Gifford, Illinois

Champaign County

Quality

FARMLAND AUCTION

Productive Farmland • Frontage Along US Hwy. 136 • Investment Opportunity!

INFORMATION BOOKLET

75± ACRES
Offered in 1 Tract

Just E of Gifford
6 Miles E of Rantoul
15 Miles NE of Champaign

TUES, NOVEMBER 9TH • 10AM
German Fall Festival Bldg. - Gifford, IL

Murray Wise
ASSOCIATES LLC
217.398.6400

BID IN PERSON OR ONLINE!
www.MurrayWiseAssociates.com

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Call (217) 398-6400 or email liz@mwallc.com with any questions.

Gifford, Illinois

Champaign County

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Quality FARMLAND AUCTION

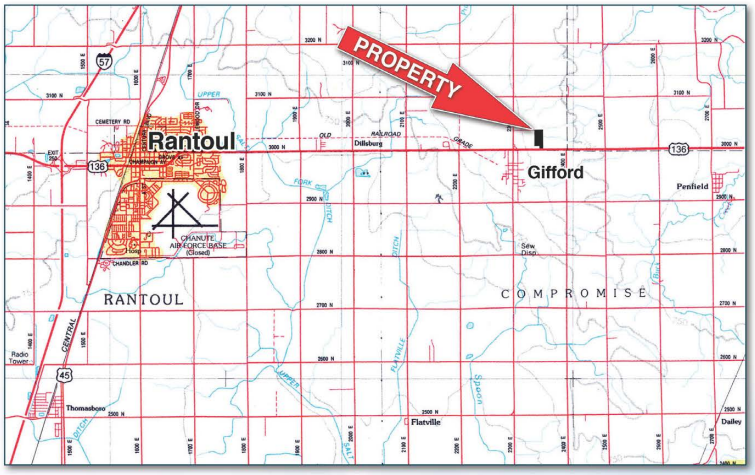
BID IN PERSON OR ONLINE!

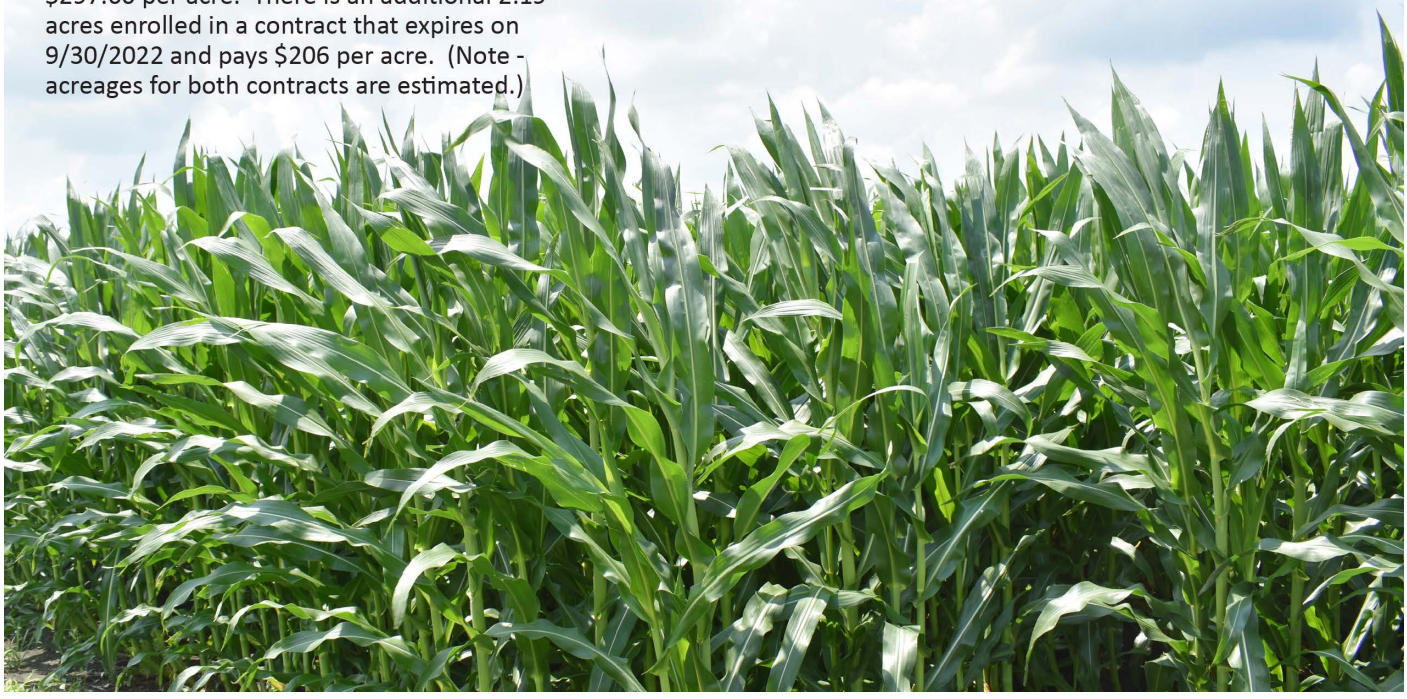
To register for online or onsite bidding contact us at (217) 398-6400 or liz@mwallc.com or visit www.MurrayWiseAssociates.com.

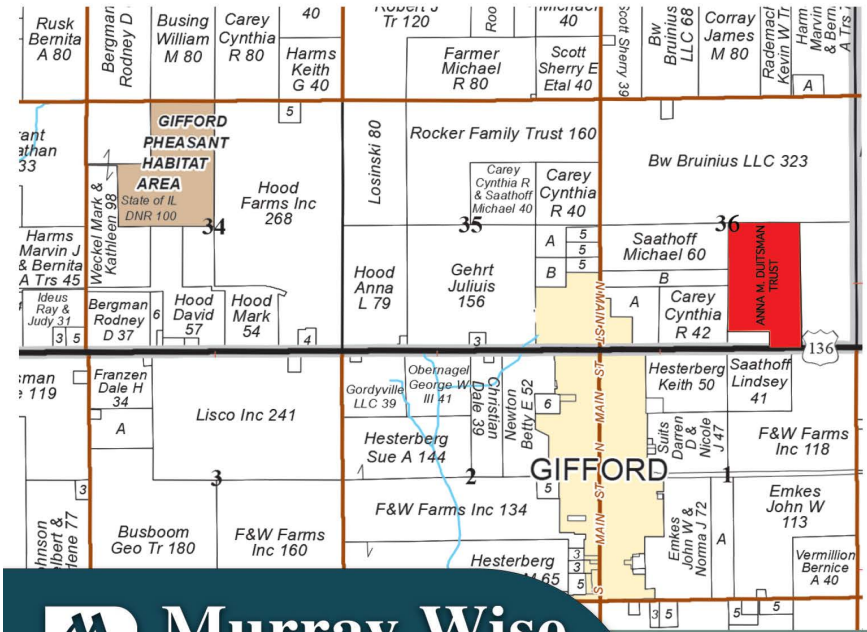
AUCTION LOCATION:
German Fall Festival Building - 101 S. Main St.
Gifford, IL 61847

PROPERTY INFORMATION:
Quality Champaign County farmland with frontage along US Highway 136. Primary soil types are Ashkum silty clay loam and Elliott silty clay loam. The tenancy is open for 2022 and the weighted average PI is approximately 121.6. The farm also has natural gas and three-phase power running along US Highway 136.

Additionally, the farm contains approximately 4.18 acres enrolled in the Conservation Reserve Program (CRP). 1.65 acres is enrolled in a contract that expires on 9/30/2027 and pays $297.60 per acre. There is an additional 2.19 acres enrolled in a contract that expires on 9/30/2022 and pays $206 per acre. (Note - acreages for both contracts are estimated.)







AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as a single tract. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by 74.856 acres.

ONLINE BIDDING: Both onsite bidding and online bidding will compete simultaneously. To participate online, bidders must be registered before the start of the auction. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. Visit **www.MurrayWiseAssociates.com** to register for online bidding and to place online bids during the auction. For any questions about online bidding, contact Harrison Freeland at (217) 398-6400 or harrison@mwallc.com.

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Should the high bidder be an online bidder, he/she will sign the Contract to Purchase in DocuSign. Final bid price is subject to approval or rejection by seller.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of wire transfer, personal check, business check or cashier's check. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before December 9th, 2021.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2021 crop lease, which expires on December 31, 2021.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: The 2021 calendar year taxes due and payable in 2022 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit. The 2022 calendar year taxes and beyond will be the responsibility of the buyer.

