LEGAL DESCRIPTION:
Part of the NW 1/4 of the NW 1/4 of Section 17, Township 62 North, Range 9 West of the 5th P.M.. Brief legal description is not to be used on legal documents.

COMMENTS & BUILDING INFORMATION:
Offering 48.8 surveyed acres of productive Lewis County, Missouri farmland. The farm consists of 44.23 FSA tillable acres carrying class II, III and IV soils. Primary soil types on this tract include Kilwinning, Armstrong, Leonard and Lindley loams. The farm also contains a nice 1/2 acre pond with recreational opportunities. The farm is located approximately 30 miles Northwest of Quincy, Illinois and approximately 30 miles Southwest of Keokuk, Iowa. The farm lays on the east side of Co. Rd. 382 in Section 17, of Reddish Township, Lewis Co. Missouri.

Owner is offering a 3 yr. land contract.

TO CONTACT LISTING AGENT:
Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

LEASE/FSA INFORMATION:
Currently leased for $215 per tillable acre until Feb. 28, 2022.

TOTAL ACRES: 48.9
PRICE: $239,000
Price Per Acre: $4,887.50
Owner: Crist
Operator:
County & State: Lewis Co., Missouri
Location: North of LaBelle, MO
Possession Date: To be agreed
Drainage Info:
Average Productivity:
Taxable Acres: 48
Net RE Taxes: $148.33
Taxes Payable In: 2017-18
Topography:

F.S.A. INFORMATION:
Farmland: 47.78
Crop Acres: 44.23
CRP Acres:
Wheat Base: 18.5
Wheat Yield: 37
Corn Base: 12.7
Corn Yield: 74
Soybean Base:
Soybean Yield:

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 48.8
Tillable Acres: 44.23
CRP Acres:
Farmstead:
Roads: 3
Pond: .5
Timber: 1.17
Pasture:

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Soils data provided by USDA and NRCS.

State: Missouri  
County: Lewis  
Location: 17-62N-9W  
Township: Reddish  
Acres: 48.8  
Date: 10/1/2018

Soils Map

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Non-Irr Class Legend</th>
<th>Non-Irr Class °c</th>
<th>Corn</th>
<th>Soybeans</th>
<th>NCCPI Overall</th>
<th>NCCPI Corn</th>
<th>NCCPI Small Grains</th>
<th>NCCPI Soybeans</th>
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</thead>
<tbody>
<tr>
<td>30106</td>
<td>Kilwinning silt loam, 1 to 5 percent slopes</td>
<td>31.62</td>
<td>64.8%</td>
<td>Ile</td>
<td>59</td>
<td>59</td>
<td>38</td>
<td>54</td>
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<tr>
<td>50001</td>
<td>Armstrong loam, 5 to 9 percent slopes, eroded</td>
<td>14.77</td>
<td>30.3%</td>
<td>Ile</td>
<td>5</td>
<td>2</td>
<td>57</td>
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<tr>
<td>50040</td>
<td>Lindley loam, 14 to 20 percent slopes, eroded</td>
<td>1.40</td>
<td>2.9%</td>
<td>Vle</td>
<td>55</td>
<td>55</td>
<td>41</td>
<td>48</td>
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<tr>
<td>60022</td>
<td>Leonard silt loam, 1 to 6 percent slopes, eroded</td>
<td>0.54</td>
<td>1.1%</td>
<td>Ile</td>
<td>42</td>
<td>42</td>
<td>35</td>
<td>42</td>
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<tr>
<td>30068</td>
<td>Gorin silt loam, 5 to 9 percent slopes, eroded</td>
<td>0.47</td>
<td>1.0%</td>
<td>Ile</td>
<td>63</td>
<td>63</td>
<td>41</td>
<td>53</td>
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</table>

