



Property: 408 Acres – Stark & Bureau Co., IL

Location:

- 153/A more or less, of the SE ¼ of Sect. 19 T-14-N R-8-E Bureau Co. IL
- 75/A more or less of the NW ½ of the NW ¼ of Sect. 14 T-14-N R-7-E in Stark Co. IL
- 140/A M/L of the SE ¼ of Section 10 T-14-N R-7-E in Stark Co. IL &
40/A M/L of the N ½ of the NE ¼ of Sect. 15 T-14-N R-7-E in Stark Co. IL

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daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 408

Till. Acres: 391

Production Index (PI): 131

Ask - Gross: \$ 5,600,000.

Per Acre Price: \$ 13,726.

Income:

	391	(Tillable Acres)
	X 400.	(Current Farm Lease – Expires March 2026)
- Cash Rent:	\$ 156,400.	
- Wind Turbine:	\$ 14,363. +/-	(Turbine Income for 2022)

Gross Rent: \$ 170,763.

R.E. Taxes (Est.): \$ 15,550. (Est. \$38.11 per Acre Ave.)

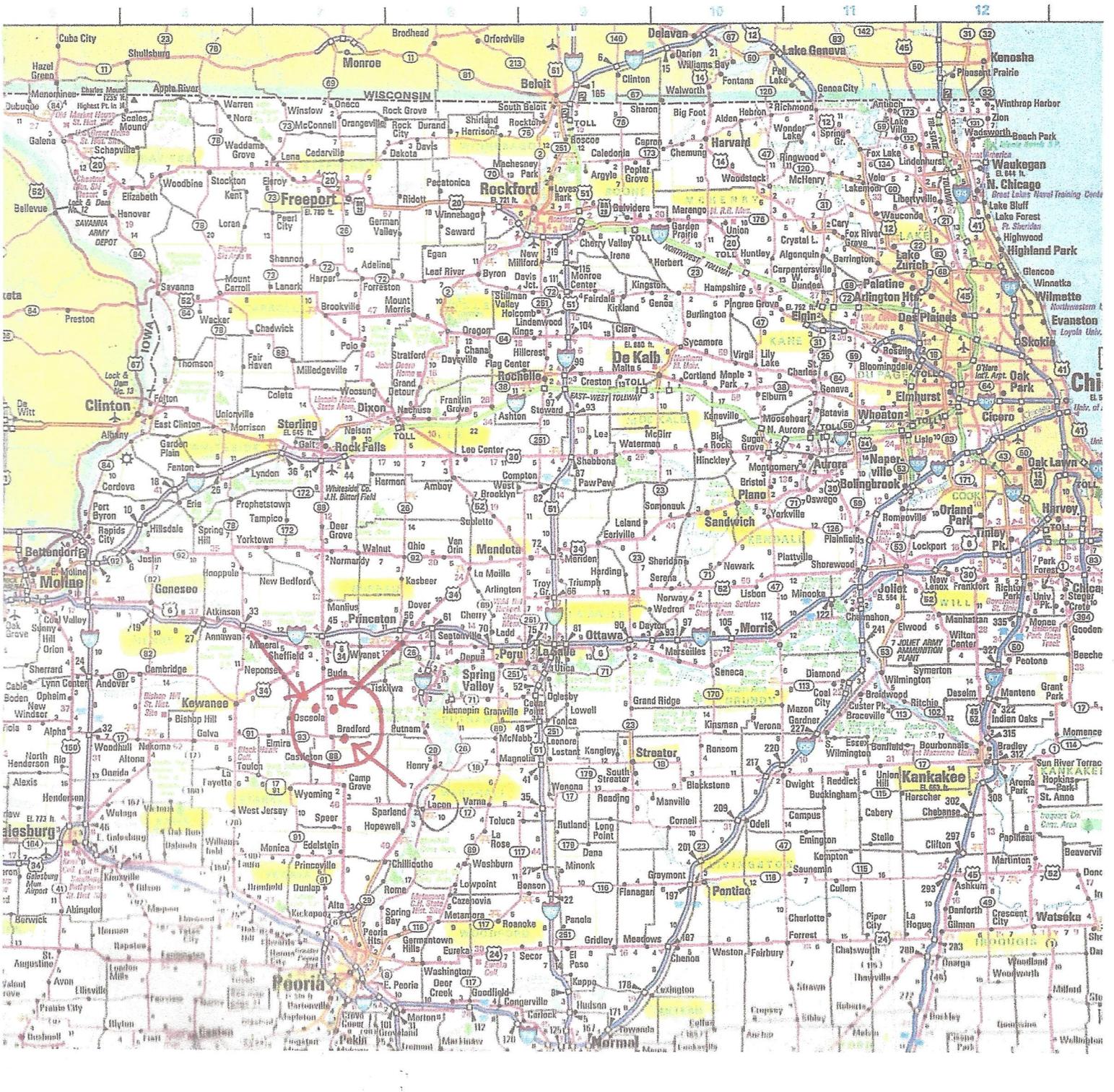
Net Return (After Tax): \$ 155,213.