SURVEY: The Seller recently had survey work performed on the farm and the plat of survey is available for review in the Information Book, which is available for review on www.MurrayWiseAssociates.com.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

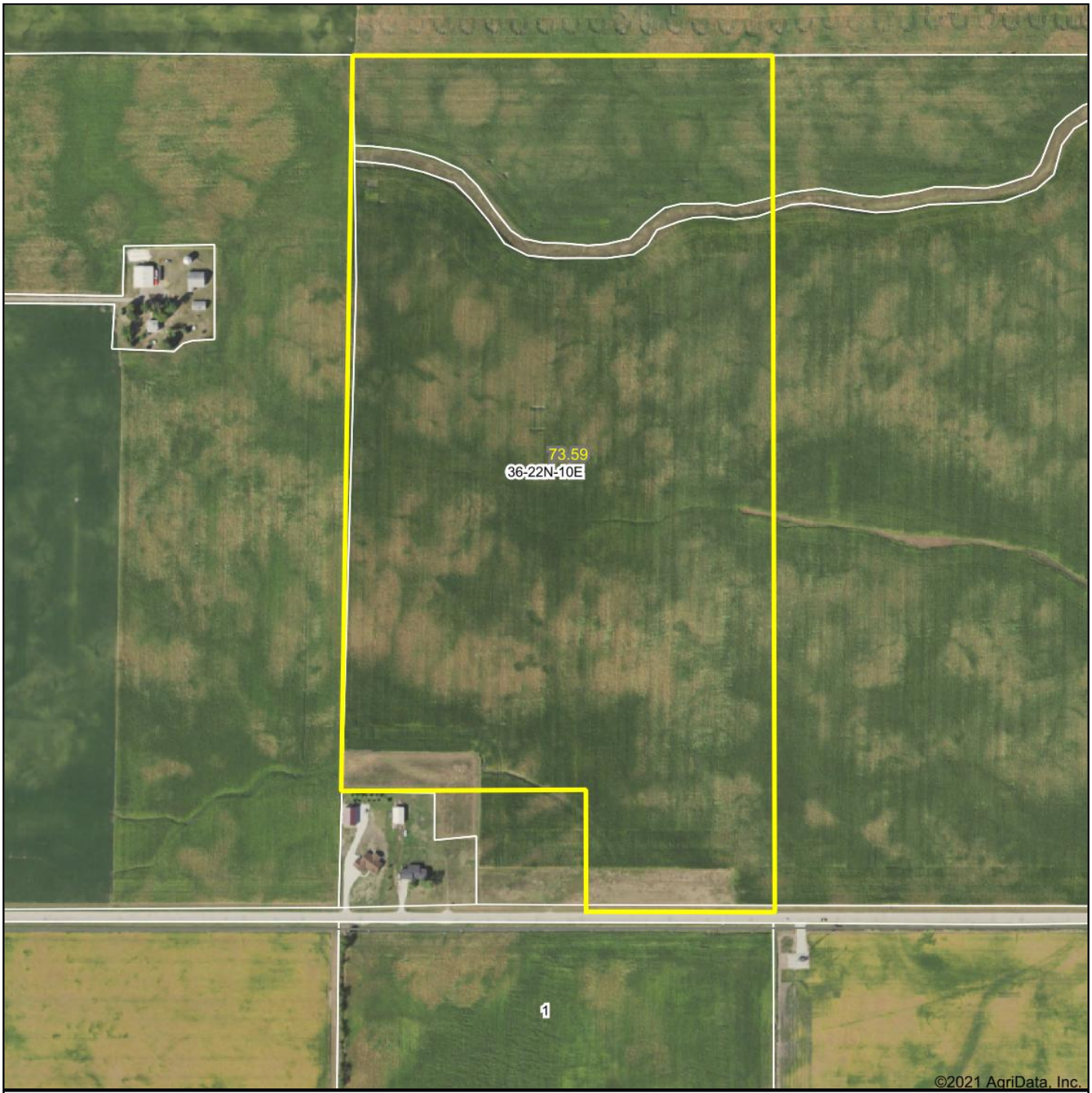
AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Anna M. Duitsman Family Protection Trust dated April 12, 2016.

Murray Wise
ASSOCIATES LLC
217.398.6400

BID IN PERSON OR ONLINE!
www.MurrayWiseAssociates.com

Aerial Map



Murray Wise ASSOCIATES LLC

Map Center: 40° 18' 57.71, -88° 0' 34.46

0ft 478ft 957ft

36-22N-10E
Champaign County
Illinois

All boundary lines and acreages are approximated

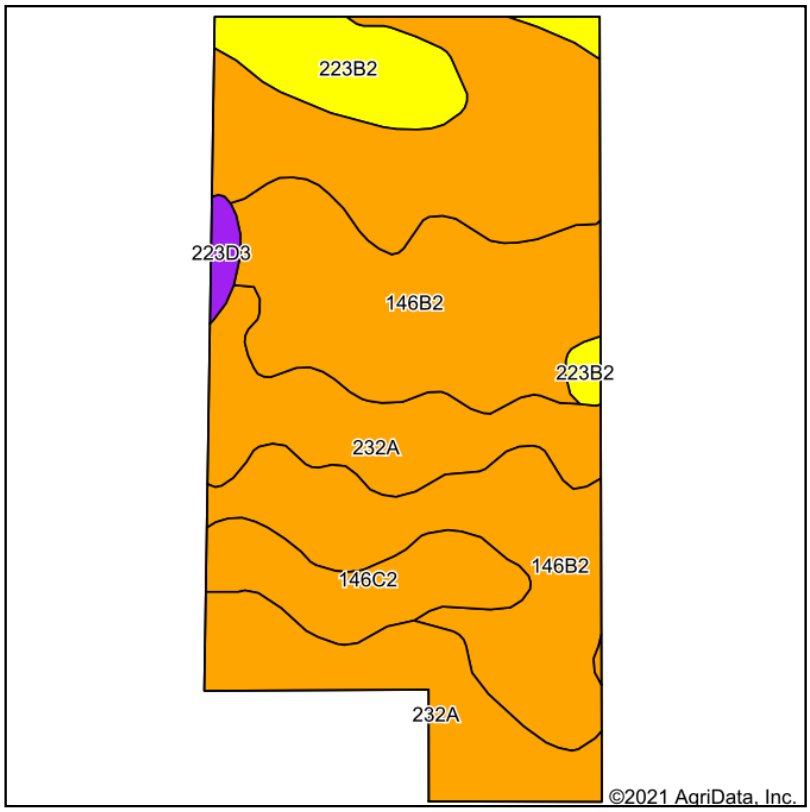
N W E S

7/21/2021

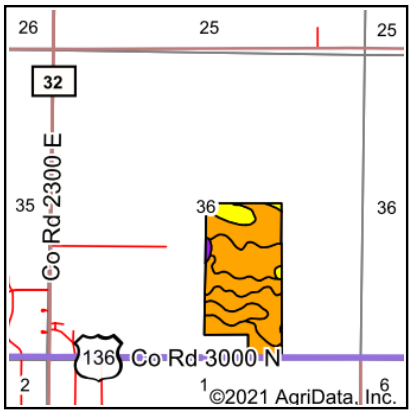
Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Champaign**
Location: **36-22N-10E**
Township: **Harwood**
Acres: **73.59**
Date: **7/21/2021**

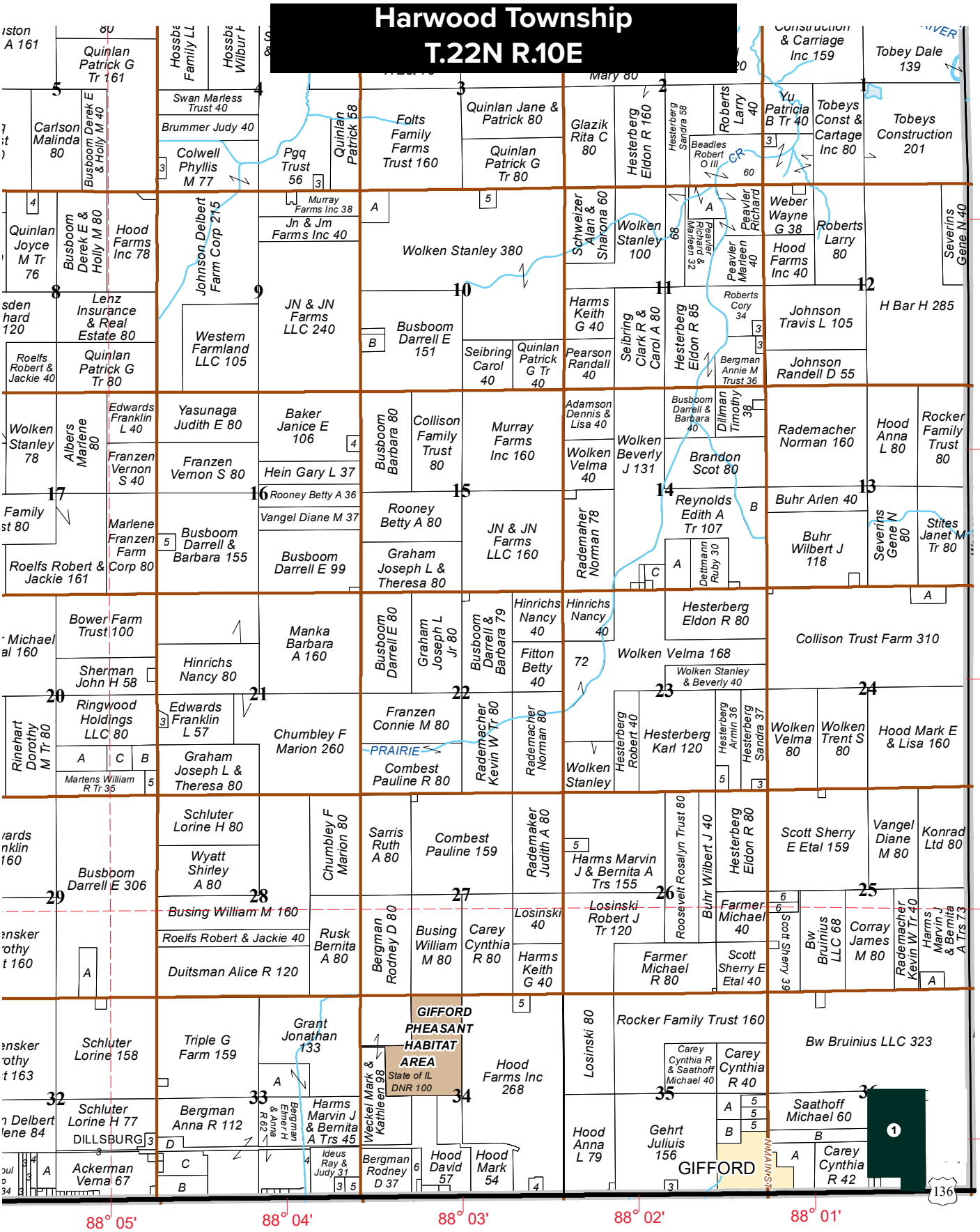
Murray Wise ASSOCIATES LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Area Symbol: IL019, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting *a*	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	32.34	43.9%		FAV	170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	28.63	38.9%		FAV	**160	**52	**119
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	6.08	8.3%		FAV	**150	**48	**110
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	5.81	7.9%		FAV	**160	**52	**119
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	0.73	1.0%		FAV	**136	**43	**100
					Weighted Average	**163.3**	**53.3**	**121.6**

