LISTING #13639
LAND FOR SALE
50 ACRES M/L
HENDERSON COUNTY, ILLINOIS

DOUGLAS R. YEGGE
C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL
C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185
700 6th Ave
DeWitt, Iowa 52742
LEGAL DESCRIPTION:
The Southwest 1/4 of the Northeast 1/4 and 12.5 acres in the
Northwest 1/4 of the Southeast 1/4, Section 27, Township 9 North,
Range 6 West, Henderson Co., IL.

COMMENTS & BUILDING INFORMATION:
Offering 50 acres m/l of productive Henderson County IL farmland located on the Northwest edge of Carman IL. Farm includes exactly 50 acres currently enrolled in CRP paying $13,326 annually. The farm is split into two contracts. Fields 1 & 2, 42.7 acres is contract type CP23 and all expires in 2026. Field 6, 7.3 acres is contract type CP23 and all expires in 2026. The full 50 acres carry a productivity index of 125.5. Primary soil types include Beaucoups silty clay loam and shaffton loam.

LEASE/FSA INFORMATION:
50 acres in Conservation Reserve Program, expiring in 2026. Annual payment of $13,326.00. CRP contract details within brochure.

TOTAL ACRES: 50 M/L
Price: $235,000
Price Per Acre: $4,700
Owner: Bollin
Operator: N/A
County & State: Henderson Co., IL
Location: Northwest of Carman, IL, on Hwy 750 N.
Possession Date: At closing
Drainage Info: N/A
Average Productivity: 125.5 PI
Taxable Acres: 48.01
Net Re Taxes: $649.10
Taxes Payable In: 2016
Topography: Level

F.S.A. INFORMATION:
Farmland: 50
Crop Acres: 
CRP Acres: 50
Wheat Base:
Wheat Yield:
Corn Base:
Corn Yield:
Soybean Base:
Soybean Yield:

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 5050
Tillable Acres:
CRP Acres:
Farmstead:
Roads:
Waterways:
Timber:
Pasture:

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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.
State: Illinois
County: Henderson
Location: 27-9N-6W
Township: Carman
Acres: 50.08
Date: 7/28/2017

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Wheat Bu/A</th>
<th>Oats Bu/A b</th>
<th>Alfalfa d hay, T/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>7070A</td>
<td>Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded</td>
<td>33.55</td>
<td>67.0%</td>
<td>**95</td>
<td>176</td>
<td>58</td>
<td>69</td>
<td>90</td>
<td>0.00</td>
<td>132</td>
</tr>
<tr>
<td>7183A</td>
<td>Shaffton loam, 0 to 2 percent slopes, rarely flooded</td>
<td>9.32</td>
<td>18.6%</td>
<td>**30</td>
<td>155</td>
<td>51</td>
<td>60</td>
<td>80</td>
<td>0.00</td>
<td>116</td>
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<tr>
<td>7674A</td>
<td>Dozaville silt loam, 0 to 2 percent slopes, rarely flooded</td>
<td>3.03</td>
<td>6.1%</td>
<td>**43</td>
<td>185</td>
<td>58</td>
<td>71</td>
<td>0</td>
<td>6.53</td>
<td>137</td>
</tr>
<tr>
<td>**689D</td>
<td>Coloma sand, 7 to 15 percent slopes</td>
<td>1.90</td>
<td>3.8%</td>
<td>**95</td>
<td>**30</td>
<td>**43</td>
<td>**49</td>
<td>**71</td>
<td>0.00</td>
<td>**71</td>
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<tr>
<td>7302A</td>
<td>Ambraw clay loam, 0 to 2 percent slopes, rarely flooded</td>
<td>1.70</td>
<td>3.4%</td>
<td>**95</td>
<td>154</td>
<td>50</td>
<td>61</td>
<td>75</td>
<td>0.00</td>
<td>114</td>
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<tr>
<td>87A</td>
<td>Dickinson sandy loam, 0 to 2 percent slopes</td>
<td>0.58</td>
<td>1.2%</td>
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<td>142</td>
<td>46</td>
<td>56</td>
<td>74</td>
<td>3.39</td>
<td>104</td>
</tr>
</tbody>
</table>

Weighted Average: 168.4 55.2 66 80.4 0.43 126.1

**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: https://www.ideals.illinois.edu/handle/2142/1027/

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

b Soils in the southern region were not rated for oats 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".

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

*c: Using Capabilities Class Dominant Condition Aggregation Method
CRP-1
(03-26-04)
U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):
Henderson County Farm Service Agency
323 E Main
Strougburst, IL 61480

TELEPHONE NUMBER (Include Area Code): (309) 924-1173

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, CCC agrees to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-16.

10A. Rental Rate Per Acre
B. Annual Contract Payment
C. First Year Payment

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
Jerry Bolin
1215 Peach Tree Ln
Quincy, IL 62305-9084

(2) SHARE

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6106). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Original - County Office Copy    Owner's Copy    Operator's Copy

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Blind, large print, audio tape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.
CRP-1
(03-26-04)
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION
17-071

2. SIGN-UP NUMBER
42

3. CONTRACT NUMBER
447

4. ACRES FOR ENROLLMENT
42.7

5. FARM NUMBER
3380

6. TRACT NUMBER(S)
12619

7. COUNTY OFFICE ADDRESS (Include Zip Code):
Henderson County Farm Service Agency
323 B Main
Stronghurst, IL 61480

8. OFFER (Select one)
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
03-01-2012 09-30-2026

TELEPHONE NUMBER (Include Area Code): (309) 924-1173

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre $271.37

B. Annual Contract Payment $11,587

C. First Year Payment $6,774

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

12619 1 CP23 37.5 7,500.00

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
Jerry Bollin
1215 Peach Tree Ln
Quincy, IL 62305-9084

(2) SHARE 100%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

(If more than three individuals are signing, continue on attachment.)

C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

2-14-06

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Original - County Office Copy

Owner's Copy

Operator's Copy
Conservation Plan

JERRY BOLLIN
1215 PEACH TREE LN
QUINCY, IL 62305

Wetland

F3380  Tract: 12619

Tree/Shrub Establishment

Operation and Maintenance: Spray, cultivate or mulch an area with at least a 2 foot radius around each planted tree as needed to control competing vegetation during first 3 years of contract. All noxious weeds will be controlled. Protect tree planting from fire. Manage vegetation in timber openings according to approved conservation plan. Area in CRP-1 will not be hayed or grazed for the life of the contract.

<table>
<thead>
<tr>
<th>Field</th>
<th>Planned Amount</th>
<th>Month</th>
<th>Year</th>
<th>Applied Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>37.5 ac</td>
<td>5</td>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>5.2 ac</td>
<td>5</td>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>42.7 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Wetland Restoration

CP-23: Wetland Restoration - Restore the functions and values of wetland ecosystems that have been devoted to agricultural use and are within the 100-year floodplain of a permanent river or stream.

<table>
<thead>
<tr>
<th>Field</th>
<th>Planned Amount</th>
<th>Month</th>
<th>Year</th>
<th>Applied Amount</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>37.5 ac</td>
<td>5</td>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>5.2 ac</td>
<td>5</td>
<td>2012</td>
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<tr>
<td>Total</td>
<td>42.7 ac</td>
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