Return Hypothetical: 2.77% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- No Buildings
- 100% Pattern Tiled
- Wind Turbine Income (See Above)
- Current Farm Lease: \$400 per tillable Acre – Expires March 2026
- Multiple years of cover crops with no till practiced for the same time

* 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

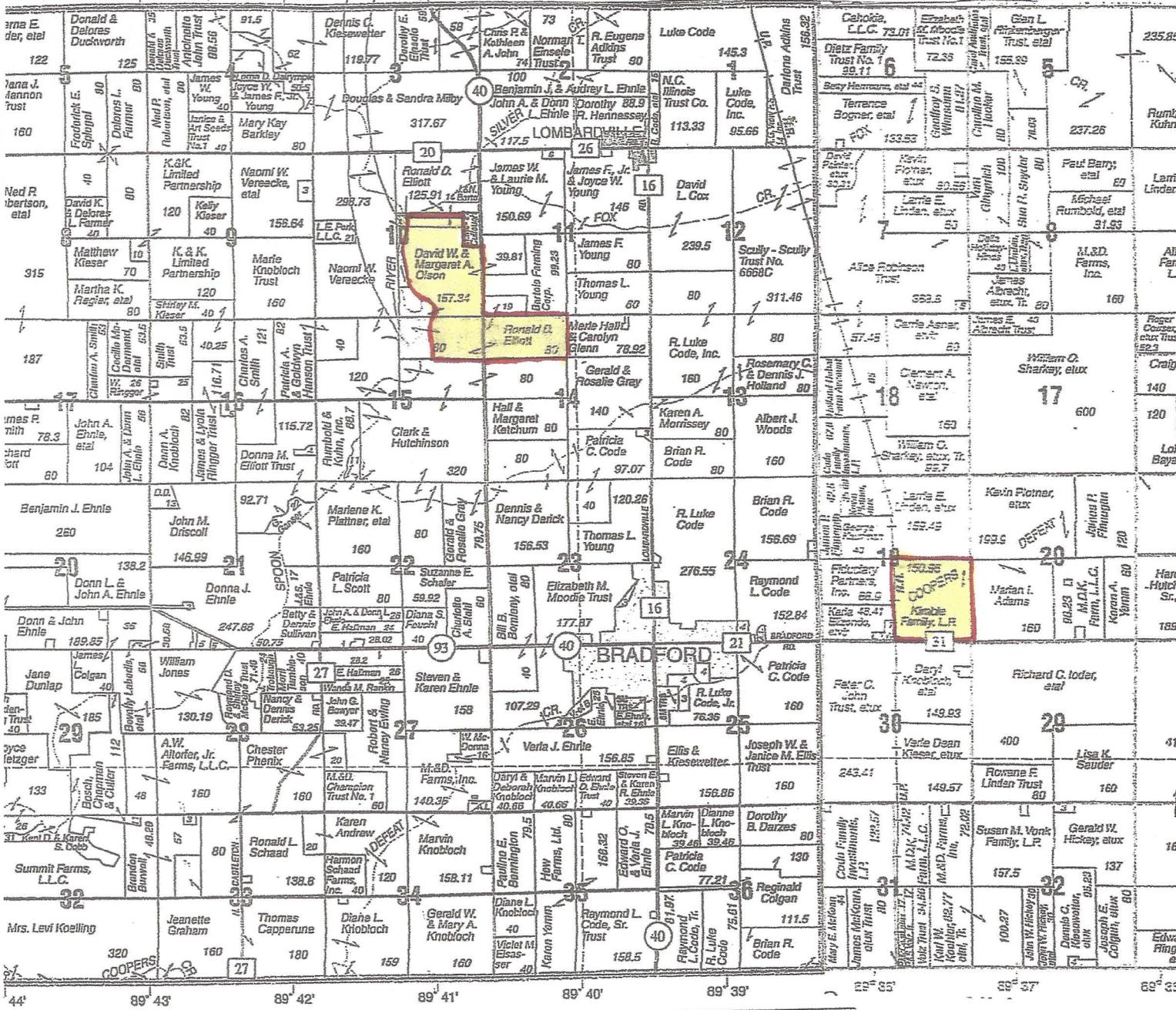
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Kimble Limited Family Partnership
 Cecilia Kimble