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


Harwood Township
T.22N R.10E
SEE PAGE 58
SEE PAGE 46
88° 05'
88° 04'
88° 03'
88° 02'
88° 01'
2000E
2100E
2200E
2300E
2400E
Champaign County, IL
GIFFORD
GIFFORD PHEASANT HABITAT AREA
State of IL DNR 100
DILLSBURG
Quinlan Patrick G Tr 161
Carlson Malinda 80
Busboom Derek E & Holly M 40
Swan Marless Trust 40
Brummer Judy 40
Colwell Phyllis M 77
Pgq Trust 56
Quinlan Patrick 58
Folts Family Farms Trust 160
Quinlan Jane & Patrick 80
Quinlan Patrick G Tr 80
Glazik Rita C 80
Hesterberg Eldon R 160
Hesterberg Sandra 58
Roberts Larry 40
Beadles Robert O III
Yu Patricia B Tr 40
Tobeys Const & Cartage Inc 80
Tobeys Construction 201
Tobey Dale 139
Construction & Carriage Inc 159
Quinlan Joyce M Tr 76
Busboom Derek E & Holly M 80
Hood Farms Inc 78
Johnson Delbert Farm Corp 215
Murray Farms Inc 38
Jn & Jm Farms Inc 40
Wolken Stanley 380
Schweizer Alan & Sharona 60
Wolken Stanley 100
Peavler Richard
Peavler Marleen 40
Weber Wayne G 38
Hood Farms Inc 40
Roberts Larry 80
Severins Gene N 40
Lenz Insurance & Real Estate 80
Roelfs Robert & Jackie 40
Quinlan Patrick G Tr 80
Western Farmland LLC 105
JN & JN Farms LLC 240
Busboom Darrell E 151
Seibring Carol 40
Quinlan Patrick G Tr 40
Harms Keith G 40
Pearson Randall 40
Seibring Clark R & Carol A 80
Hesterberg Eldon R 85
Roberts Cory 34
Bergman Annie M Trust 36
Johnson Travis L 105
Johnson Randell D 55
H Bar H 285
Wolken Stanley 78
Albers Marlene 80
Edwards Franklin L 40
Franzen Vernon S 40
Yasunaga Judith E 80
Franzen Vernon S 80
Baker Janice E 106
Hein Gary L 37
Busboom Barbara 80
Collison Family Trust 80
Murray Farms Inc 160
Adamson Dennis & Lisa 40
Wolken Velma 40
Wolken Beverly J 131
Busboom Darrell & Barbara 40
Dillman Timothy 38
Brandon Scot 80
Rademacher Norman 160
Hood Anna L 80
Rocker Family Trust 80
Family st 80
Marlene Franzen Farm Corp 80
Roelfs Robert & Jackie 161
Busboom Darrell & Barbara 155
Rooney Betty A 36
Vangel Diane M 37
Busboom Darrell E 99
Rooney Betty A 80
Graham Joseph L & Theresa 80
JN & JN Farms LLC 160
Rademaher Norman 78
Reynolds Edith A Tr 107
Dettmann Ruby 30
Buhr Arlen 40
Buhr Wilbert J 118
Severins Gene N 80
Stites Janet M Tr 80
Bower Farm Trust 100
Sherman John H 58
Ringwood Holdings LLC 80
Martens William R Tr 35
Rinehart Dorothy M Tr 80
Manka Barbara A 160
Hinrichs Nancy 80
Edwards Franklin L 57
Graham Joseph L & Theresa 80
Chumbley F Marion 260
Busboom Darrell E 80
Graham Joseph L Jr 80
Busboom Darrell & Barbara 79
Hinrichs Nancy 40
Fitton Betty 40
Franzen Connie M 80
PRAIRIE
Combest Pauline R 80
Rademacher Kevin W Tr 80
Rademacher Norman 80
Hinrichs Nancy 40
72
Wolken Velma 168
Wolken Stanley & Beverly 40
Wolken Stanley
Hesterberg Robert 40
Hesterberg Karl 120
Hesterberg Armin 36
Hesterberg Sandra 37
Hesterberg Eldon R 80
Collison Trust Farm 310
Wolken Velma 80
Wolken Trent S 80
Hood Mark E & Lisa 160
Busboom Darrell E 306
Schluter Lorine H 80
Wyatt Shirley A 80
Busing William M 160
Roelfs Robert & Jackie 40
Duitsman Alice R 120
Chumbley F Marion 80
Rusk Bernita A 80
Sarris Ruth A 80
Combest Pauline 159
Rademaker Judith A 80
Bergman Rodney D 80
Busing William M 80
Carey Cynthia R 80
Losinski 40
Harms Keith G 40
Harms Marvin J & Bernita A Trs 155
Losinski Robert J Tr 120
Roosevelt Rosalyn Trust 80
Buhr Wilbert J 40
Hesterberg Eldon R 80
Farmer Michael 40
Farmer Michael R 80
Scott Sherry E Etal 40
Scott Sherry E Etal 159
Vangel Diane M 80
Konrad Ltd 80
Scott Sherry 39
Bw Bruinius LLC 68
Corray James M 80
Rademacher Kevin W Tr 40
Harms Marvin J & Bernita A Trs 73
Schluter Lorine 158
Schluter Lorine H 77
Ackerman Verna 67
Triple G Farm 159
Bergman Anna R 112
Grant Jonathan 133
Harms Marvin J & Bernita A Trs 45
Bergman Elmer H & Anna R 92
Ideus Ray & Judy 31
Weckel Mark & Kathleen 98
Bergman Rodney D 37
Hood David 57
Hood Mark 54
Hood Farms Inc 268
Losinski 80
Rocker Family Trust 160
Carey Cynthia R & Saathoff Michael 40
Carey Cynthia R 40
Bw Bruinius LLC 323
Hood Anna L 79
Gehrt Juliuis 156
Saathoff Michael 60
Carey Cynthia R 42
N MAIN ST
136

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4199
Prepared : 7/26/21 9:36 AM
Crop Year : 2021

Operator Name : [redacted]
Farms Associated with Operator : [redacted]
CRP Contract Number(s) : 11670, 3051A
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
161.06	158.10	158.10	0.00	0.00	6.91	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	151.19	0.00	0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	112.12	4.72	150	0
Soybeans	38.98	1.64	45	0
TOTAL	**151.10**	**6.36**		

NOTES

Tract Number : 833

Description : M4-1 SEC 36 J T22N R10E
FSA Physical Location : ILLINOIS/CHAMPAIGN
ANSI Physical Location : ILLINOIS/CHAMPAIGN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
161.06	158.10	158.10	0.00	0.00	6.91	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	151.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

** The farm is being sold out of a larger pacel, see page 13 for estimated revised FSA information.

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4199
Prepared : 7/26/21 9:36 AM
Crop Year : 2021

Tract 833 Continued ...

Corn	112.12	4.72	150
Soybeans	38.98	1.64	45
TOTAL	**151.10**	**6.36**	

NOTES

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 (e.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.ascr.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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

** The farm is being sold out of a larger pacel, see page 13 for estimated revised FSA information.

This form is available electronically. Form Approved - OMB No. 0560-0025

FSA-155
(01-27-05)
USDA-FSA

REQUEST FOR FARM RECONSTITUTION

1. County FSA Name and Address
Champaign County FSA Office
2110 West Park Court, Suite A
Champaign, IL 61821-2986

2. Reconstitution No.:

3. Type of Reconstitution
Farm Combination ☐ Tract Division ☑
Farm Division ☑ Tract Combination ☐
Original Farm 4199

4. Reason for Reconstitution
New ownership of portion of land

5. Approximate Date of Change (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 Agricultural Adjustment Act of 1938, as amended, and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171). The information will be used to reconstitute your farming operation. Furnishing the requested information is voluntary. Failure to furnish and file the requested information will result in the denial of further monies or other program benefits as required by existing law and regulations. This information maybe 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, 651, 1001; 15 USC 714m; and 31 USC 3729, maybe applicable to the information provided.*

According to the Paperwork Reduction Act of 1995 an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0025. The time required to complete this information collection is estimated to average 45 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. ***RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.***

6. FARM IDENTIFICATION:

A. Parent Farm or Tract No.	B. Total Farmland	C. Total Cropland	D. Total DCP Cropland	E. Farm Identifier	F. Operator	G. Owner
T 833	161.06	158.10	158.10	CRP - 6.91		

	H. Resulting Farm or Tract No.	I. Total Farmland	J. Total Cropland	K. Total DCP Cropland	L. Farm Identifier	M. Operator	N. Owner
Tract	?	80.18	80.18	80.18	CRP - 1.46		
Tract	?	74.86	74.86	74.86	CRP - 3.84	?	?
Tract	?	6.02	3.06	3.06	CRP - 1.61		
Farm	?	80.18	80.18	80.18	CRP - 1.46		
Farm	?	74.86	74.86	74.86	CRP - 3.84	?	?
Farm	?	6.02	3.06	3.06	CRP - 1.61		

7. METHOD OF DIVISION:

A. Crop	B. Parent Farm/Tract Bases	C. Check Appropriate Method			
		Estate	Designation	DCP Cropland	Default

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 basis 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.

