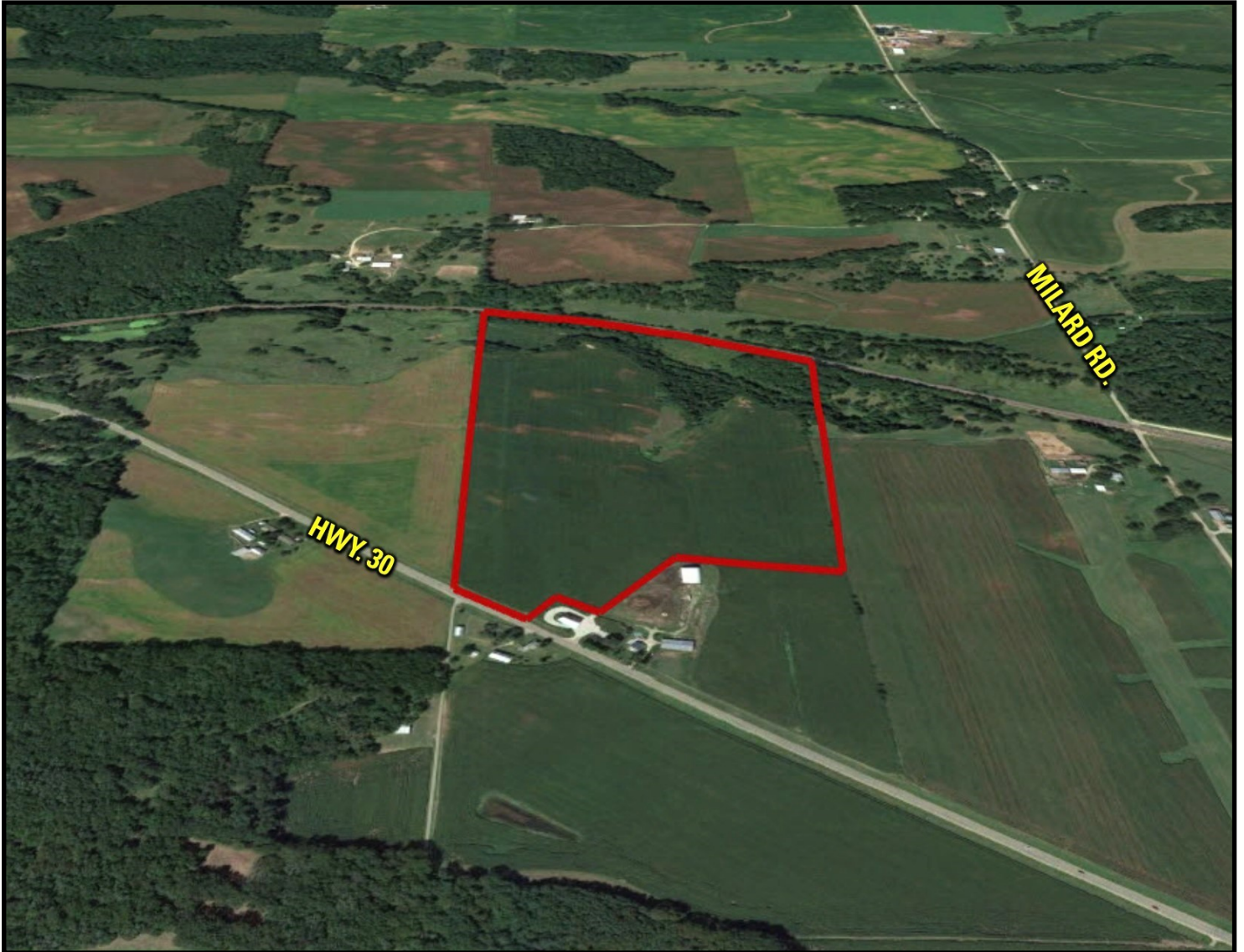


LAND FOR SALE

LISTING #14599

70 ACRES M/L
WHITESIDE COUNTY, ILLINOIS



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

All land lying South of the Union Pacific Railway and North of US Hwy. 30 in the West 1/2 of the Southwest 1/4 of Section 24 and the Northwest 1/4 of the Northwest 1/4 of Section 32, all in Township 22 North, Range 4 East of the 4th P.M., Whiteside Co., IL

COMMENTS & BUILDING INFORMATION: LEASE/FSA INFORMATION:

Peoples Company is proud to present a major land portfolio to the market. This land portfolio consists of 975 acres split up into 6 different tracts located just West of Morrison, Illinois and just East of Clinton, Iowa. This portfolio includes something for everyone, building sites to traditional farmland investment. The tracts are being offered with proposed property boundaries but the final sale of each individual tract or tracts can be adjusted to accommodate a buyers needs or preferences. The "Siefkin Farm" consists of 70 acres m/l with 60.55 FSA tillable acres carrying a Productivity Index of 112.7 PI. Primary soils include high producing Port Byron and Orion Silt loams. Several grain markets located nearby including ADM in Clinton Iowa. Property is located just East of Fulton on Hwy. 30 in Sections 24 & 32 of Ustick Township.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321-1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneilland.com

Siefkin Farm, 70 Acres M/L, Whiteside County, IL

TOTAL ACRES:	70
PRICE:	\$567,000
Price Per Acre:	\$8,100
Owner:	Holesinger
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	East of Fulton, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	112.7 P.I.
Taxable Acres:	70.93
Net RE Taxes:	\$1,608.48
Taxes Payable In:	2018-2019
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	70.11
Crop Acres:	60.55
Effective DCP Cropland	
CRP Acres:	2.5
Corn Base:	58.05
Corn Yield:	176
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	70
Tillable Acres:	58.05
CRP Acres:	2.5
Farmstead:	
Roads:	.45
Waterways:	
Timber/Waste:	9
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