BUREAU COUNTY



Iowa Farm Land Brokers
 David Hueneke
 Midwest Farmland

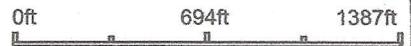
Cell: 815-291-6550
 daveiowafarmland@gmail.com

P.O. Box 700
 Maquoketa, IA 52060

Aerial Map



Map Center: 41° 12' 31.93, -89° 40' 52.35



Maps Provided By:



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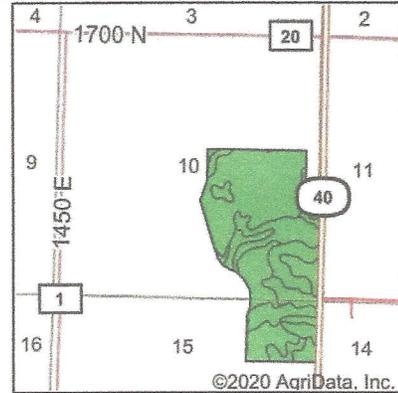
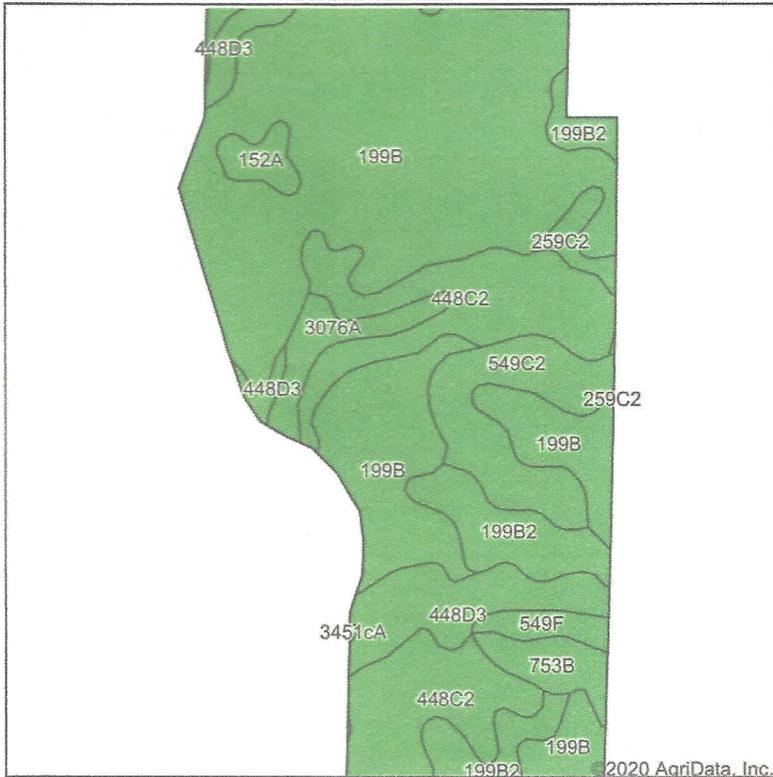
10-14N-7E
Stark County
Illinois



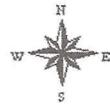
8/18/2020

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

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **10-14N-7E**
 Township: **Osceola**
 Acres: **180.31**
 Date: **9/8/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 13													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	93.20	51.7%	■	FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	29.97	16.6%	■	FAV	**151	**47	**59	**77	0	**3.96	0.00	**110
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	14.14	7.8%	■	FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	13.27	7.4%	■	FAV	**131	**41	**51	**67	0	**3.45	0.00	**96
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	12.92	7.2%	■	UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.56	3.1%	■	FAV	186	61	71	93	0	0.00	5.64	139
**753B	Massbach silt loam, 2 to 5 percent slopes	4.08	2.3%	■	FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.54	1.4%	■	FAV	195	63	73	100	0	0.00	5.64	144
**549F	Marseilles silt loam, 18 to 35 percent slopes	2.47	1.4%	■	UNF	**98	**32	**39	**51	0	**2.48	0.00	**73