FSA-155 (Page 2) (01-27-05)

8. DIVISION BY OWNER DESIGNATION OR ESTATE: This item is required for the owner designation and estate methods unless the division of bases is documented and signed to, as applicable, on a separate document and attached to this form.

A. Parent Farm	B. Tract No.	C. Crop	D. Base	E. Resulting Farm/Tracts (1) Farm/Tract No.: Base	(2) Farm/Tract No.: Base	(3) Farm/Tract No.: Base	(4) Farm/Tract No.: Base

9. SELLER AND PURCHASER MEMORANDUM OF UNDERSTANDING OF BASES:

I, the undersigned, agree to the above designation of bases which serves as a memorandum of understanding between seller and purchaser.

A. Seller's Signature	B. Date *(MM-DD-YYYY)*	C. Purchaser's Signature	D. Date *(MM-DD-YYYY)*

	YES	NO
10. Will there be an adverse effect to any producer by reconstituting any crops? If "YES", what crops?		
11. Is the parent farm in CRP?		
12. If combination, will combined farm be operated as a single farming unit?		
13. Are there any adverse HELC flags on farms or tracts being combined? If "YES", refer to NRCS .		
14. A. Has cost share assistance been received for any lifespan conservation practices?		
B. If "YES", has new owner and/or operator been informed of requirements?		

15. CERTIFICATION AND AGREEMENT:

I, the undersigned, certify that to the best of my knowledge and belief the information shown above is correct and I request and agree to the reconstitution. The results of the reconstitution will be shown on the COC report. The report will be made available upon request after the reconstitution is completed.

A. Signature of Operator/Owner	B. Date *(MM-DD-YYYY)*	A. Signature of Operator/Owner	B. Date *(MM-DD-YYYY)*
X	X		
X	X		
X	X		

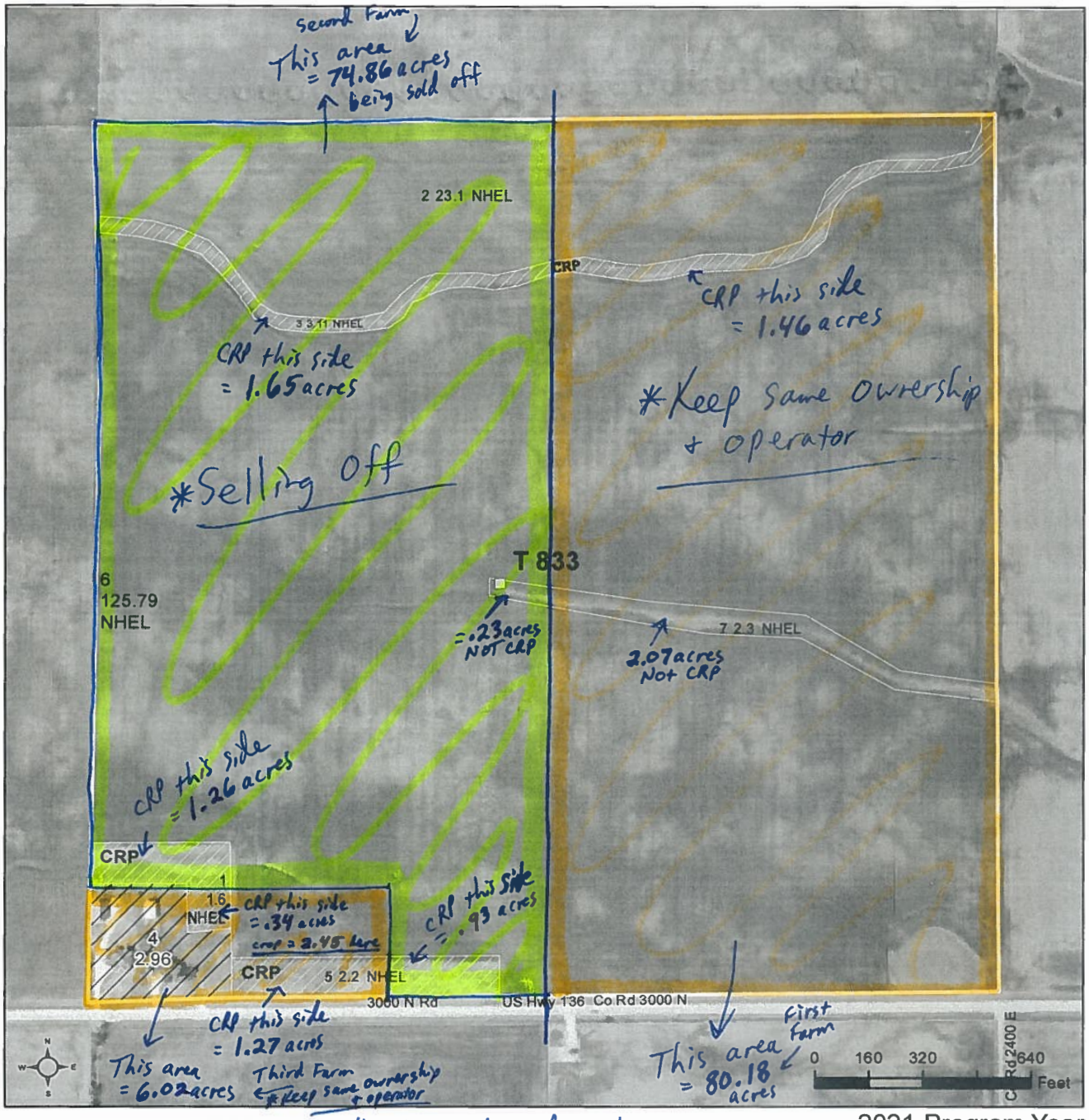
16. COUNTY COMMITTEE ACTION:

This action applies to reconstitution of farms, tracts, and bases.

A. County Committee Person or Designee Signature	B. Date *(MM-DD-YYYY)*	C. County Committee Action
		APPROVED ☐ DISAPPROVED ☐

USDA United States Department of Agriculture

Champaign County, Illinois



Common Land Unit
- Non-Cropland
- Cropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

CRP
Tract Boundary

*This will need to be split into 3 Farms with all new numbers. -RK- 9-2-2021

Tract Cropland Total: 158.10 acres

2021 Program Year
Map Created September 02, 2021

Farm **4199**
Tract **833**

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).

USDA United States Department of Agriculture
Farm Service Agency

Conservation Contract Maintenance System
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CCMS Menu
Search Contract
County Reports

View Contract

Contract Status:	Approved	**Activity Type:**	No Activity
Admin State:	Illinois (17)	**Admin County:**	Champaign (019)
Physical State:	Illinois (17)	**Physical County:**	Champaign (019)
Contract Number:	3051A	**Signup Number:**	40
Program Type:	CRP	**Signup Name:**	Continuous SU40
Program Year:	2012	**Signup Type:**	Continuous
Contract Description:	N/A	**Subcategory Type:**	REGULAR

Parent Contract: Champaign, IL 3051

Approval Date:	08/06/2013	**Original Contract Start Date:**	11/01/2011
Revised Contract Start Date:	08/06/2013	**Contract End Date:**	09/30/2022
Contract Acres:	3.80	**Re-enrolled Acres:**	0.00
Cropland Acres:	3.80	**Marginal Pastureland Acres:**	0.00
Non-Cropland Acres:	0.00	**HUC Code:**	05120109010
Extended:	No	**Approved For Early Termination:**	No
Termination Criteria:	N/A	**Contract Validity:**	Valid
Payable Acres:	3.80	**Cover Maintenance Performed By:**	N/A

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
08/06/2013	09/30/2022	$206.00	$783	4-PL	$1,000,000

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
4199	833	5	2.20	None
4199	833	1	1.60	None

Producer Information

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
						N/A
						N/A
						N/A

Practice Information

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP33	5		Enhanced	2.20	$255
CP33	1		N/A	1.60	$186

Predecessor-Successor Division(s) of Payment agreement
None

View less detail

Select a form to view: CRP-1

Select a letter to generate:

* Select an action to perform: ----SELECT----

** A portion of this CRP is included in the sale of the property. Please see page 13 for FSA's estimation. Final splits will be made by FSA/NRCS.

