

ERIE FARM

Located West of Erie, IL, on Cordova Rd

Sections 4, 9 Erie Township

Whiteside County, Illinois

Real Estate Taxes for 2023 = \$1,990.00 Estimated

203.50 Total Acres, Approximately 195 Tillable Acres

(Includes CRP Acres)

Surety Indicates PI of 126

Leased For 2023

Great Return Possible!

Priced at \$1,016,482 / \$4,995 per acre

Soils Include:

Cohoctah
Beaucoup
Ambraw
Millington
Titus
Sawmill



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

815-973-6768 Cell

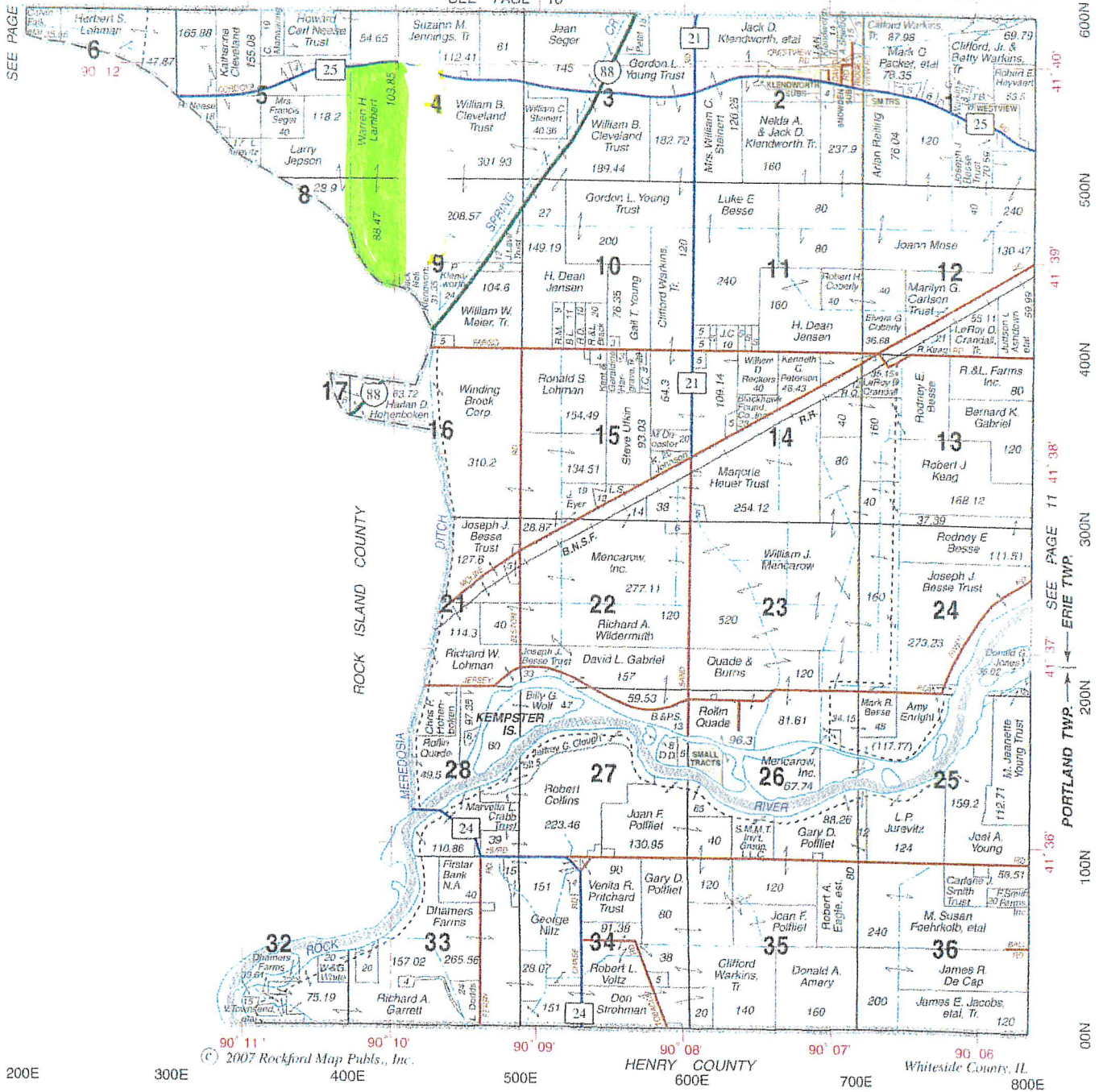
ericbird2004@yahoo.com

WEST PART ERIE WEST PART PORTLAND

T.19N.-R.3E.