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



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.09	1.2%		FAV	**152	**48	**60	**77	0	**4.44	0.00	**111
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.07	0.0%		FAV	190	61	73	97	0	0.00	5.77	140
Weighted Average						172.8	53.7	66.3	90.7	*	5.44	0.26	126.8

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

kimble farms

3in tile	99470.0
6in tile	3883.0
8in tile	2160.7
12in tile	2490.4



3in tile on 60ft spacings



140/A Pattern Tile on West side of IL 40



Google Earth

Google Earth



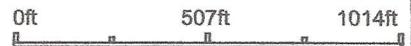
46/A Pattern Tiled on the West-side of IL-40

Aerial Map

75/A E. of Hwy 40



Map Center: 41° 12' 17.72, -89° 40' 18.87



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14-14N-7E
Stark County
Illinois

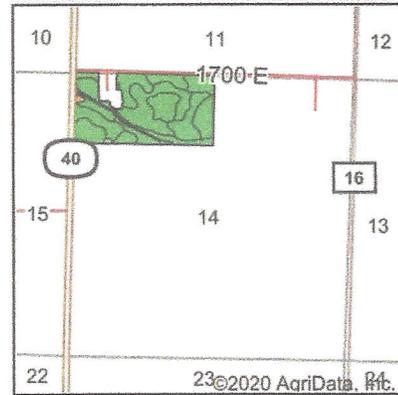
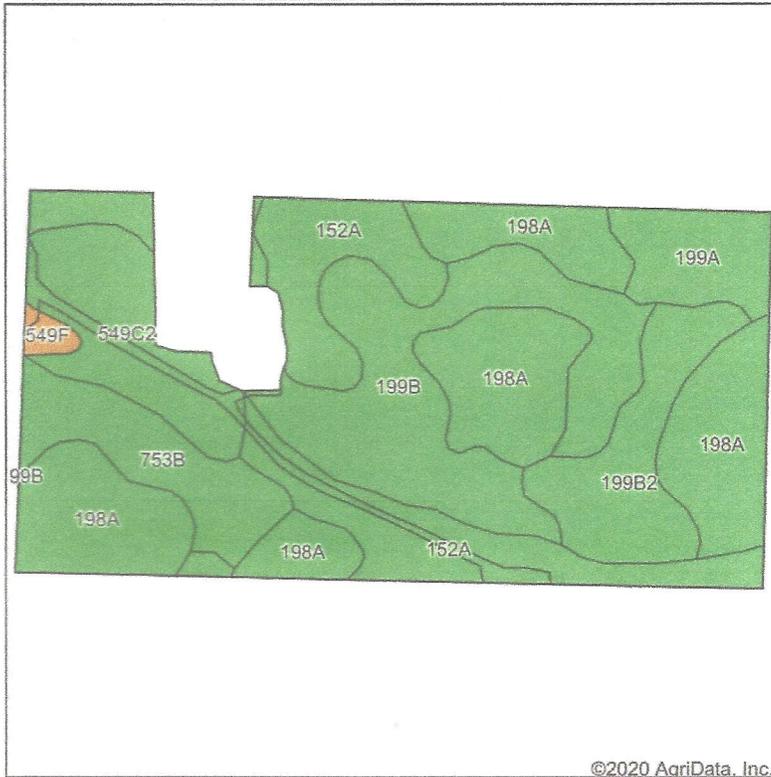


7/21/2020

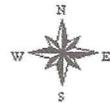
Field borders provided by Farm Service Agency as of 5/21/2008.

