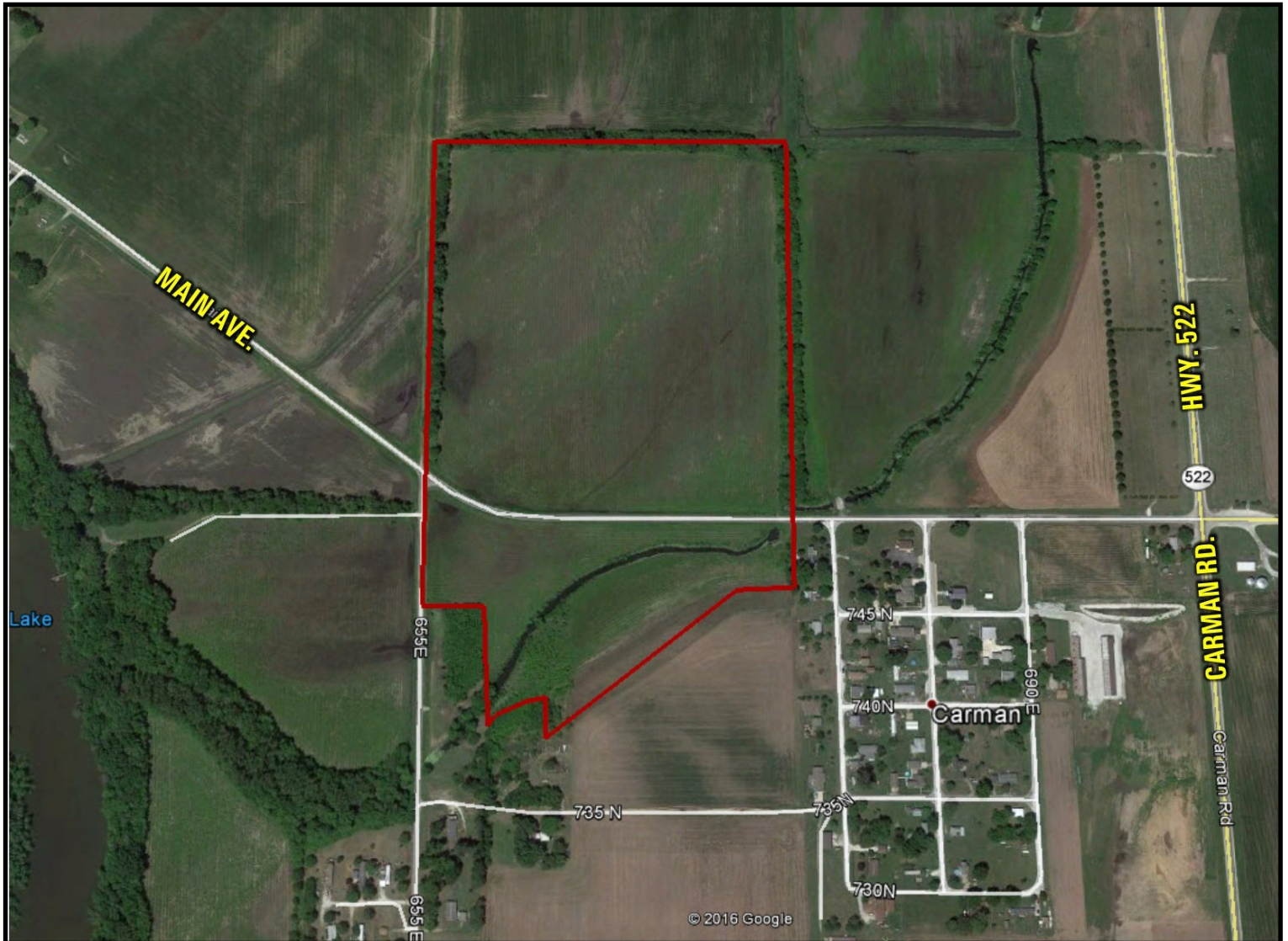


LAND FOR SALE

LISTING #13639

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

LAND FOR SALE

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 Beaucoup 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.