USDA United States Department of Agriculture
Farm Service Agency

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CCMS Menu
Search Contract
County Reports

View Contract

Contract Status:	Approved	**Activity Type:**	No Activity
Admin State:	Illinois (17)	**Admin County:**	Champaign (019)
Physical State:	Illinois (17)	**Physical County:**	Champaign (019)
Contract Number:	11670	**Signup Number:**	50
Program Type:	CRP	**Signup Name:**	Continuous SU50
Program Year:	2018	**Signup Type:**	Continuous
Contract Description:	TERRA_IL019_F4199_T833_S1-10	**Subcategory Type:**	REGULAR

Approval Date:	08/28/2017	**Original Contract Start Date:**	10/01/2017
Revised Contract Start Date:	N/A	**Contract End Date:**	09/30/2027
Contract Acres:	3.11	**Re-enrolled Acres:**	3.11
Cropland Acres:	3.11	**Marginal Pastureland Acres:**	0.00
Non-Cropland Acres:	0.00	**HUC Code:**	051201090503
Extended:	No	**Approved For Early Termination:**	No
Termination Criteria:	N/A	**Contract Validity:**	Valid
Payable Acres:	3.11	**Cover Maintenance Performed By:**	N/A

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2017	09/30/2027	$297.60	$926	5-PL	$900,000

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
4199	833	0003	3.11	None

Producer Information

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
						N/A
						N/A
						N/A

Practice Information

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP8A	0003		N/A	3.11	$3,732

Predecessor-Successor Division(s) of Payment agreement
None

View less detail

Select a form to view: CRP-1

Select a letter to generate:

* Select an action to perform: ----SELECT----

Go Back

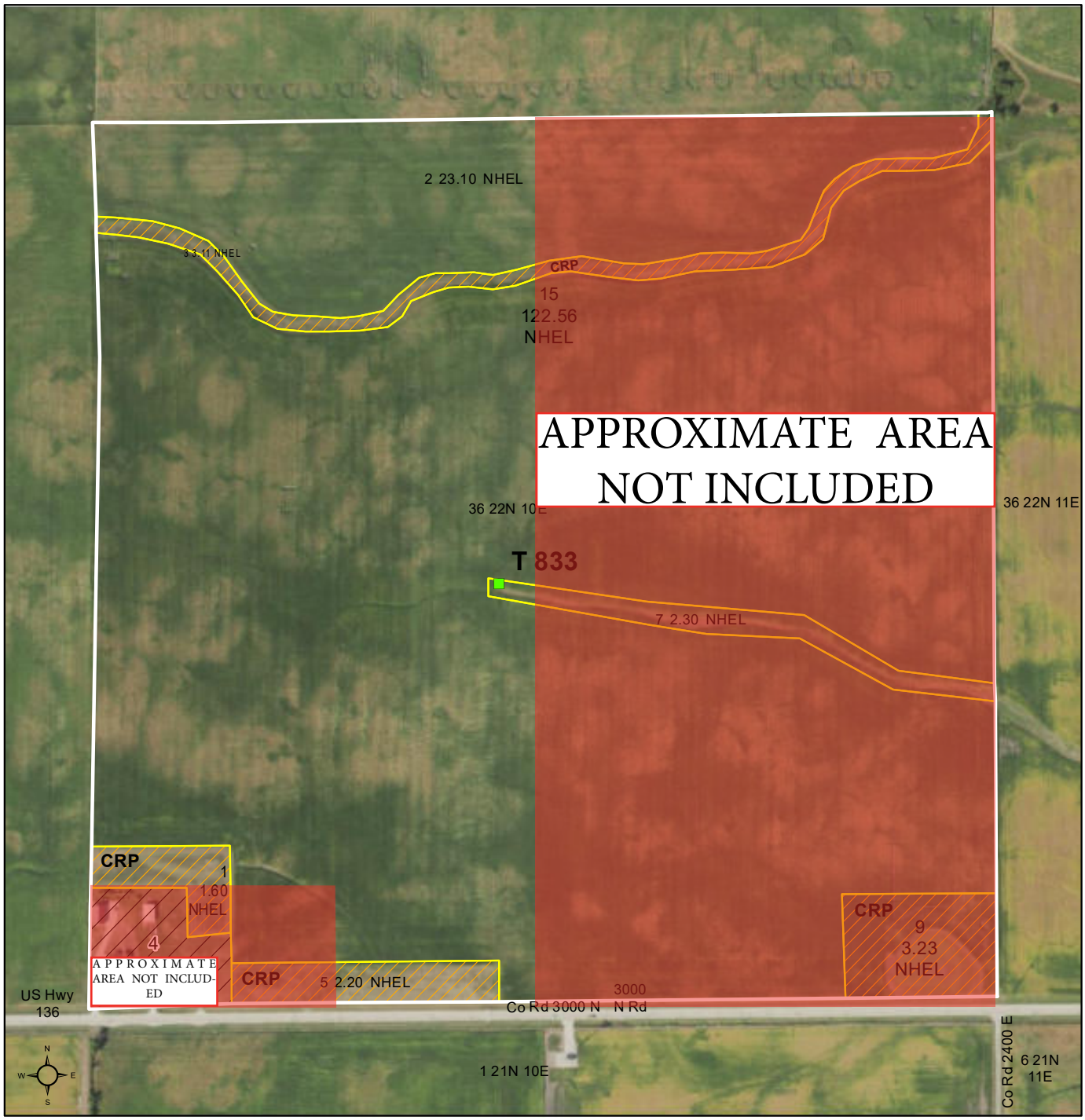
Screen ID: CCMSWeb04

Back to Top ^

** A portion of this CRP is included in the sale of the property. Please see page 13 for FSA's estimation. Final splits will be made by FSA/NRCS.

United States Department of Agriculture

Champaign County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- plss_a_il_WMAS

0 170 340 680 Feet

2021 Program Year

Map Created November 23, 2020

Farm **4199**

Tract **833**

Wetland Determination Identifiers

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

Tract Cropland Total: 158.10 acres

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2020 Champaign County Real Estate Tax Bill $425.14

Cassandra CJ Johnson County Treasurer and Collector (217) 384-3743

Make checks payable to: **County Collector** **Mail to: P.O. Box 9 Urbana, IL 61803-0009**

11004

INSTALLMENT PAID ON 05/19/2021

1

11-04-36-400-012

ON OR BEFORE
Jun 01, 2021
PAY
0.00

RETURN THIS COUPON WITH YOUR PAYMENT

PIN # 11-04-36-400-012
$0.00

Late Payment Schedule

Only use if paying after due date

06/02/2021	215.76
07/02/2021	218.95
08/02/2021	222.14
09/02/2021	225.32
10/02/2021	228.51

1ST INSTALLMENT

2020 Champaign County Real Estate Tax Bill $425.14

Cassandra CJ Johnson County Treasurer and Collector (217) 384-3743

Make checks payable to: **County Collector** **Mail to: P.O. Box 9 Urbana, IL 61803-0009**

INSTALLMENT PAID ON 08/26/2021

2

11-04-36-400-012

ON OR BEFORE
Sep 01, 2021
PAY
0.00

RETURN THIS COUPON WITH YOUR PAYMENT

PIN # 11-04-36-400-012
$0.00

Late Payment Schedule

Only use if paying after due date

09/02/2021	215.76
10/02/2021	228.95

Only cashier's checks, money orders, or cash will be accepted after 09/30/2021

2ND INSTALLMENT

Cassandra CJ Johnson **County Collector** **P.O. Box 9 Urbana, IL 61803-0009** **Office Hours: 8:00 a.m. - 4:30 p.m. Phone: (217) 384-3743**

PIN #	11-04-36-400-012	
1105	Tax Code	**2020 REAL ESTATE TAXES**
	Prior Unpaid	
0.00	Library Tax	
36 22 10	Sec, Twp, Range	
	Lot Number	
17.630	Acreage	
	Estimated Fair Cash Value	
5,190	Assessed Value	
0	- Veteran's Exemption	
0	- Home Improvement Exemption	
0	= Value to be Equalized	
1.00	x State Multiplier	
0	= Equalized Value	
0	- Total Exemptions	
5,190	= Taxable Value	
7.6816	x Tax Rate	
$398.68	**= Total Gross Tax**	
$0.00	**- EZ Abatement**	
$26.46	**+ Drainage**	
$425.14	**= Total Net Tax Due**	

TAXING DISTRICT	2020 RATE	2020 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8327	$43.22	5.29	5.52
Forest Preserve District	0.1089	$5.65	1.34	0.56
Parkland College 505	0.5405	$28.05	3.25	0.00
Gifford CCSD #188	2.4983	$129.66	10.61	4.53
Rantoul Twp High School #193	2.4359	$126.43	13.03	5.92
Gifford Fire Protection	0.3044	$15.80	1.17	0.00
Harwood Township	0.2398	$12.45	1.03	0.00
Harwood Road & Bridge	0.6932	$35.98	2.96	0.00
0661	0.0000	$0.00	0.00	0.00
Harwood-Kerr Multi-Assmt	0.0279	$1.45	0.10	0.00
HARWOOD & KERR DD MAIN	0.0000	$26.46	0.00	0.00
	7.68160	$425.15	$38.78	$16.53

Property Location

Questions about your exemptions? Call Supervisor of Assessments at (217) 384-3760

0	**General Homestead Exemption**	0	**Disabled Person Exemption**
0	**Over Age 65 Exemption**	0	**Disabled Veteran Exemption**
0	**Senior Assessment Freeze**	0	**Returning Veteran Exemption**
0	**Natural Disaster Exemption**	0	**Other Exemption**

DUPLICATE

9/28/21, 11:25 AM Parcel Details for 110436400015

Notice

Payments postmarked on or before September 1 or received in our office in that period will not be assessed late penalties.

Thank you for your patience as we work diligently to simultaneously finish posting the large volume of payments as we answer your calls.