75/A. E. of Hwy 40

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **14-14N-7E**
 Township: **Osceola**
 Acres: **75.03**
 Date: **7/21/2020**



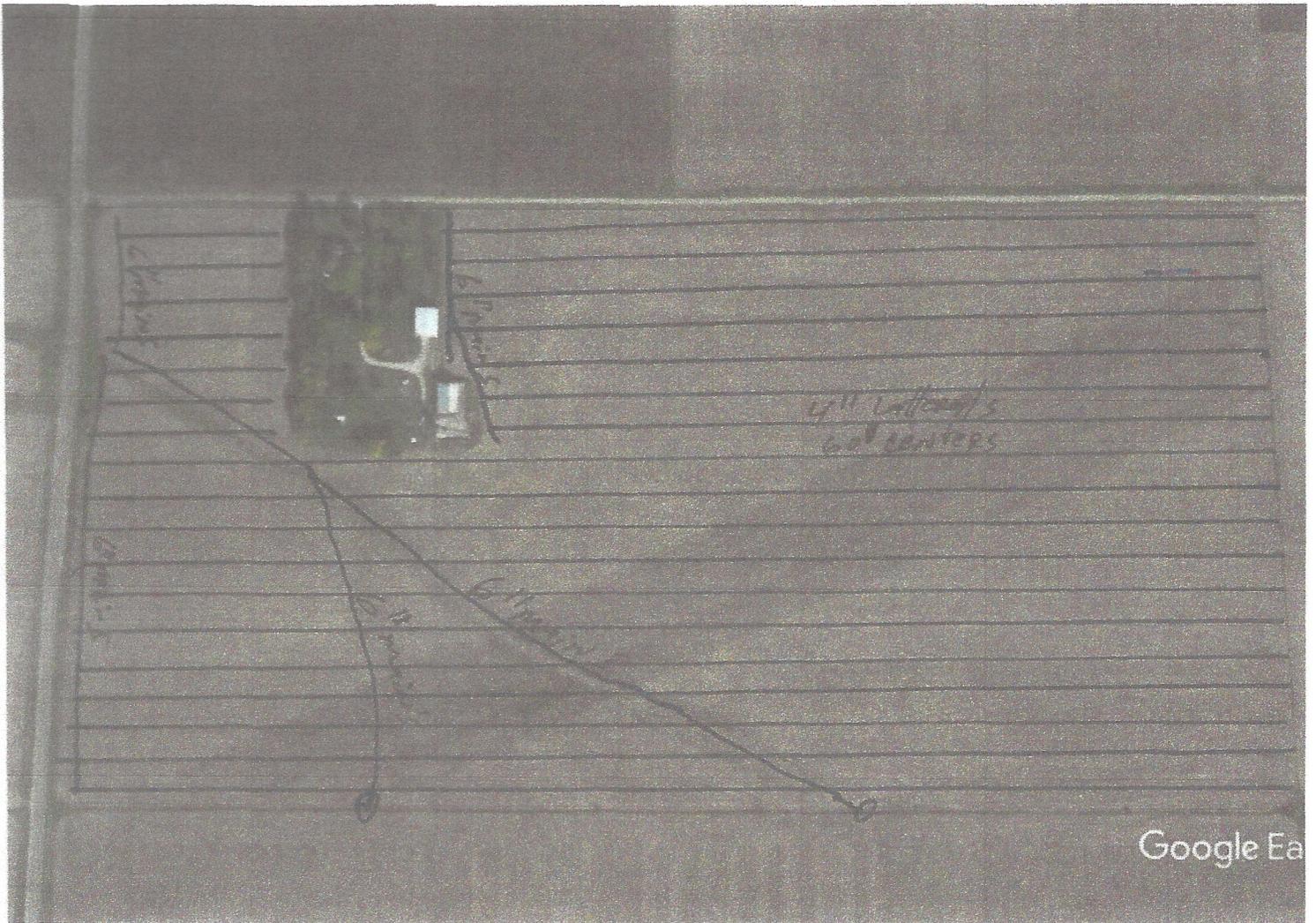
Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	21.38	28.5%	■	FAV	197	61	74	94	0	0.00	5.77	143
**199B	Plano silt loam, 2 to 5 percent slopes	16.32	21.8%	■	FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.86	17.1%	■	FAV	195	63	73	100	0	0.00	5.64	144
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	7.18	9.6%	■	UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	6.84	9.1%	■	FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**753B	Massbach silt loam, 2 to 5 percent slopes	5.83	7.8%	■	FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
199A	Plano silt loam, 0 to 2 percent slopes	4.03	5.4%	■	FAV	194	60	74	103	0	7.02	0.00	142
**549F	Marseilles silt loam, 18 to 35 percent slopes	0.59	0.8%	■	UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
Weighted Average						183.3	57.5	69.7	93.5	*.	3.13	2.61	134.3

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



Google Earth

feet
meters

1000

500

75/A East Side of IL 40 (Pattern-tiled.)