Bollin - 50 Acres M/L, Henderson County, IL

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:	50
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

DOUGLAS R. YEGGE

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

ALAN MCNEIL

C: 563-321-1125
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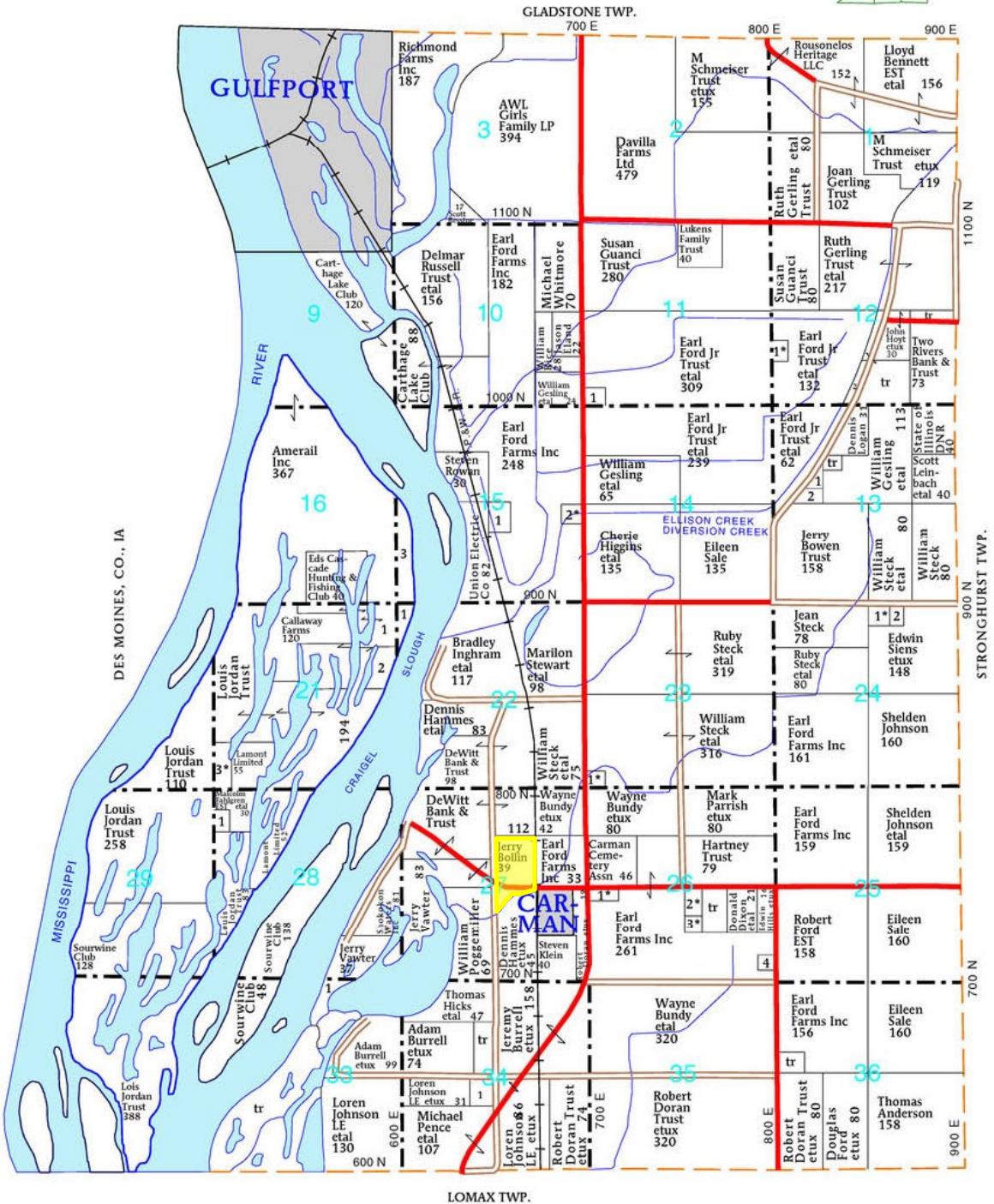
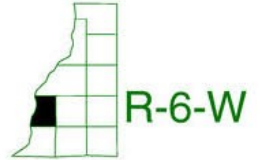
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-9-N

