. 10 and 35/A M/L in the NW ¼ of the NE ¼ of Sect. 15  
T-14-N R-7-E  
Stark Co. IL

### COMMENTS & BUILDING INFORMATION

1. No Buildings
2. Great little recreation piece  
With year-round water  
With hard base crossing  
Excellent habitat for all  
Kinds of wildlife.  
All stages of Walnut  
Growth.

### F.S.A. INFORMATION

Farmland	33.07
Crop Acres	0
CRP Acres	33.07
Wheat Base	0
Wheat Yield	
Corn Base	0
Corn Yield	
Soybean Base	0
Soybean Yield	

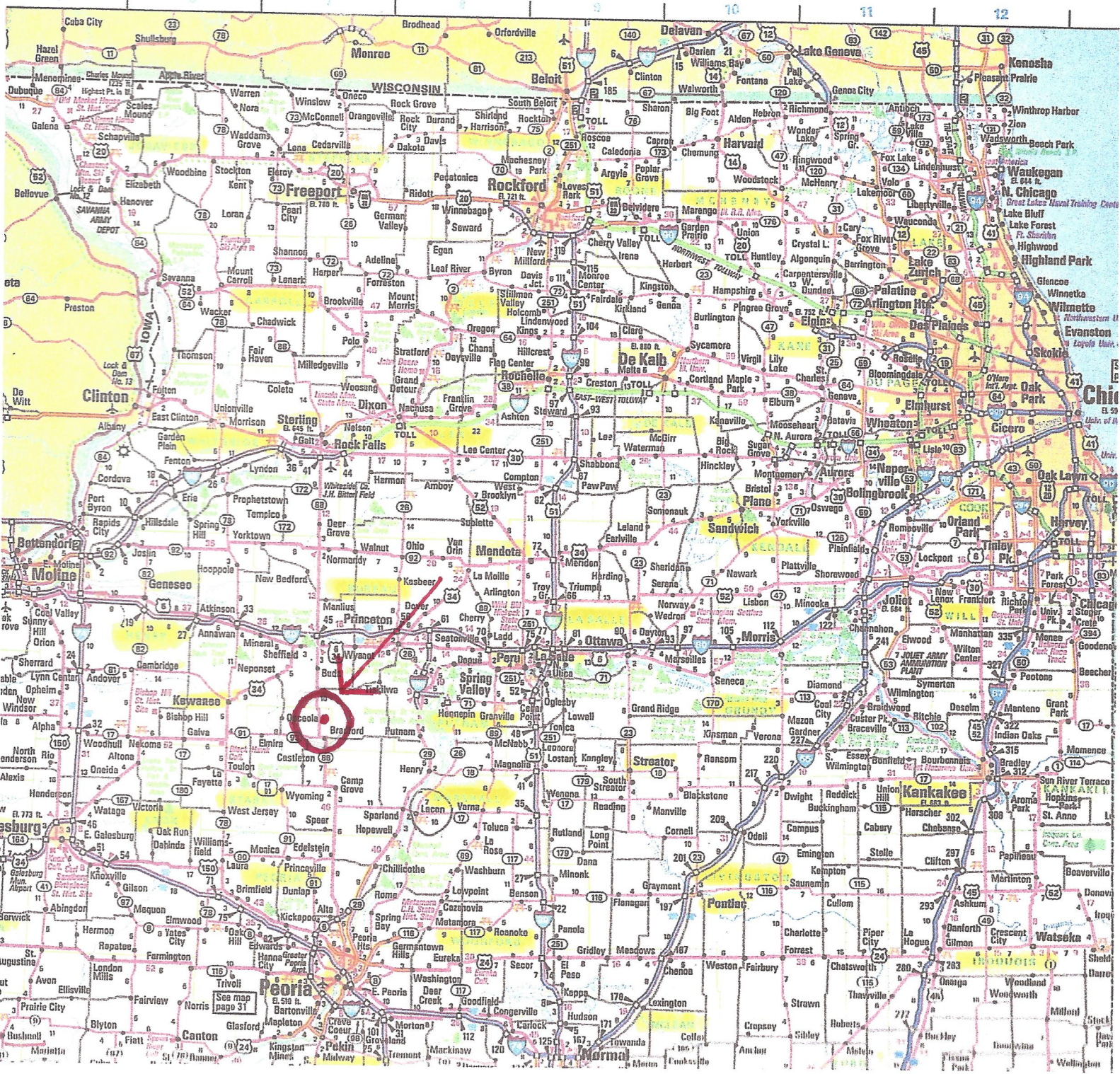
### APPROX. BREAKDOWN OF ACRES

Total Acres	53.38
Tillable Acres	33.07
CRP Acres	33.07
Farmstead	0
Roads	0
Waterways	3.66
Timber	17.96
Pasture	0

### LEASE/FSA INFORMATION

1. 3 CRP Contracts:  
Total 33.07 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 Hueneker

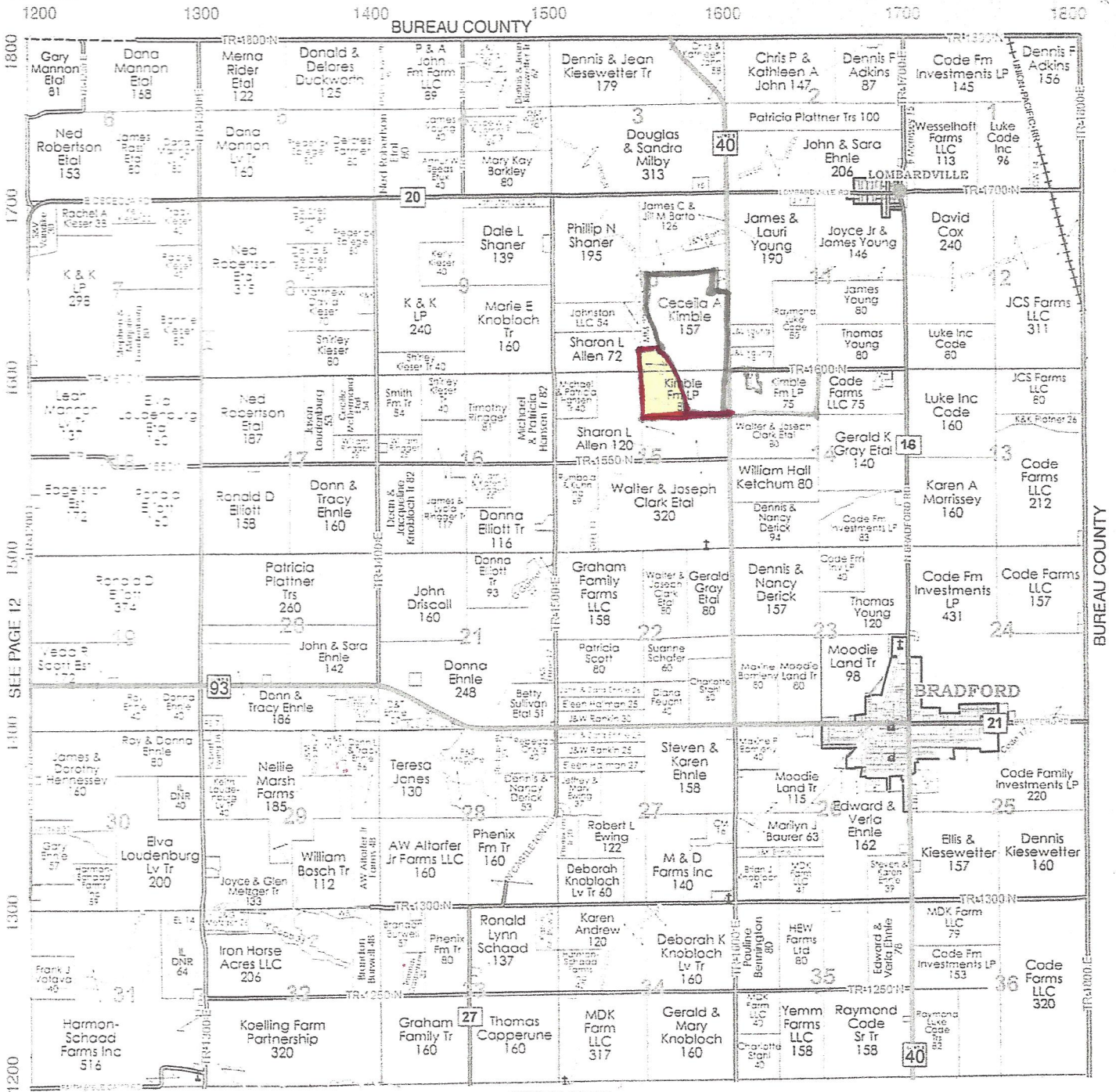
Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060