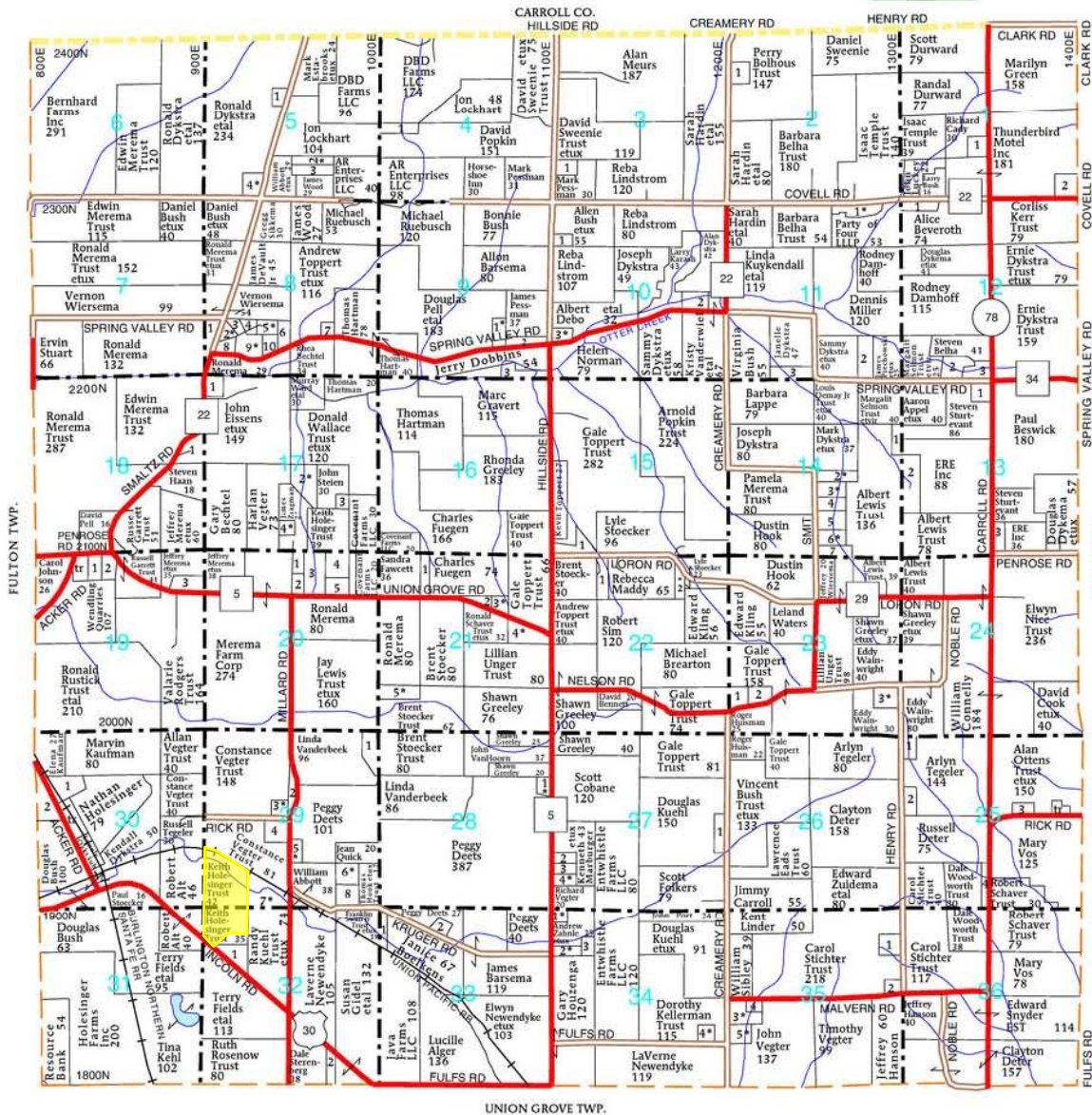
T-22-N

USTICK PLAT

(Landowners)



R-4-E



UNION GROVE TWP.