CARMAN PLAT

(Landowners)



CARMAN TOWNSHIP

SECTION 11

1. Ford, Michael 6

SECTION 12

1. Hoyt, John 5

2. Logan, Dennis 12

SECTION 13

1. Martin, Pamela 6

2. Smith, Mark 6

SECTION 15

1. Rowan, Steven 15

2. Steck, Ruby 12

3. River Ventures LLC 54

SECTION 21

1. Eds Cascade Hunting & Fishing Club 143

2. American Enterprises Inc 20

3. Bennett, Brent 15

SECTION 22

1. River Ventures LLC 29

SECTION 23

1. Steck, George 5

SECTION 24

1. Morrison, John 7

2. Siens, Margie 6

SECTION 26

1. Ford, Douglas 5

2. Baughman, Harold 11

3. Eddington, Dean 6

4. Ford, Michael 7

SECTION 28

1. Douglas, Jeffrey 10

SECTION 33

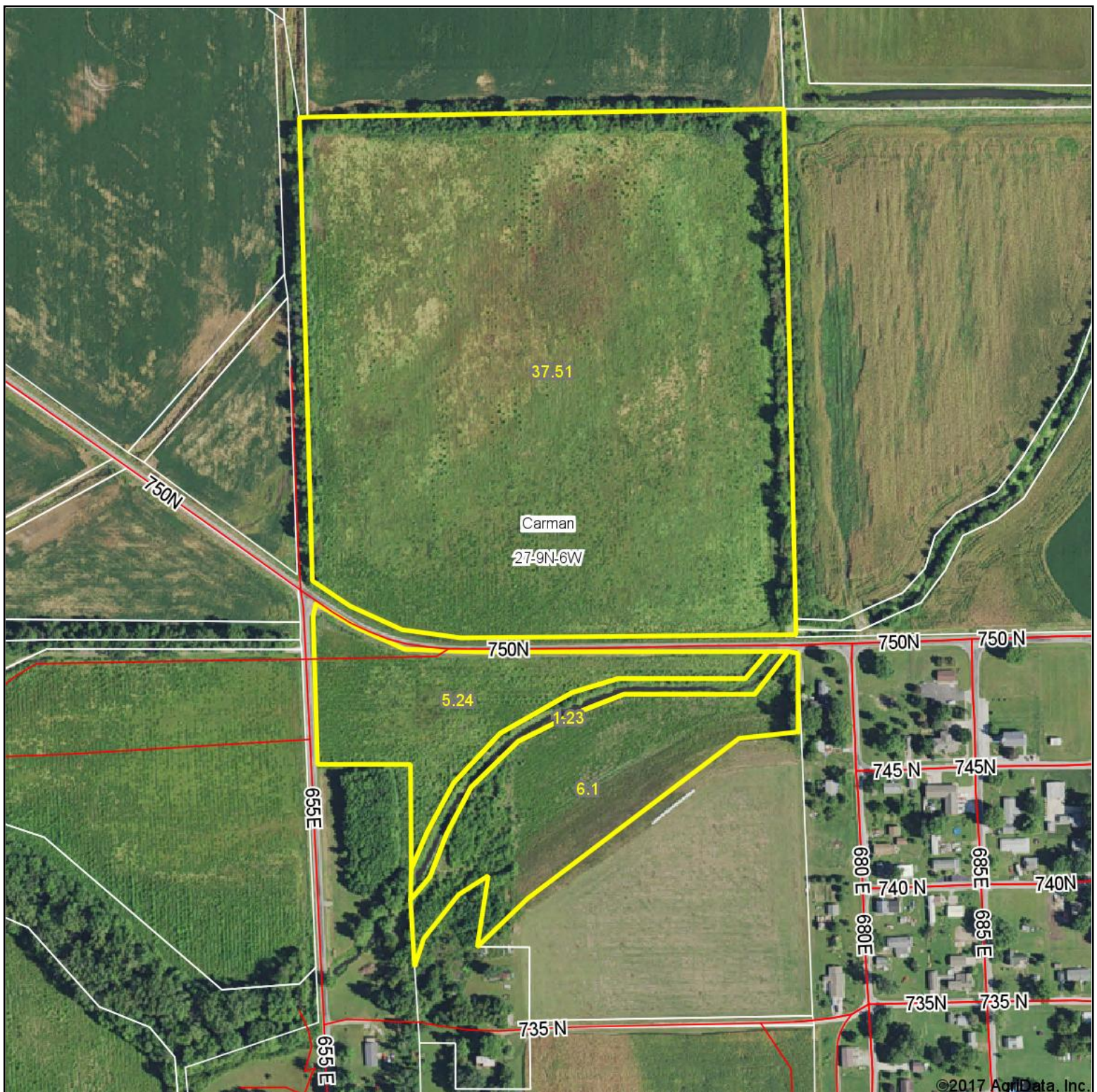
1. Vawter, Jerry 60

SECTION 34

1. Johnsonville Farms Inc

9

Aerial Map



©2017 AgriData, Inc.



map center: 40° 44' 35.17, -91° 3' 49.51

Maps Provided By:



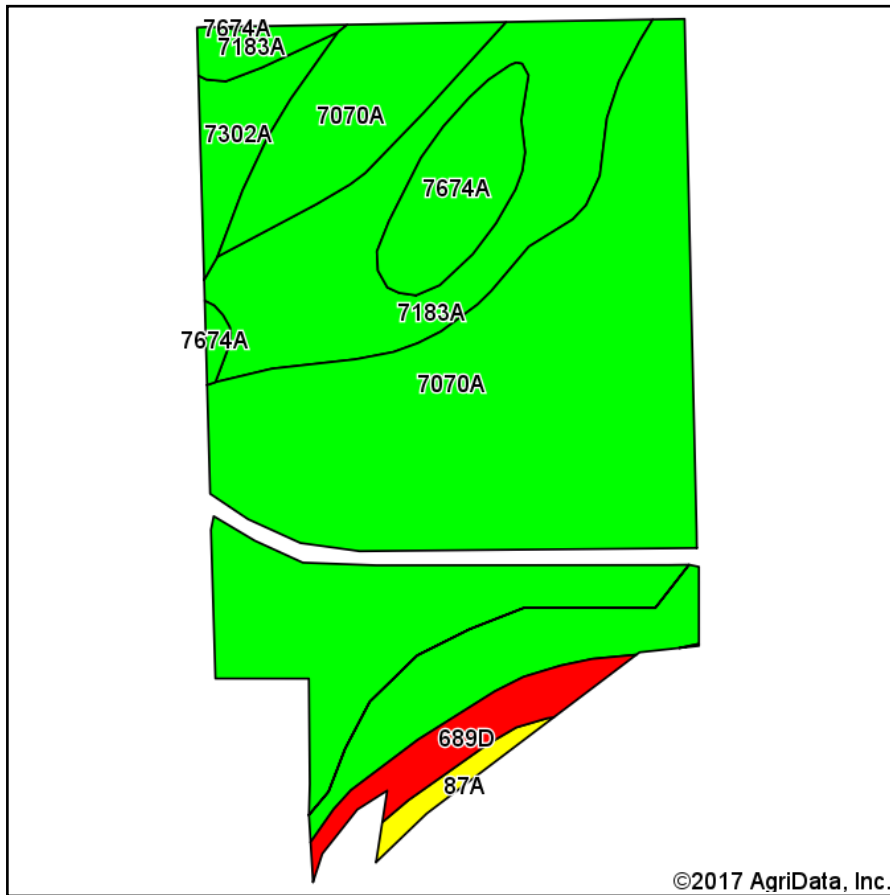
27-9N-6W
Henderson County
Illinois



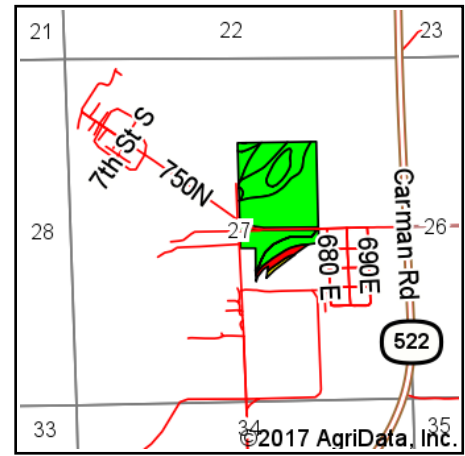
7/28/2017

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: **Henderson**
 Location: **27-9N-6W**
 Township: **Carman**
 Acres: **50.08**