Property Information

Parcel Number **11-04-36-400-015**	Site Address	Owner Name & Address
Tax Year 2021 (Payable 2022)		
Sale Status **None**		
Property Class **9999 - All Use Codes (Default)**	Tax Code **1105 -**	Tax Status **Taxable**
Net Taxable Value **0**	Tax Rate **Unavailable**	Total Tax **Unavailable**
Township **Harwood**	Acres **47.2900**	Mailing Address
Legal Description **2021R21878**		

No Billing Information

No Drainage / Special District Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid

No Assessment Information

No Exemptions

No Taxing Bodies Information

No Redemptions

No Forfeiture Information

No Farmland Information

No Sales History Information

** Tax bill not yet available due to new PIN number.

2020 Champaign County Real Estate Tax Bill $434.36

Cassandra CJ Johnson County Treasurer and Collector (217) 384-3743

Make checks payable to: **County Collector** **Mail to: P.O. Box 9 Urbana, IL 61803-0009**

11005

INSTALLMENT PAID ON 05/19/2021

1

11-04-36-400-013

ON OR BEFORE
Jun 01, 2021
PAY
0.00

RETURN THIS COUPON WITH YOUR PAYMENT

PIN # 11-04-36-400-013
$0.00

Late Payment Schedule

Only use if paying after due date

06/02/2021	220.44
07/02/2021	223.70
08/02/2021	226.95
09/02/2021	230.21
10/02/2021	233.47

1ST INSTALLMENT

2020 Champaign County Real Estate Tax Bill $434.36

Cassandra CJ Johnson County Treasurer and Collector (217) 384-3743

Make checks payable to: **County Collector** **Mail to: P.O. Box 9 Urbana, IL 61803-0009**

INSTALLMENT PAID ON 08/26/2021

11-04-36-400-013

2

ON OR BEFORE
Sep 01, 2021
PAY
0.00

RETURN THIS COUPON WITH YOUR PAYMENT

PIN # 11-04-36-400-013
$0.00

Late Payment Schedule

Only use if paying after due date

09/02/2021	220.44
10/02/2021	233.70

Only cashier's checks, money orders, or cash will be accepted after 09/30/2021

2ND INSTALLMENT

Cassandra CJ Johnson **County Collector** **P.O. Box 9 Urbana, IL 61803-0009** **Office Hours: 8:00 a.m. - 4:30 p.m. Phone: (217) 384-3743**

PIN #	11-04-36-400-013	
1105	Tax Code	**2020 REAL ESTATE TAXES**
	Prior Unpaid	
0.00	Library Tax	
36 22 10	Sec, Twp, Range	
	Lot Number	
17.630	Acreage	
	Estimated Fair Cash Value	
5,310	Assessed Value	
0	- Veteran's Exemption	
0	- Home Improvement Exemption	
0	= Value to be Equalized	
1.00	x State Multiplier	
0	= Equalized Value	
0	- Total Exemptions	
5,310	= Taxable Value	
7.6816	x Tax Rate	
$407.90	**= Total Gross Tax**	
$0.00	**- EZ Abatement**	
$26.46	**+ Drainage**	
$434.36	**= Total Net Tax Due**	

TAXING DISTRICT	2020 RATE	2020 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8327	$44.23	5.17	5.65
Forest Preserve District	0.1089	$5.79	1.35	0.58
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Gifford CCSD #188	2.4983	$132.67	10.02	4.63
Rantoul Twp High School #193	2.4359	$129.35	12.52	6.05
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Harwood Road & Bridge	0.6932	$36.81	2.79	0.00
0661	0.0000	$0.00	0.00	0.00
Harwood-Kerr Multi-Assmt	0.0279	$1.48	0.09	0.00
HARWOOD & KERR DD MAIN	0.0000	$26.46	0.00	0.00
	7.68160	$434.38	$37.17	$16.91

Property Location

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0	**General Homestead Exemption**	0	**Disabled Person Exemption**
0	**Over Age 65 Exemption**	0	**Disabled Veteran Exemption**
0	**Senior Assessment Freeze**	0	**Returning Veteran Exemption**
0	**Natural Disaster Exemption**	0	**Other Exemption**

DUPLICATE

** A small portion of this tax bill is included in the sale of the farm, the tax splits will be determined by the Champaign County Accessor.

YIELD HISTORY

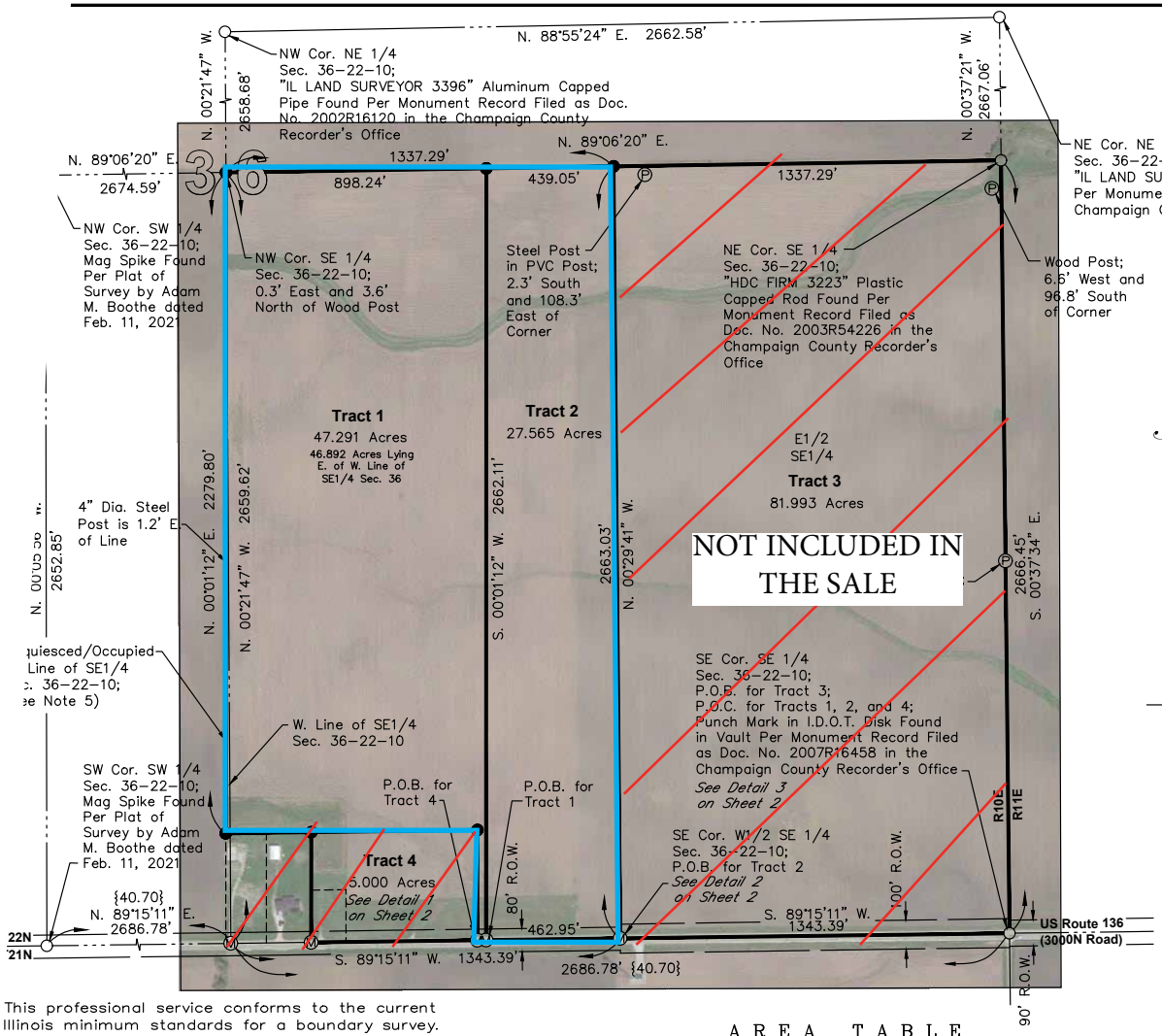
Year	Corn Yield Per Acre	Soybeans Yield Per Acre
2014	246	59
2015	170	65
2016	210	67
2017	170	65
2018		82
2019	151	
2020		63
7-Year Average Yield	**189**	**67**

*Please note yield information is provided by the current tenant and includes yield information from the 80 acres directly east of this parcel.

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER
OF SECTION 36, TOWNSHIP 22 NORTH,
RANGE 10 EAST OF THE 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

SPACE RESERVED FOR RECORDING OFFICER



LEGAL DESCRIPTIONS

See Sheet 2

LEGEND

●	1/2" X 30" Iron Pipe Set with I.P.L.S. 3594 Identification Cap
○	Existing Survey Monument
Ⓜ	Mag Spike Set, Unless Otherwise Noted
	Power Pole
123.45'	Measured Distance
(123.45')	Distance of Record
{40.00}	Distance in Chain Measure Per Surveyor's Record 1 at Page 254
———	Boundary of Surveyed Tract
—— - ——	Section/Sub–Section Line
- · — · -	Crop Line
———	Deed Line
—— ——	Right–of–Way Line
— OHE —	Overhead Electric Wires

NOTES

1. Client Name:
2. Field Work Completion Date: 04/15/21
   Pipes set on line between Tracts 1 and 2: 07/07/21
3. Utilities and other improvements may exist in addition to the items shown on this survey.
4. Basis of Bearings: Illinois State Plane Coordinate System, East Zone NAD 1983
5. Historical aerial photography shows the "acquiesced/occupied" line as shown hereon has been in its present location for a minumum of 80 years. Possession lines of tracts described in Doc. No. 2005R22713, 2010R19355, and 2019R10472 confirm the acquiesced/occupied west line of the SE1/4 of Section 36.

AREA TABLE

Tract	Total Area	Area Within R.O.W.	Net Area
1	47.291 Ac.	0.026 Ac.	47.265 Ac.
2	27.565 Ac.	0.409 Ac.	27.156 Ac.
3	81.993 Ac.	1.529 Ac.	80.464 Ac.
4	5.000 Ac.	0.499 Ac.	4.501 Ac.

0 400 800 1200 FEET

This professional service conforms to the current Illinois minimum standards for a boundary survey. Dimensions are shown in feet, tenths, and hundredths. Signed and dated in Ogden, Illinois, this 12th day of July, 2021.