SEE PAGE 16

SEE PAGE 23



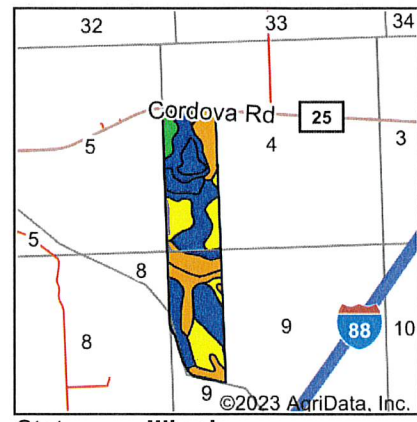
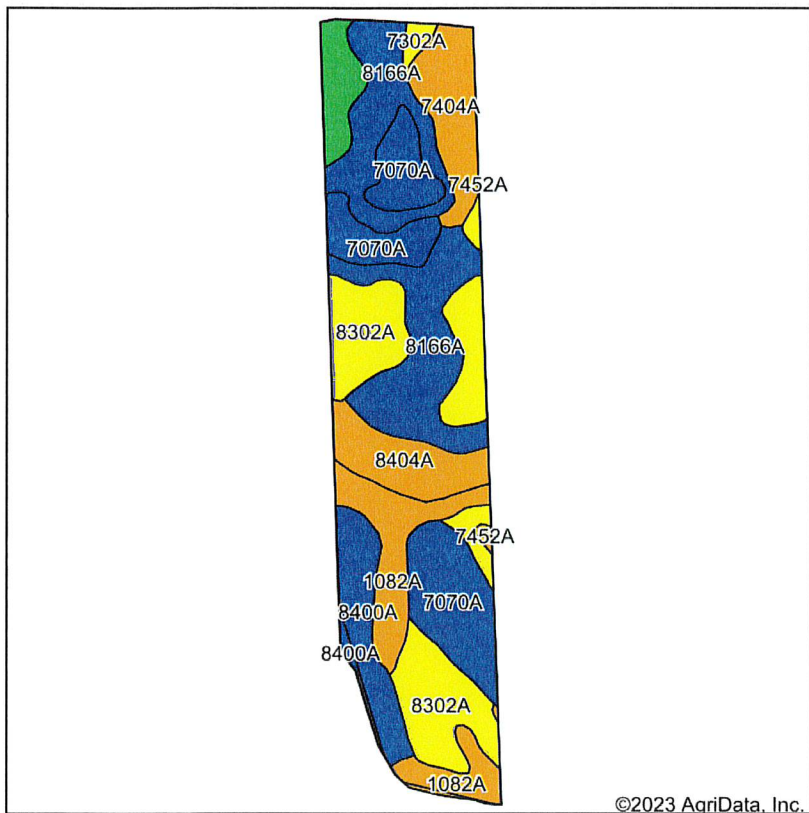
NEESE KIMBALL INSURANCE AGENCY LLC

734 MAIN STREET • P.O. BOX 557
 ERIE, ILLINOIS 61250

PHONE: 309-659-2461 FAX: 309-659-7198

nka1@accessus.net

Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **4-19N-3E**
 Township: **Erie**
 Acres: **203.5**
 Date: **2/9/2023**

Maps Provided By:

Soils data provided by USDA and NRCS.

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Area Symbol: IL161, Soil Area Version: 18
 Area Symbol: IL195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	46.78	23.0%		177	60	74	133
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	35.61	17.5%		176	58	69	132
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	30.35	14.9%		154	50	61	114
1082A	Millington silt loam, undrained, 0 to 2 percent slopes, frequently flooded	22.52	11.1%		171	54	65	125
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	15.34	7.5%		158	52	61	118
8404A	Titus silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.46	7.1%		158	52	61	118
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	14.23	7.0%		154	50	61	114
8400A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.06	6.9%		186	60	69	137
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	8.02	3.9%		189	60	71	139
8400A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.17	0.6%		186	60	69	137
7452A	Riley loam, 0 to 2 percent slopes, rarely flooded	0.53	0.3%		172	55	66	127

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

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
1082A	Millington silt loam, undrained, 0 to 2 percent slopes, frequently flooded	0.43	0.2%		171	54	65	125
Weighted Average					169.5	55.6	66.8	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:

<http://soilproductivity.nres.illinois.edu/>

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



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
- Wetland Determination**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 193.26 acres

2021 Program Year
Map Created November 06, 2020

Farm 4443
Tract 3940

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).