 Date: **7/28/2017**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: IL071, Soil Area Version: 17

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

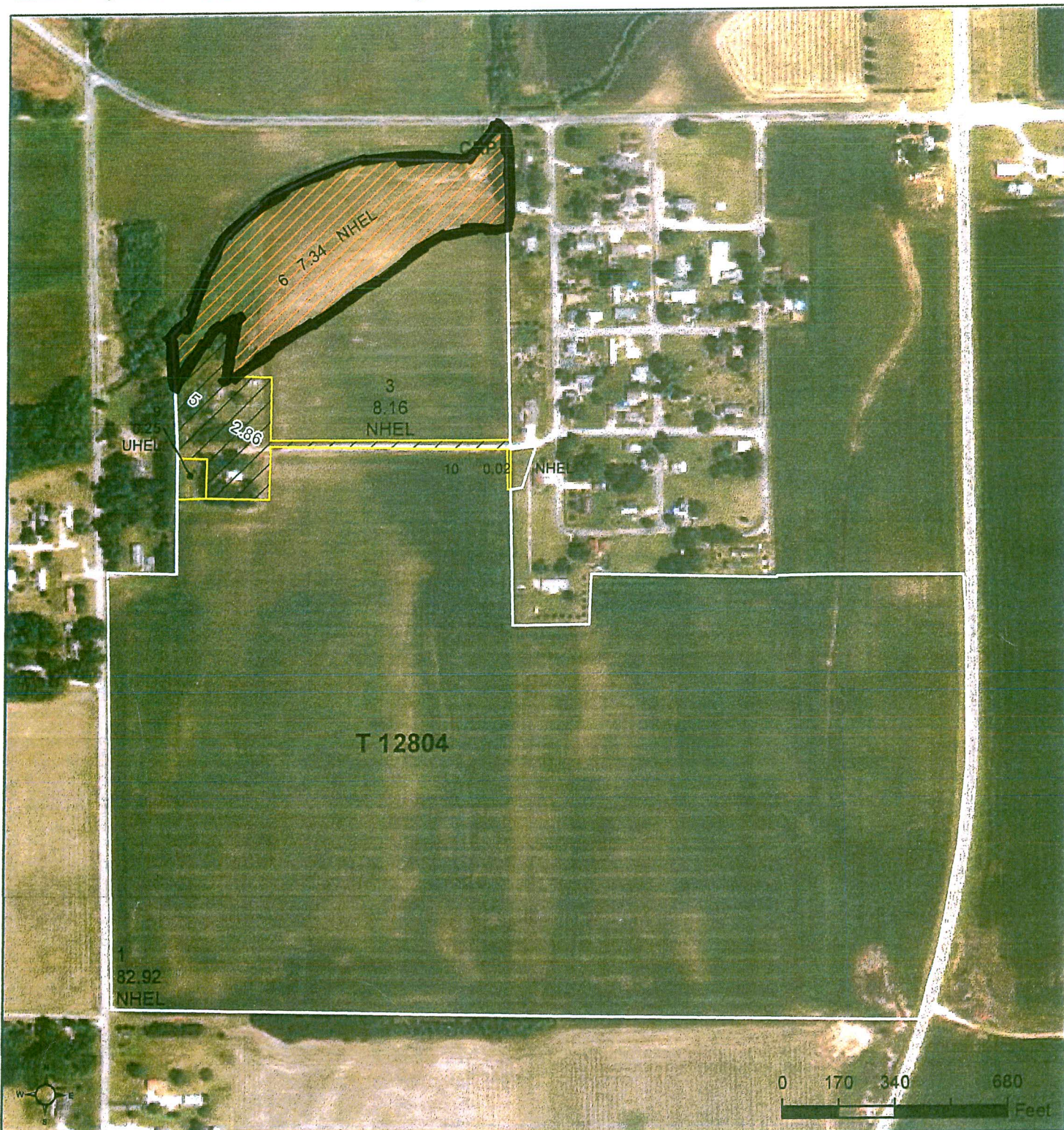
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Henderson County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