SEE PAGE 28

**Iowa Farm Land Brokers**  
 David Hueneke  
 Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

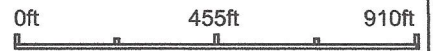
P.O. Box 700  
Maquoketa, IA 52060

# Aerial Map



©2020 AgriData, Inc.

Map Center: 41° 12' 20.73, -89° 40' 56.45

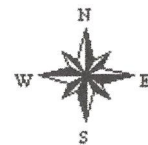


Maps Provided By:



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**15-14N-7E**  
**Stark County**  
**Illinois**



8/26/2020

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

# Aerial Map



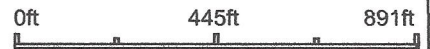
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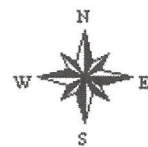
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 12' 21.59, -89° 40' 55.7

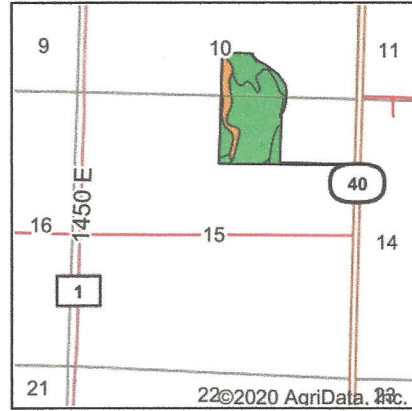
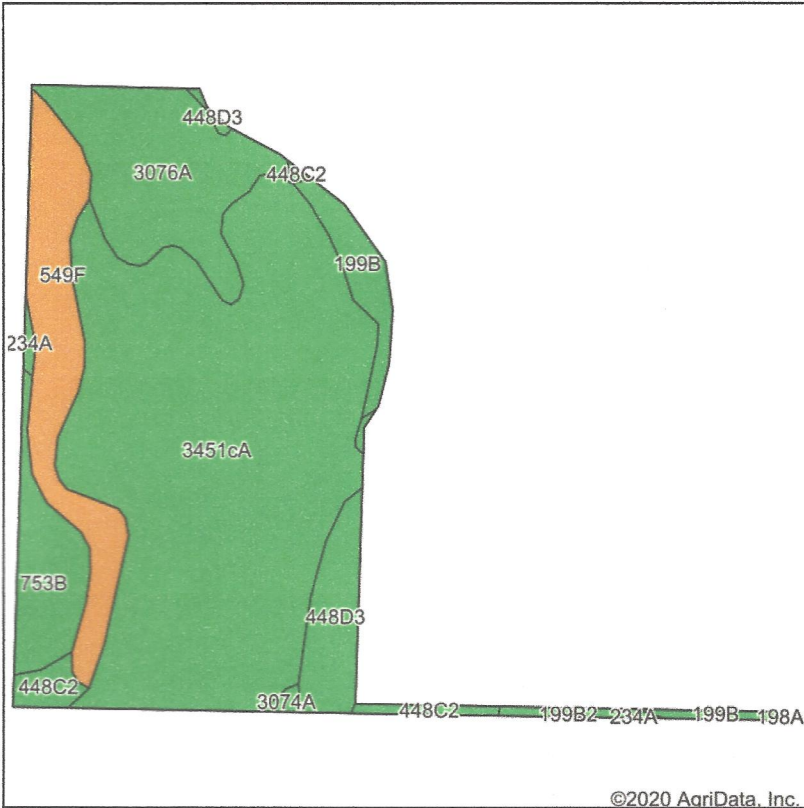