Weighted Average: 1.5 0.6 58.1 58.1 35.4 51

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
Exhibit A

Being a part of the Northwest Quarter of Section 17, Township 62 North, Range 9 West of the 5th Principal Meridian, Lewis County, Missouri, and being more particularly described as follows: Beginning at the Northwest Corner of the Northwest Quarter of said Section 17; thence Easterly along the North line of the Northwest Quarter, South 89 degrees 45' 58" East (assumed bearing for this description) 1185.05 feet; thence South 03 degrees 06' 28" West 251.62 feet; thence South 01 degrees 43' 08" West 606.01 feet; thence South 27 degrees 00' 21" West 223.46 feet; thence South 10 degrees 03' 20" East 157.81 feet; thence South 25 degrees 19' 20" East 108.16 feet; thence South 39 degrees 10' 40" East 85.20 feet; thence South 03 degrees 04' 09" East 310.57 feet; thence South 89 degrees 34' 38" East 44.06 feet; thence South 01 degrees 27' 19" West 179.01 feet, to the centerline of the existing public road as now established; thence Westerly along said centerline, North 87 degrees 42' 30" West 1075.30 feet, to a curve; thence Northeasterly 133.48 feet along a 100.00 foot radius curve concave Northerly and having a chord bearing and length of North 49 degrees, 28' 04" West 123.79 feet; thence Northwesterly along said centerline, North 11 degrees 13' 38" West 299.16 feet, to a curve; thence Northwesterly 137.40 feet along a 1200.00 foot radius curve concave Northeasterly and having a chord bearing and length of North 07 degrees 56' 50" West 137.32 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter; thence Westerly along said line North 89 degrees 27' 31" West 7.99 feet, to the West line of the Northwest Quarter; thence Northerly along said line, North 00 degrees 47' 38" East 1316.67 feet, to the point of beginning, containing 48.80 acres, more or less, being subject to the right of the public for roadway purposes along the existing public roads, and being subject to easements of record or by prescription.
All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Lewis Co. FSA

wht = wheat-srw-gr
com = corn-yel-gr
SB = soybn-com-gr
Hay=mixfg-fg
Past or GZ= mixfg-gz
AGM = mixfg-agm-fg
All flds Nl unless notated
*Unless notated on Map

1:7,920
Program Year: 2018
Created: 4/24/2018
Flown: 2016-06-10

Farm 4842
Tract 10407

Farms Associated with Operator:

CRP Contract Number(s): None

Recon ID: 29-111-2017-6

Farm Land Data

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>CRP</th>
<th>GRP</th>
<th>Sugarcane</th>
<th>Farm Status</th>
<th>Number Of Tracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>47.78</td>
<td>44.23</td>
<td>44.23</td>
<td>0.00</td>
<td>0.00</td>
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State Conservation: 0.00
Other Conservation: 0.00
Effective DCP Cropland: 44.23
Double Cropped: 0.00
MPL: 0.00
Acre Election: 0.00
EWP: 0.00
DCP Ag Rel Activity: 0.00
Broken From Native Sod: 0.00

Crop Election Choice

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

DCP Crop Data

<table>
<thead>
<tr>
<th>Crop Name</th>
<th>Base Acres</th>
<th>CCC-505 CRP Reduction Acres</th>
<th>CTAP Yield</th>
<th>PLC Yield</th>
<th>HIP</th>
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</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>18.50</td>
<td>0.00</td>
<td>0</td>
<td>37</td>
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<tr>
<td>Corn</td>
<td>12.70</td>
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<td>0.00</td>
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</tbody>
</table>

NOTES

Tract Number: 10407
Description: S17 T62 R9
FSA Physical Location: MISSOURI/LEWIS
ANSI Physical Location: MISSOURI/LEWIS
BIA Unit Range Number:
HEL Status: HEL field on tract, Conservation system being actively applied
Wetland Status: Wetland determinations not complete
WL Violations:
Owners: ROBERT L CRIST, LINDA S CRIST
Other Producers:
Recon ID:

Tract Land Data

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Other Conservation: 0.00
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Double Cropped: 0.00
MPL: 0.00
EWP: 0.00
DCP Ag Rel Activity: 0.00
Broken From Native Sod: 0.00

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NOTES

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