2014 Program Year

Map Created February 10, 2014

Farm 3588
Tract 12804

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).

Conservation Plan Map

Date: 11/29/2011

Customer(s): JERRY BOLLIN

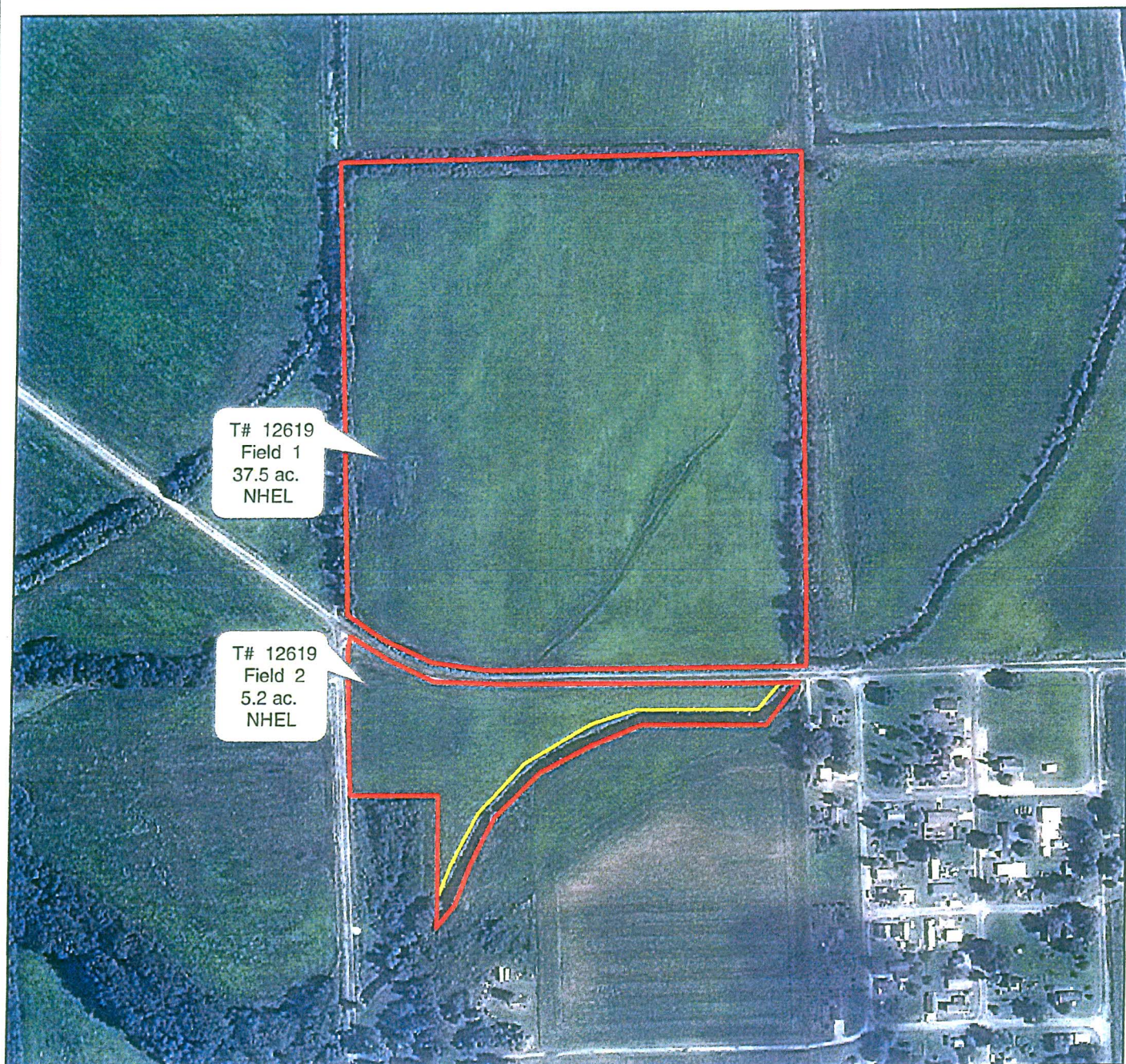
District: HENDERSON COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: STRONGHURST SERVICE CENTER

