

FOR SALE

MORGAN COUNTY, IL FARMLAND

120 ACRES, M/L (2 TRACTS)

TRACT #1 – 40 ACRES, UNIMPROVED
TRACT #2 – 80 ACRES, IMPROVED

MIDDENDORF BROS. REAL ESTATE

211 South West, Jacksonville IL 62650

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Tract #1

Legal Description: The Northeast Quarter of the Northeast Quarter of Section 13 in Township 14 North and Range 11 West of the Third Principal Meridian, Morgan County, Illinois.

PRICE: \$314,000.00 OR \$7,850.00 PER ACRE

USDA Farm Service Agency Information:

Farm #904 (part of)

Tract #1242 (part of)

Total Acres 40

Cropland Acres 38.6

The Food, Conservation, and Energy Act of 2008:

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u>	<u>Counter Cyclical Yield</u>
Corn	18.2	125	174
Beans	18.2	44	53

SOILS:

The following soil productions, along with the productivity indices, were developed by The University of Illinois, at Urbana-Champaign, College of Agricultural, Consumer and Environmental Sciences Office of Research, and published in Bulletin 811, dated August 2000. Known as Optimum Crop Productivity Ratings for Illinois Soils.

<u>NUMBER</u>	<u>ACRES</u>	<u>NAME</u>	<u>811 Soils</u>			<u>PROD. INDEX</u>	<u>CLASS</u>
			<u>CORN</u>	<u>BEANS</u>	<u>WHEAT</u>		
36B	3.2 (3.2)	Tama Silt Loam 2 to 5 percent slopes	167	53	65	138	A
43/43A	14.5 (13.7)	Ipava Silt Loam 0 to 2 percent slopes	172	56	69	142	A
50	22.3 (21.7)	Virden Silty Clay Loam	164	53	64	135	A

Total 40 Acres Tillable 38.6 Acres

The Productivity Index of the tillable acres is 137.7.

2009 REAL ESTATE TAXES PAID IN 2010 = \$586.28

Tract #2

Legal Description: The East Half of the Southeast Quarter of Section 12 in Township 14 North and Range 11 West of the Third Principal Meridian, Morgan County, Illinois.

PRICE: \$478,400.00 OR \$5,980.00 PER ACRE

This farm is improved with a two story house, machine shed, cattle/hay shed, and a tool shed.

USDA Farm Service Agency Information:

Farm #904 (part of)
 Tract #1242 (part of)
 Total Acres 80
 Cropland Acres 56.3

The Food, Conservation, and Energy Act of 2008:

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u>	<u>Counter Cyclical Yield</u>
Corn	26.2	125	174
Beans	26.2	44	53

SOILS:

The following soil productions, along with the productivity indices, were developed by The University of Illinois, at Urbana-Champaign, College of Agricultural, Consumer and Environmental Sciences Office of Research, and published in Bulletin 811, dated August 2000. Known as Optimum Crop Productivity Ratings for Illinois Soils.

<u>NUMBER</u>	<u>ACRES</u>	<u>NAME</u>	811 Soils			<u>PROD. INDEX</u>	<u>CLASS</u>
			<u>CORN</u>	<u>BEANS</u>	<u>WHEAT</u>		
36B	15 (10.4)	Tama Silt Loam 2 to 5 percent slopes	167	53	65	138	A
43/43A	23.8 (20.5)	Ipava Silt Loam 0 to 2 percent slopes	172	56	69	142	A
50	2 (1.4)	Viriden Silty Clay Loam	164	53	64	135	A
257A	5 (4.8)	Clarksdale Silt Loam 0 to 3 percent slopes	157	50	62	128	B
279B	10.9 (8.7)	Rozetta Silt Loam 2 to 5 percent slopes	147	46	58	119	B
279C2	8.5 (6.7)	Rozetta Silt Loam 5 to 10 percent slopes eroded	138	43	55	112	C
280C2	1.4 (0)	Fayette Silt Loam 5 to 10 percent slopes eroded	140	44	56	113	C
280D2	13.4 (3.8)	Fayette Silt Loam 10 to 15 percent slopes severely eroded	134	42	53	109	C

Total 80 Acres

Tillable 56.3 Acres

The Productivity Index of the tillable acres is 130.5.

The Farm Service Agency (FSA) office information is dated 2005 showing 59.73 acres tillable. The current information from AgriData shows FSA tillable acres of 54.07 plus 2.23 acres at the south end of Field #1. Field #2 on the FSA map is not shown as tillable on AgriData.