Humbert

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN LOCATION 17 195	2. SIGN-UP NUMBER 53
		3. CONTRACT NUMBER 11591	4. ACRES FOR ENROLLMENT 144.86
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 3940	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2035
		8 SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WHITESIDE COUNTY FARM SERVICE AGENCY 400 WILKENS DRIVE MORRISON, IL 61270-2210		<div style="font-size: 48px; color: red; opacity: 0.5;">COPY</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 772-2124 x2			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 196.73	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 28,498.00	A. Tract No 3940	B. Field No. 0004	C. Practice No. CP23	D. Acres 144.86	E. Total Estimated Cost-Share \$ 48,528.0
9C. First Year Payment \$					
(Item 9C is applicable only when the first year payment is prorated.)					

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARY R MCCORMICK 29545 PENROSE RD STERLING, IL 61081-8775	(2) SHARE 50.00 %	(3) SIGNATURE (By) <i>Mary R McCormick</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 8/16/20	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LARRY G MCCORMICK 29545 PENROSE RD STERLING, IL 61081-8775	(2) SHARE 50.00 %	(3) SIGNATURE (By) <i>Larry G McCormick</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 8-16-20	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LARRY G MCCORMICK LIVING TRUST 29545 PENROSE RD STERLING, IL 61081-8775	(2) SHARE 0.00 %	(3) SIGNATURE (By) <i>Larry G McCormick</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 8-16-20	
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Robert M. Evers</i>			B. DATE (MM-DD-YYYY) 09-29-2020	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended) The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (u.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail, U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax (202) 690-7442; or (3) email program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED

AUG 20 2020

Whiteside County, IL FSA Date Printed: 08/17/2020



IL Harrison Dave - NRC... Yesterday

To: mccormicknursery@yahoo.c.....

FW: Scanned from a Xerox Multifunction Printer

Larry,

This info pertains to the CRP wetland south of Cordova Rd west of Erie. Nothing to sign or send back. Please note strip disking is needed in 2024, 2025, and 2026 (1/3 of the field acres per year).

Thanks

Dave Harrison

-----Original Message-----

From: Dave.Harrison@il.nacdnet.net

<Dave.Harrison@il.nacdnet.net>

Sent: Friday, May 28, 2021 10:24 AM

To: Harrison, Dave - NRCS-CD, Morrison,

IL <Dave.Harrison@il.nacdnet.net>

Subject: Scanned from a Xerox



Certified Wetland Determination

September 26, 2018
Tract 3940, Morrison Field Office
Location: T19N R3E Sec 4 & 9
Whiteside County, IL



USDA-NRCS-NGCE & USDA-FSA-APFO

Wetland Determinations

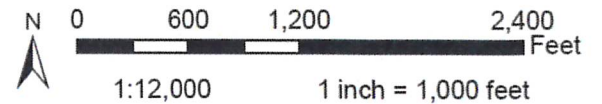
NAIP imagery 2017

Wetland Label

 PC/NW- Prior Converted Cropland/Non-Wetlands

 FW- Farmed Wetlands

 Tract and Field Boundaries





Abbreviated 156 Farm Record

Operator Name : RODNEY L SCHMIDT

Farms Associated with Operator :

CRP Contract Number(s) : 11591

Recon ID : None

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
202.49	193.26	193.26	0.00	0.00	144.86	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	48.40	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
OATS, CORN, SOYBN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.00	1.40	0	
Corn	48.40	108.20	121	
Soybeans	0.00	32.80	0	
TOTAL	48.40	142.40		

NOTES

added 505 for CRP contract 11591. AV

Tract Number : 3940

Description : Erie T19N R3E Sec 4 & 9

FSA Physical Location : ILLINOIS/WHITESIDE

ANSI Physical Location : ILLINOIS/WHITESIDE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : LARRY G MCCORMICK LIVING TRUST, MARY R MCCORMICK LIVING TRUST

Other Producers : MICHAEL RODNEY SCHMIDT, CINDY L SCHMIDT, LARRY G MCCORMICK, MARY R MCCORMICK

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
202.49	193.26	193.26	0.00	0.00	144.86	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	48.40	0.00	0.00	0.00	0.00	0.00