Agency: NRCS

Assisted By: Mary S Johnson

Legal Description: F3380 T12619



Legend

-  Tract Boundaries
-  Consplan
-  Township
-  Section Lines



210 0 210 420 630 840
Feet



This form is available electronically.

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
Stronghurst, IL 61480

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

1. ST. & CO. CODE & ADMIN.
LOCATION

17-071

2. SIGN-UP NUMBER

42

3. CONTRACT NUMBER

446 A

4. ACRES FOR ENROLLMENT

7.3

5. FARM NUMBER

3381 3588

6. TRACT NUMBER(S)

12620 12804

8. OFFER (Select one)

GENERAL

ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD

FROM:
(MM-DD-YYYY)

TO:
(MM-DD-YYYY)

03-01-2012 09-30-2026

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	\$ 238.16	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 1,739.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 1016.00	12620 12804	1	CP23	7.3	1,460.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

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 (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 12-15-11
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.)	DATE (MM-DD-YYYY)
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.)	DATE (MM-DD-YYYY)

(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)

Craig RL C60

2-14-12

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 6109). 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.

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 (Braille, large print, audiotape, 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.

☒ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

This form is available electronically.

CRP-1 (03-26-04) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>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.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 17-071	2. SIGN-UP NUMBER 42
	3. CONTRACT NUMBER 447	4. ACRES FOR ENROLLMENT 42.7
7. COUNTY OFFICE ADDRESS (Include Zip Code): Henderson County Farm Service Agency 323 E Main Stronghurst, IL 61480	5. FARM NUMBER 3380	6. TRACT NUMBER(S) 12619
TELEPHONE NUMBER (Include Area Code): (309) 924-1173	8. OFFER (Select one) GENERAL ENVIRONMENTAL PRIORITY	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 03-01-2012 09-30-2026

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 \$ <u>4MB</u> 271.37	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$ 11,587	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment \$ 6774	12619	1	CP23	37.5	7,500.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	12619	2	CP23	5.2	1,040.00

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 <u>Jerry Bollin</u> (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 12-15-11
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.)	DATE (MM-DD-YYYY)
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.)	DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <u>Craig R. C. C.</u>	B. DATE (MM-DD-YYYY) 2-14-12
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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 6109). 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.