Aerial Map



Iowa Farm Land Brokers

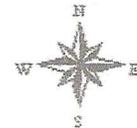
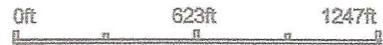
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ap center: 41° 10' 49.31, -89° 37' 31.82

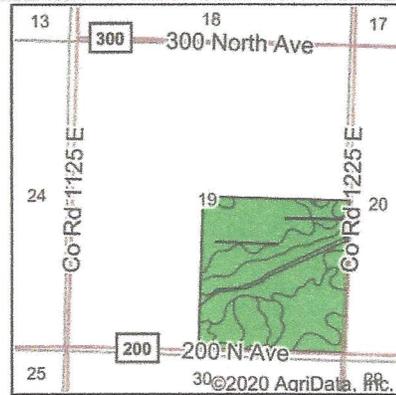
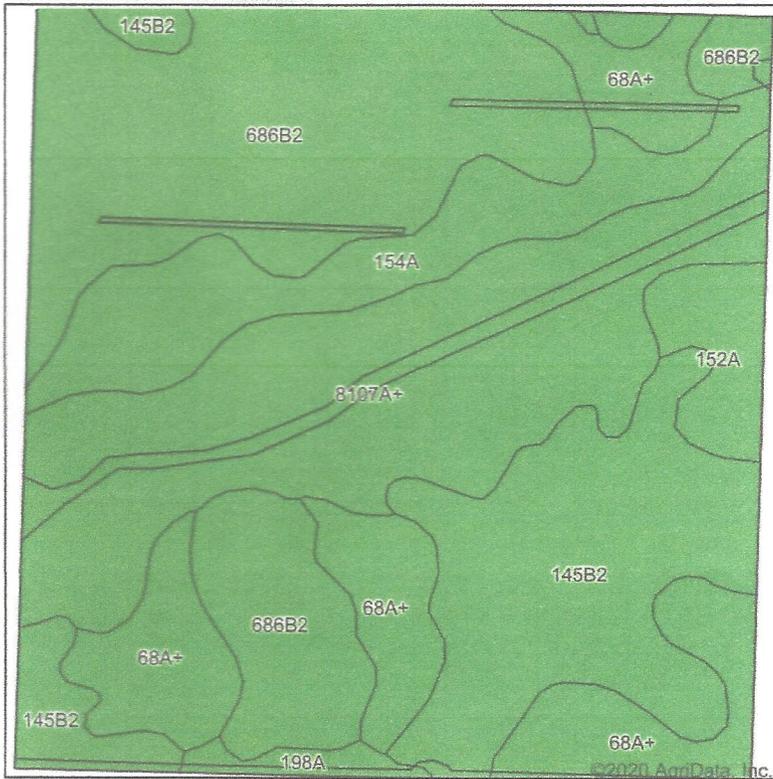
19-14N-8E
Bureau County
Illinois



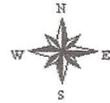
2/9/2017

Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **19-14N-8E**
 Township: **Milo**
 Acres: **151.82**
 Date: **9/9/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	43.86	28.9%	■	FAV	**177	**56	**69	**93	0	**6.43	0.00	**131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	35.96	23.7%	■	FAV	189	60	71	98	0	0.00	5.77	139
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	28.52	18.8%	■	FAV	**170	**54	**66	**90	0	**5.96	0.00	**125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	22.55	14.9%	■	FAV	192	63	74	99	0	0.00	5.77	143
154A	Flanagan silt loam, 0 to 2 percent slopes	14.74	9.7%	■	FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.61	3.0%	■	FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	1.58	1.0%	■	FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						183.2	58.6	70.6	95.6	*-	2.98	3.03	135.3

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

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153 Kimble Farm (aka Shallow Brook)