Theodore P. Hartke
Illinois Professional Land Surveyor No. 3594

Expires 11/30/22

DATE OF PREPARATION: 07/12/21
PROJECT ID: 21007000

HARTKE ENGINEERING AND SURVEYING INC.
217.840.1612 tedhartke@hartke.pro
117 S. EAST AVE | P.O. BOX 123 | OGDEN, IL 61859
101 W. OTTAWA ROAD | PAXTON, IL 60957
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.006128

SHEET NO. 1 OF 2 SHEETS

DUITSMAN #21007000 DUITSMAN_071221.DWG

FieldAlytics™
empowering decisions

Quick Map

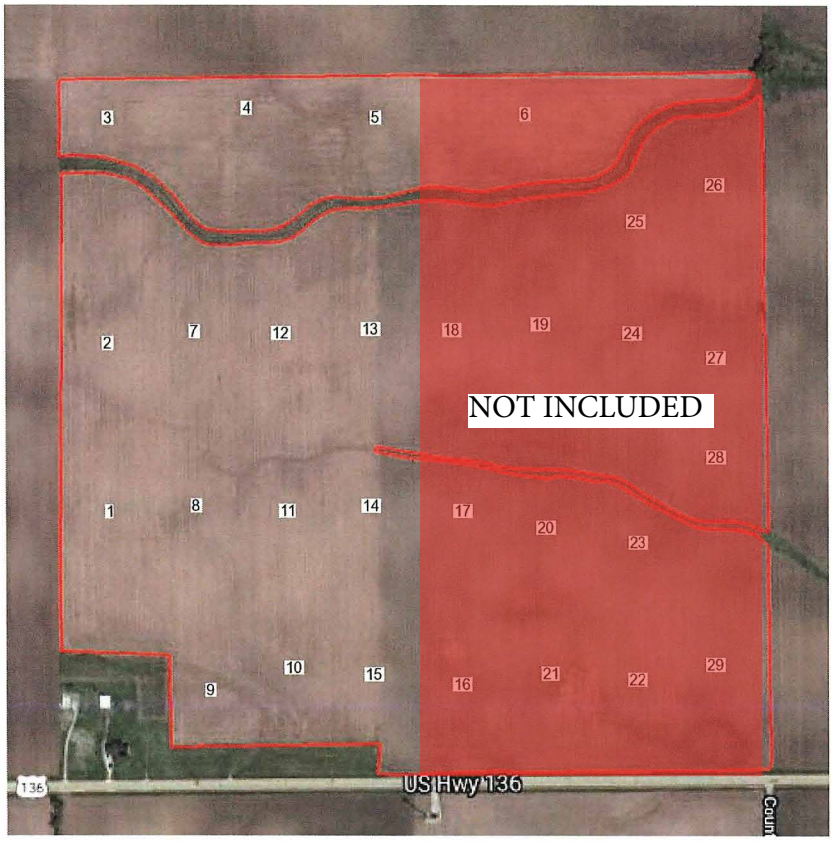
Grower: Farm: Field: 107633408

	Label	Area
	White	150.52

Notes:

FieldAlytics™
empowering decisions

Location	Grower	Farm	Field	Area	Centroid
Farmers Ag Service			107633408	150.52 acres	40.316698, -88.00685



	Min	Max	Avg
P	9.7	137.9	38.8
K	276.2	644.5	360.6
pH	5.3	6.5	6.0
OM	2.5	4.0	3.2

Sample Date	Soil Lab
2021-03-09	Agricultural Soil Management

ID	P lbs/ac	K lbs/ac	pH	OM %
1	32.9	401.0	6.2	3.5
2	13.4	336.9	6.2	3.0
3	22.6	365.6	6.3	3.0
4	45.1	386.3	5.5	3.0
5	29.4	377.2	6.1	3.5
6	9.7	383.5	6.5	2.5
7	17.9	329.3	6.2	3.0
8	64.4	337.8	5.9	3.0
9	40.1	644.5	6.2	3.5
10	137.9	400.4	6.2	3.5

FieldAlytics™
empowering decisions

11	26.3	301.6	5.5	3.0
12	21.1	327.4	6.0	3.0
13	58.7	427.1	5.9	3.5
14	42.7	333.2	5.3	3.5
15	30.9	397.4	5.8	3.5
16	65.3	453.1	5.9	4.0
17	28.8	349.5	5.9	3.0
18	30.5	335.5	5.8	3.0
19	46.4	330.0	6.4	3.0
20	66.3	338.5	5.8	3.5
21	75.7	445.3	6.1	4.0
22	35.1	317.4	6.0	3.5
23	29.8	314.1	6.0	3.5
24	19.8	318.5	5.9	3.0
25	17.5	313.5	5.7	3.0
26	34.0	276.2	6.0	3.0
27	24.9	307.7	6.0	3.0
28	25.8	305.3	6.0	3.0
29	32.1	303.3	6.2	3.0

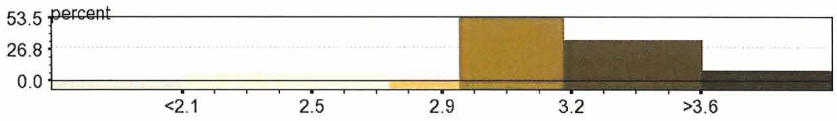
FieldAlytics™
empowering decisions

Elemental Field Sample Report

Grower: **Farm:** **Field:** 107633408 **Zone:** Not Specified **Area:** 150.5 **Sample Date:** 2021-03-09

Organic Matter (OM) %

Min: 2.5 **Max:** 4.0 **Avg:** 3.2

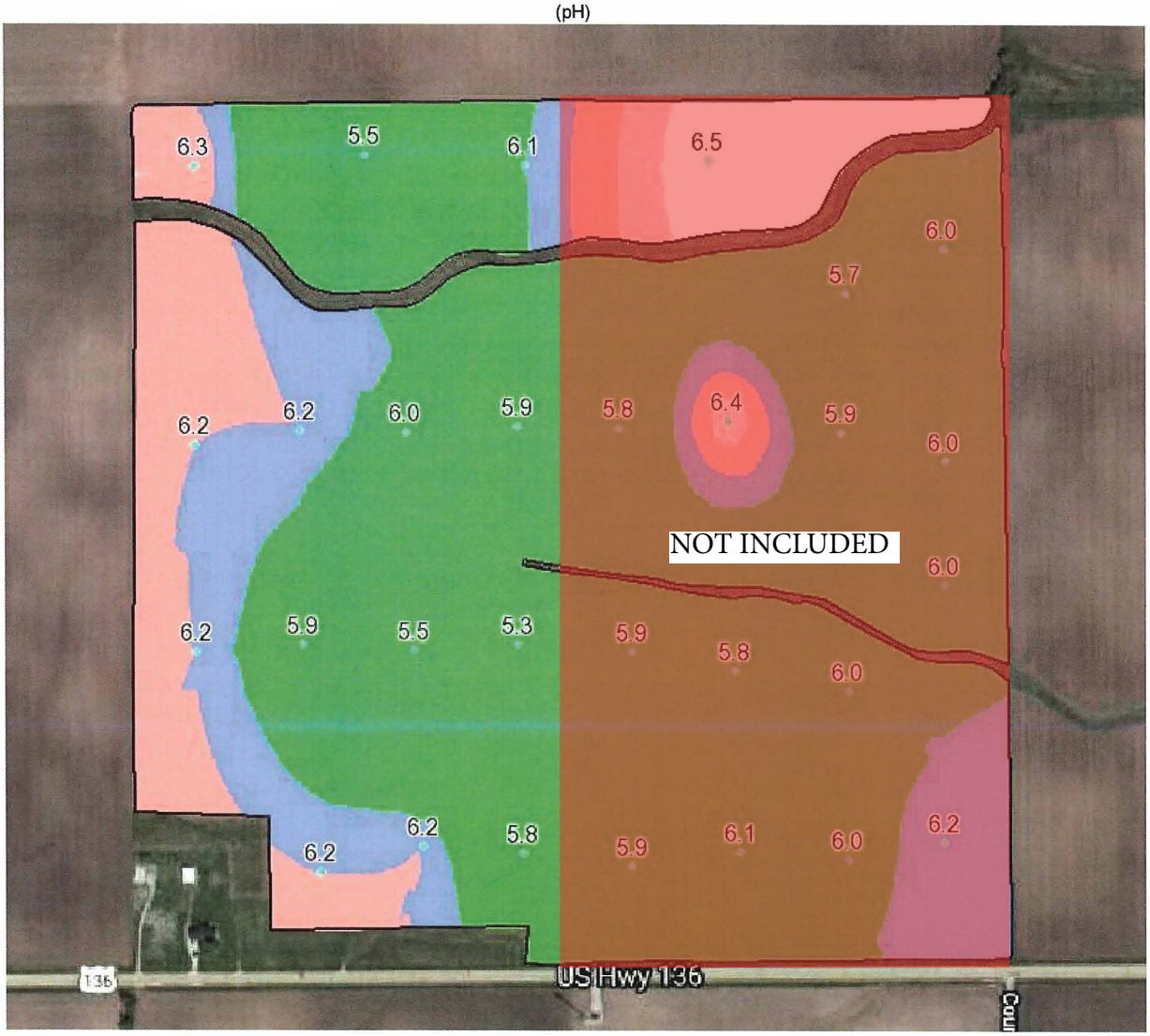


FieldAlytics™
empowering decisions

Elemental Field Sample Report

Grower: **Farm:** **Field:** 107633408 **Zone:** Not Specified **Area:** 150.5 **Sample Date:** 2021-03-09

(pH)