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☐ Operator's Copy



STRONGHURST SERVICE CENTER
323 EAST MAIN
STRONGHURST, IL 61480
(309) 924-1173

CATHERINE OLSON
DISTRICT CONSERVATIONIST

Conservation Plan

JERRY BOLLIN
1215 PEACH TREE LN
QUINCY, IL 62305

Wetland

F3380

Tract: 12619

Tree/Shrub Establishment

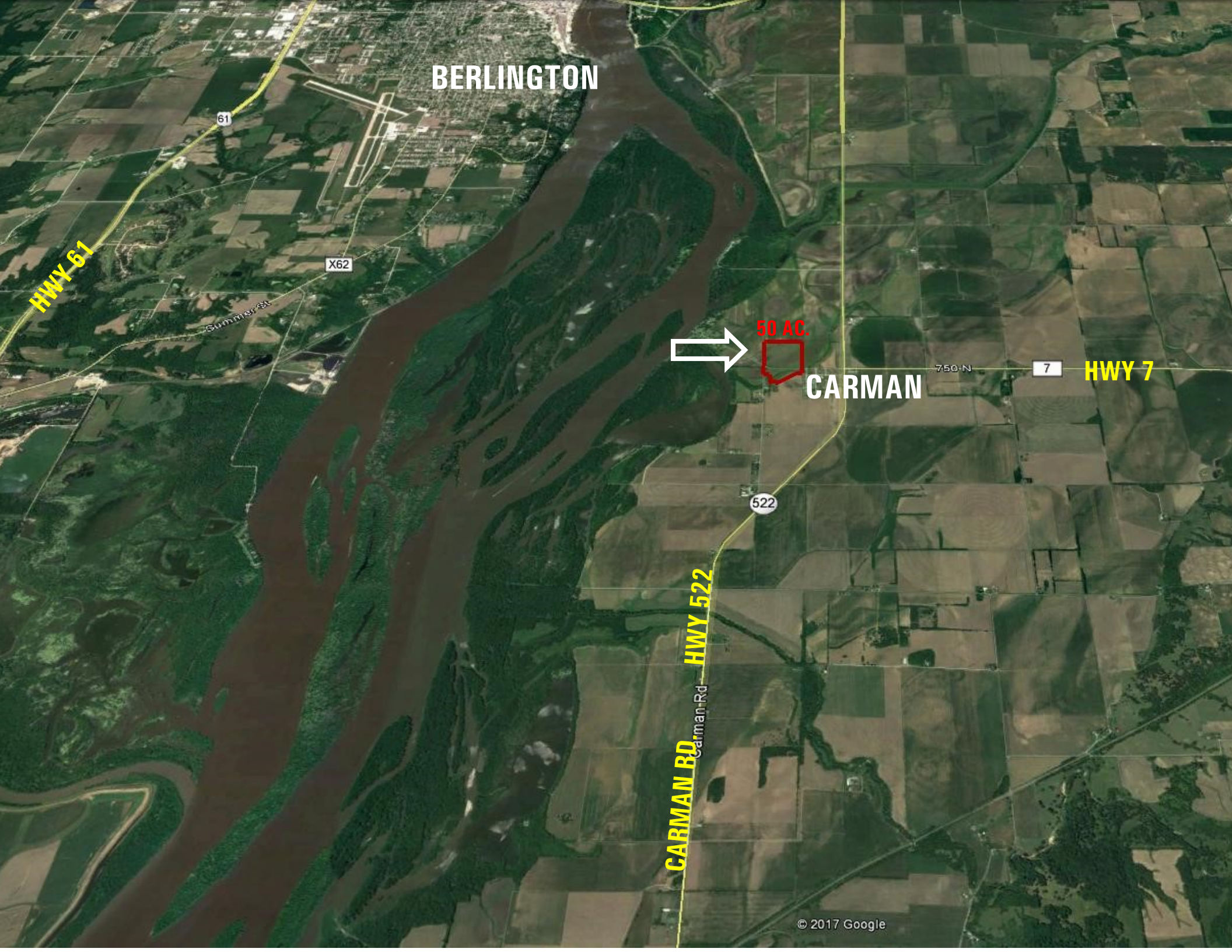
Operation and Maintenance: Spray, cultivate or mulch an area with at least a 2 foot radius around each planted tree as needed to control competing vegetation during first 3 years of contract. All noxious weeds will be controlled. Protect tree planting from fire. Manage vegetation in timber openings according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

Field	Planned Amount	Month	Year	Applied Amount	Date
1	37.5 ac	5	2012		
2	5.2 ac	5	2012		
Total:	42.7 ac				

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.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	37.5 ac	5	2012		
2	5.2 ac	5	2012		
Total:	42.7 ac				



BERLINGTON

61

X62

Summer Rd

50 AC.



CARMAN

750-N

7

HWY 7

522

CARMAN RD
Carman Rd
HWY 522