15-14N-7E  
Stark County  
Illinois

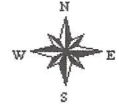


8/26/2020

# Soils Map



State: **Illinois**  
 County: **Stark**  
 Location: **15-14N-7E**  
 Township: **Osceola**  
 Acres: **55.06**  
 Date: **8/26/2020**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	31.82	57.8%	■	FAV	190	61	73	97	0	0.00	5.77	140
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	7.31	13.3%	■	FAV	186	61	71	93	0	0.00	5.64	139
**549F	Marseilles silt loam, 18 to 35 percent slopes	6.41	11.6%	■	UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
**753B	Massbach silt loam, 2 to 5 percent slopes	3.09	5.6%	■	FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	2.73	5.0%	■	FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**199B	Plano silt loam, 2 to 5 percent slopes	1.94	3.5%	■	FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	1.11	2.0%	■	FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	0.31	0.6%	■	FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
234A	Sunbury silt loam, 0 to 2 percent slopes	0.18	0.3%	■	FAV	179	57	70	93	0	0.00	5.52	131
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.16	0.3%	■	FAV	186	58	73	99	0	0.00	5.52	136

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



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
<b>Weighted Average</b>						<b>172.7</b>	<b>55.6</b>	<b>66.6</b>	<b>88.3</b>	<b>*-</b>	<b>1.04</b>	<b>4.12</b>	<b>127.6</b>

**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".

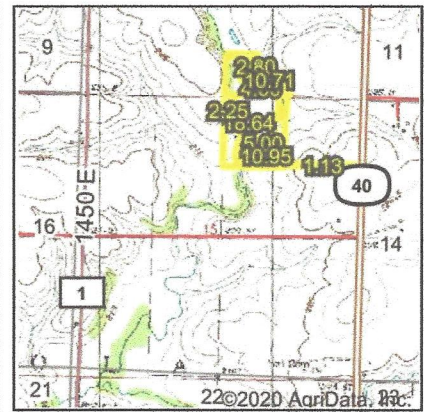
**c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

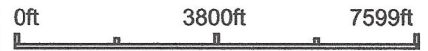
**e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Wetlands Map



**State:** Illinois  
**Location:** 15-14N-7E  
**County:** Stark  
**Township:** Osceola  
**Date:** 10/27/2020



Classification Code	Type	Acres
R2UBH	Riverine	2.92
PFO1A	Freshwater Forested/Shrub Wetland	0.56
R4SBC	Riverine	0.18
<b>Total Acres</b>		<b>3.66</b>

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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





United States  
Department of  
Agriculture



County, Illinois



Cecilia Kimble

FARM: 9810

Illinois  
Bureau

U.S. Department of Agriculture  
Farm Service Agency

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: KIRK HOWARD KIMBLE  
Farm Identifier: [Blank]  
Recon Number: [Blank]

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/PLC ARC-CO CORN, SOYBN	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
<b>Total Base Acres:</b>	<b>140.25</b>			

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
<b>Total Base Acres:</b>	<b>140.25</b>			

Owners: CECELIA A KIMBLE

Other Producers: None

# Kimble Family LP

Illinois  
Marshall

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 3863**  
Prepared: 1/23/17 11:48 AM  
Crop Year: 2017  
Page: 1 of 1

Report ID: FSA-156EZ

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: KIRK HOWARD KIMBLE      Farm Identifier:      Recon Number: 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

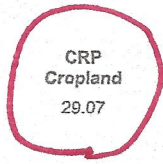
	Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
	163.31	149.88	150.38	0.0	0.0	29.07	0.0	Active	1
	State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
	0.0	0.0	121.31	0.0	0.0				

163.31  
- 5.71  
-----  
157.6

Crop	ARC-IC	ARC/PLC		PLC	PLC-Default
	NONE	ARC-CO	CORN, SOYBN	NONE	NONE
		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			

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	29.07	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