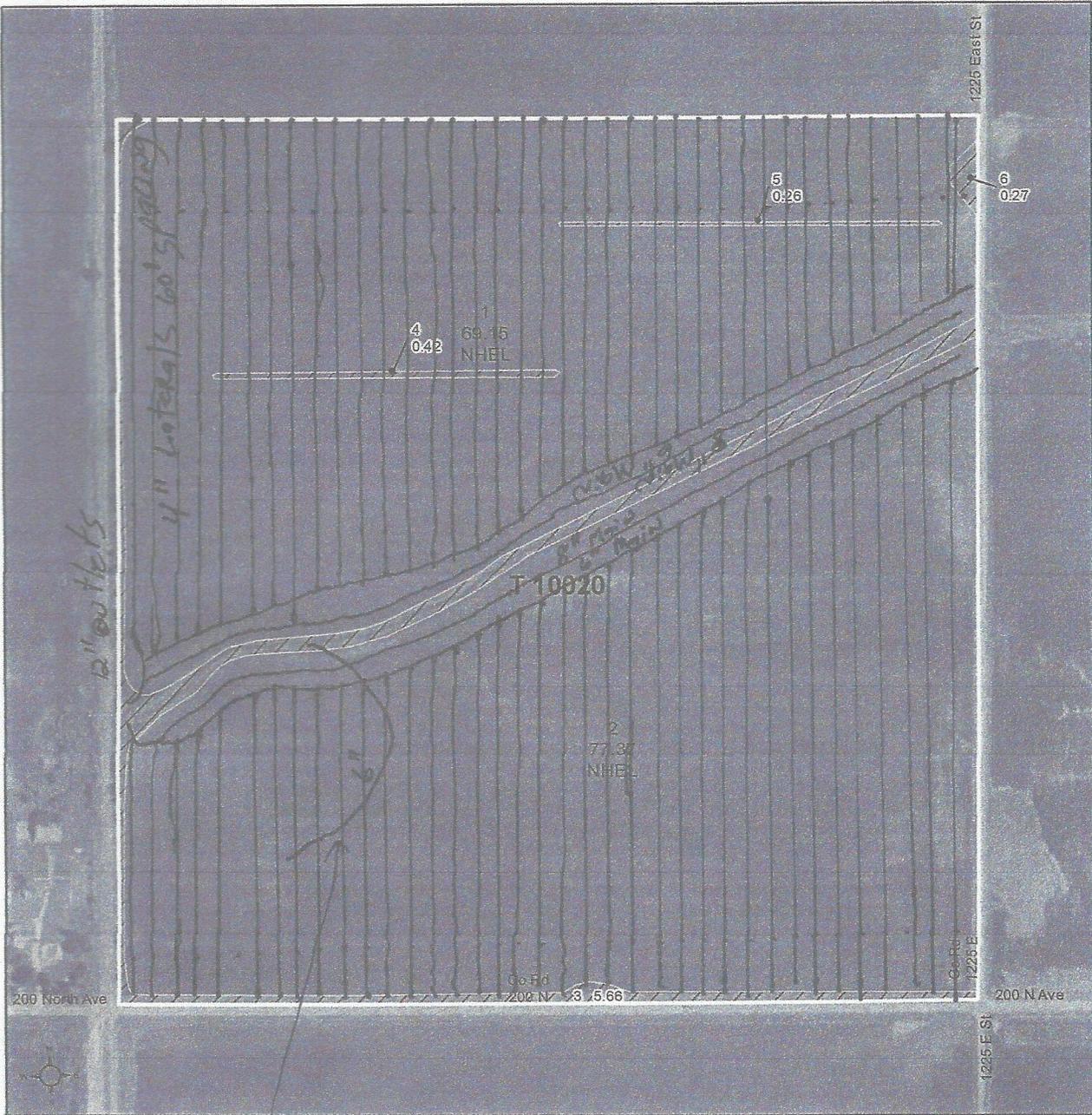
Tile map is enclosed and below are the particulars:

- 4" laterals on 60 ft. spacing
- 2-8" and 2-6" mains run from the N/E to the S/W part of the Farm to
- 12" outlets in the S/W corner of the Farm
- 1 short loop of extra 6" tile in the S/W corner installed to get water out of a low area

153/A Bureau Co.
East of Bradford



Marshall County, Illinois



Common Land Unit

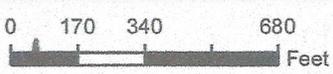
- Non-Cropland
- Cropland

Wetland Determination

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

Tract Boundary

*Low Area
Extra Help*



2017 Program Year
Map Created December 08, 2016
Farm 4083
Tract 10020

Tract Cropland Total: 146.52 acres

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