2009 REAL ESTATE TAXES PAID IN 2010 = \$2,135.22

- The Buyer is to reimburse the Seller at the time of closing for the following 2010 crop expenses:

Tract #1	Corn 19.3 acres	Beans 19.3 acres
Anhydrous	\$ 523.58	
Fertilizer	\$ 769.04	
Chemical	\$ 428.34	\$ 347.41
Seed (Pioneer)	<u>\$1,269.60</u>	<u>\$ 903.43</u>
	\$2,990.56	\$1,250.84

Total due Seller at closing for 2010 crop expenses:
Tract #1 - \$4,241.40

Tract #2	Corn 35 acres	Beans 18 acres
Anhydrous	\$ 949.50	
Fertilizer	\$1,394.61	
Chemical	\$ 776.80	\$ 324.01
Seed (Pioneer)	<u>\$2,302.40</u>	<u>\$ 842.57</u>
	\$5,423.31	\$1,166.58

Total due Seller at closing for 2010 crop expenses:
Tract #2 - \$6,589.89

ROAD DISTRICT 6SW/10W PLAT

T-14-N • R-11-W

ROAD

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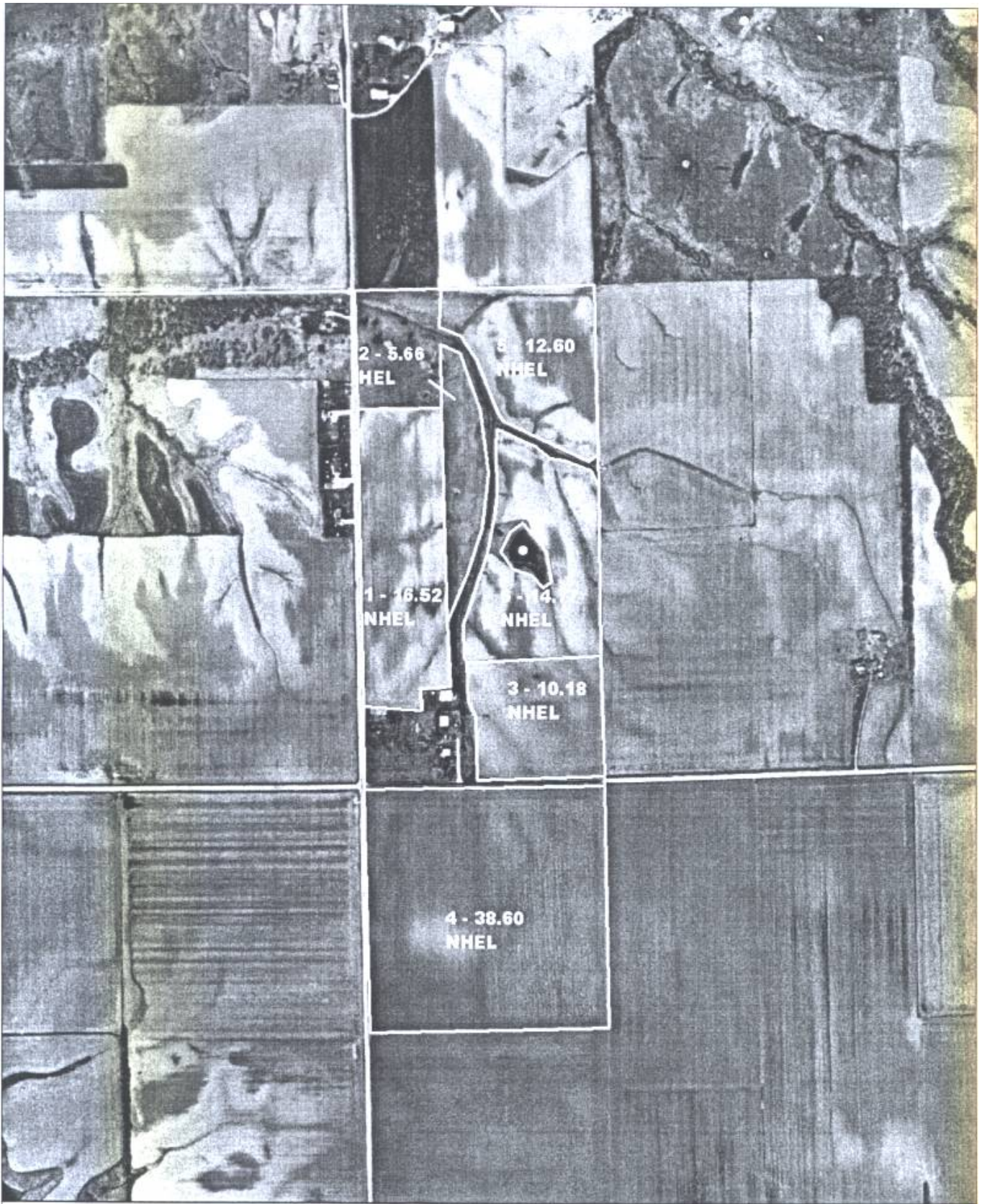
T-14-N • R-11-W T-14-N • R-10-W E 26



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**We've Got The Whole World
In Our Hands
RECYCLE NOW.
Our efforts can do a world of good.**

For A
Mo
Cor



Tract 1242
Farm 904

400 0 400 800 1200 1600 Feet



Map Printed: Apr 21, 2005