USTICK TOWNSHIP**SECTION 1**

1. Clark, John 10

2. Tharp, William 13

SECTION 2

1. Ross, Richard 10

SECTION 3

1. Barsema, Raymond 10

SECTION 4

1. Lockhart, Jon 9

SECTION 5

1. Dykstra, Shane 5

2. Hardin, Sarah 8

3. Abbott, William 10

4. Hamstra, Adam 5

SECTION 8

1. Merema, Ronald 12

2. Toppert, Andrew 5

3. Ott, Ronald 5

4. Fagan, Thomas 5

5. Heid, Nicholas 6

6. Venema, Ruth 9

7. Anton, Shawn 7

8. Bechtel, Scott 5

9. Groh, David 13

10. Paul, Michael 5

SECTION 9

1. Pell, James 6

2. Pessman, Mark 5

3. Gravert, Marc 16

SECTION 10

1. Walston Jr, Francis 5

2. Spencer Jr, Joseph 12

3. Easley, Michael 5

SECTION 11

1. Weakley, Gary 7

2. Bright, Patricia 15

3. Zuidema, Daniel 10

SECTION 12

1. Boles, Wayne 6

2. Lewis, Jaclyn 6

3. Kempa, Tadeusz 6

SECTION 13

1. Voss, Jeff 9

2. Gentry Trust, Dale 17

3. Bush, Dawn 10

SECTION 14

1. Sturtevant, Steven 7

2. Hill, Larry 11

3. Bushnell, Arthur 6

4. Wainwright, Byron 5

5. Knapp, Michael 10

6. Burman, Theresa 8

7. Chandler Trust, Joan 9

SECTION 15

1. Wambeke, Brian 8

2. Wallace Trust, Donald 20

3. Steien, Carolyn 5

4. Meurs, Waylon 5

SECTION 18

1. Merema, Robert 16

SECTION 19

1. Maresca, Jason 5

2. Merema, Roby 5

3. Wainwright, Eddy 6

SECTION 20

1. Zaagman, James 10

2. Vegter, Harlan 10

3. Sweenie, Donald 22

4. Holesinger Trust, Keith 11

5. Loveless, Richard 5

SECTION 21

1. Huizenga, Kenneth 6

2. Chrisman, Herbert 6

3. Janvrin, Eric 5

4. Toppert Trust, Andrew 14

5. Lewis Trust, Jay 13

SECTION 22

1. Cox, Larry 10

2. Stoecker, Lyle 5

SECTION 23

1. Lehman, Gregory 6

2. Peppers, Chad 6

3. Garlough, Larry 10

SECTION 25

1. Ayres, Richard 6

2. Workman, Todd 8

3. Hunt, Gregory 5

4. Huber, James 8

SECTION 27

1. Kuehl, Steven 10

2. Beswick, John 5

3. Smith, Denise 5

4. Riggan, Ernest 5

SECTION 28

1. Bach Jr, Robert 6

2. Stoecker Trust, Brent 12

3. Petersen, Sheridan 5

4. Sandrock, Steven 6

5. Dykstra, James 10

6. Lewis Trust, Jay 5

7. Bull, Sarah 11

8. Quick, Daniel 9

SECTION 30

1. Hoff, Richard 14

2. Juist Estate, Clarence 13

SECTION 32

1. Rubright, Mark 9

2. Wolf, Kenneth 10

SECTION 33

1. McLain, Alan 8

2. Giddings, Stanley 8

SECTION 34

1. Kull, Jeannie 5

2. Grismore, Pamela 5

3. Temple, David 5

4. Paisley, Jonathan 5

SECTION 35

1. Dickey, John 6

2. Hanson, Jeffrey 5

3. Wadsworth, Jeffrey 10

4. Layne, Troy 6

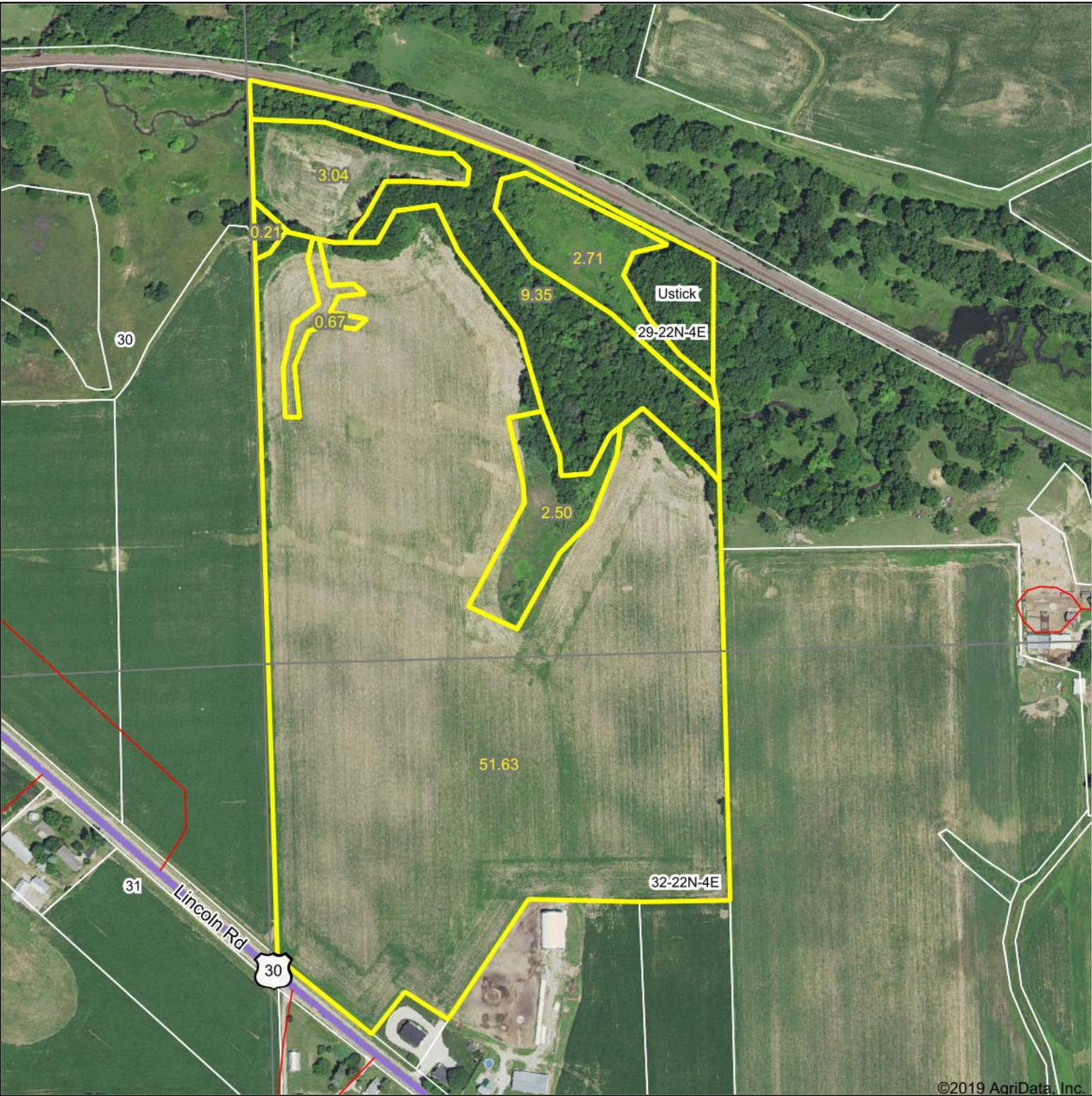
5. Dolan, Gregg 7


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WHITESIDE CO., IL

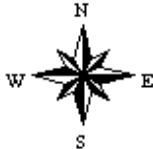
Aerial Map - Total Acres per Whiteside Co., FSA