Min: 5.3 **Max:** 6.5 **Avg:** 6.0

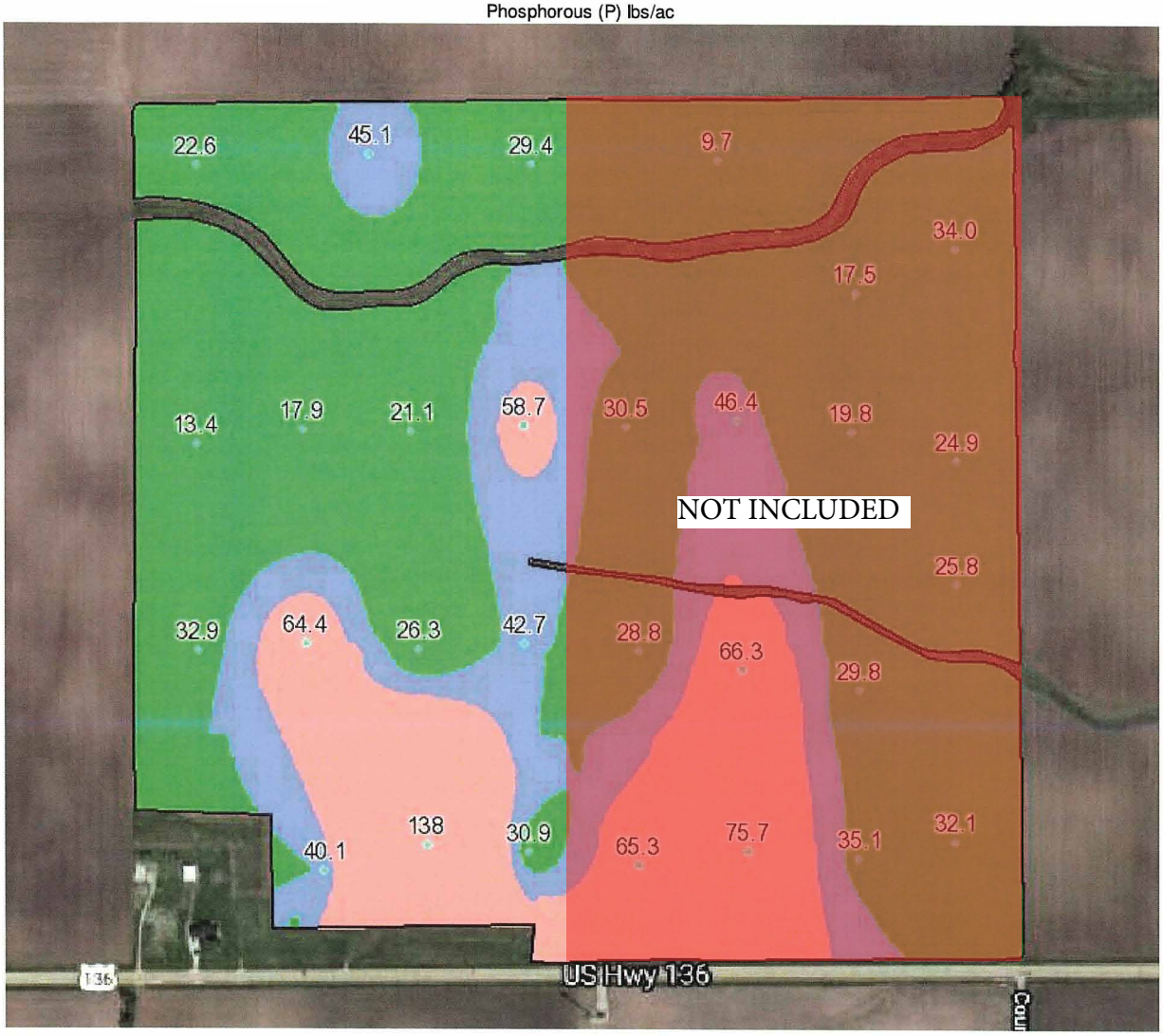
(pH)	Soil Levels	Area (ac)	Percent Acres
4- 6.1	3 Ton Lime	104.79	69.62
6.1-6.2	2 Ton Lime	21.87	14.53
6.2- 6.3	1 Ton Lime	16.14	10.72
6.3- 6.4	1/2 Ton Lime	1.78	1.18
6.4-8	No Lime	5.94	3.95

FieldAlytics™
empowering decisions

Elemental Field Sample Report

Grower: **Farm:** **Field:** 107633408 **Zone:** Not Specified **Area:** 150.5 **Sample Date:** 2021-03-09

Phosphorous (P) lbs/ac



Min: 9.7 **Max:** 137.9 **Avg:** 38.8

Phosphorous (P) lbs/ac	Soil Levels	Area (ac)	Percent Acres
0-40	Maintain/Build	97.84	65.0
40-50	Maintain/Build	26.11	17.35
50-350	Maintain	26.56	17.65

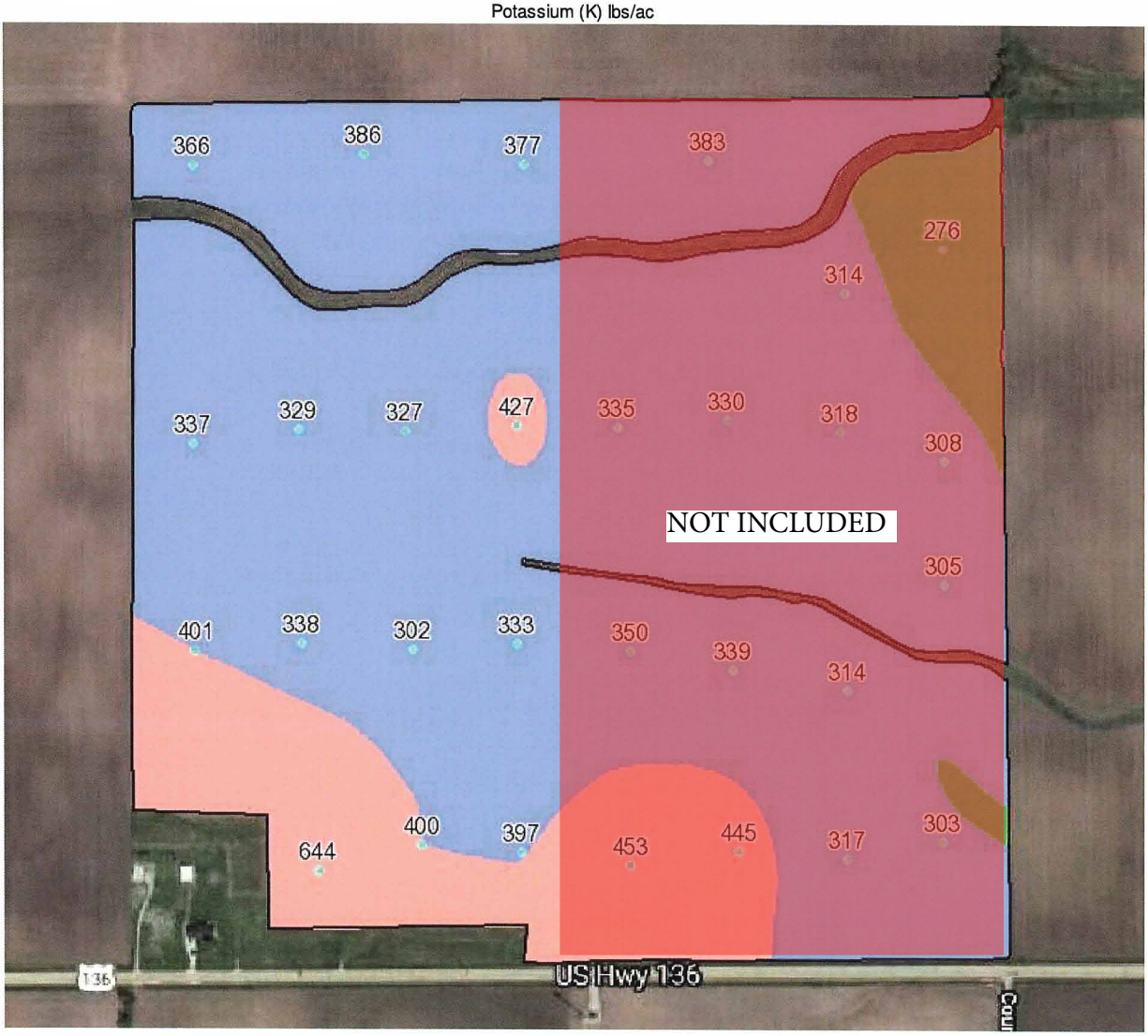
Phosphorus (P) One of three primary nutrients, phosphorus is essential for plant growth, and a plant must access it to complete its normal production cycle. Plants absorb P from the soil as primary and secondary ortho-phosphates (H2PO4- and HPO42-).

FieldAlytics™
empowering decisions

Elemental Field Sample Report

Grower: **Farm:** **Field:** 107633408 **Zone:** Not Specified **Area:** 150.5 **Sample Date:** 2021-03-09

Potassium (K) lbs/ac



Min: 276.2 **Max:** 644.5 **Avg:** 360.6

Potassium (K) lbs/ac	Soil Levels	Area (ac)	Percent Acres
0- 300	Maintain/Build	7.19	4.78
300 - 400	Maintain/Build	120.32	79.94
400 -1000	Maintain	23.01	15.29

Potassium (K) is one of the essential nutrients and is taken up in significant amounts by crops. Potassium is vital to photosynthesis, protein synthesis and many other functions in plants. It is classified as a macro-nutrient, as are nitrogen (N) and phosphorus (P). Plants take up K in its ionic form (K+).