Map Center: 41° 51' 33.62, -90° 4' 18.32

0ft 453ft 906ft



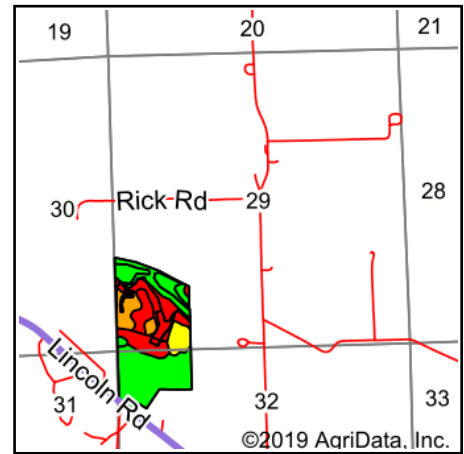
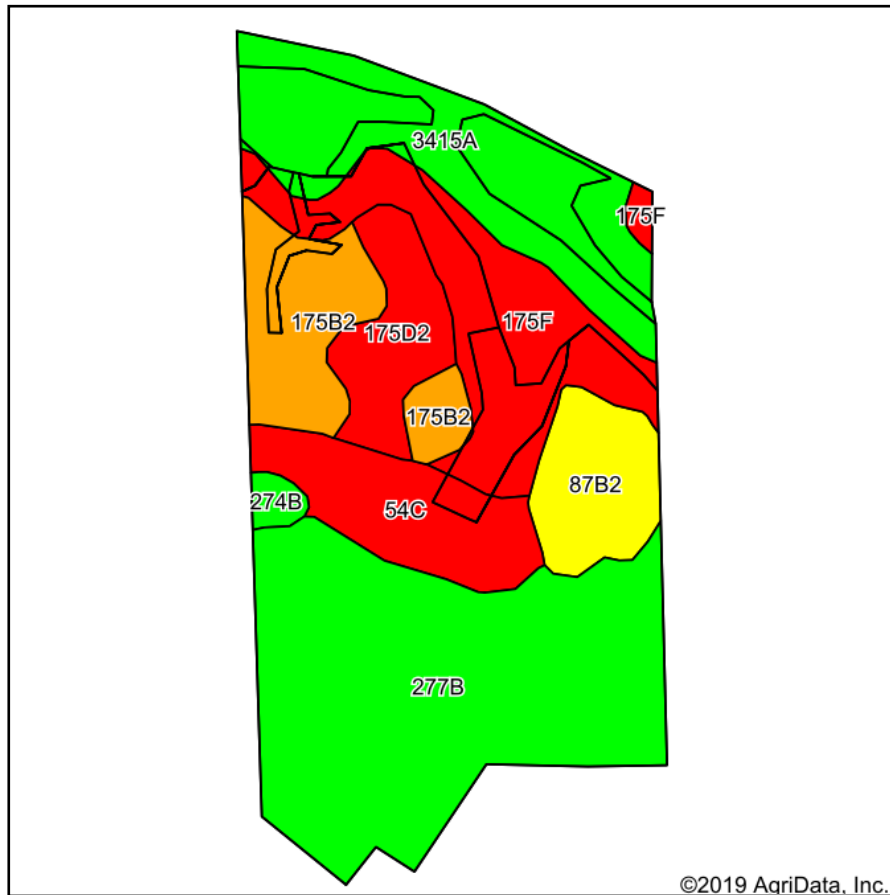
7/17/2019

29-22N-4E
Whiteside County
Illinois

Maps Provided By:

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

Soils Map - Total Acres per Whiteside Co., FSA



PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
**277B	Port Byron silt loam, 2 to 5 percent slopes	24.60	35.1%		**194	**60	**74	**103	**6.95	**143
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	12.33	17.6%		180	57	66	89	0.00	131
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	10.83	15.4%		**93	**31	**38	**48	**2.31	**70
**175B2	Lamont fine sandy loam, 2 to 5 percent slopes, eroded	6.60	9.4%		**124	**42	**51	**65	**3.10	**93
**54C	Plainfield sand, 6 to 12 percent slopes	6.14	8.8%		**96	**33	**39	**47	0.00	**74
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	4.60	6.6%		**135	**44	**53	**70	**3.22	**99
**175D2	Lamont fine sandy loam, 10 to 18 percent slopes, eroded	4.39	6.3%		**117	**39	**48	**61	**2.90	**87
**274B	Seaton silt loam, 2 to 5 percent slopes	0.62	0.9%		**164	**50	**63	**84	**4.47	**119
Weighted Average					151.8	48.5	58.7	78.6	3.52	112.3

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

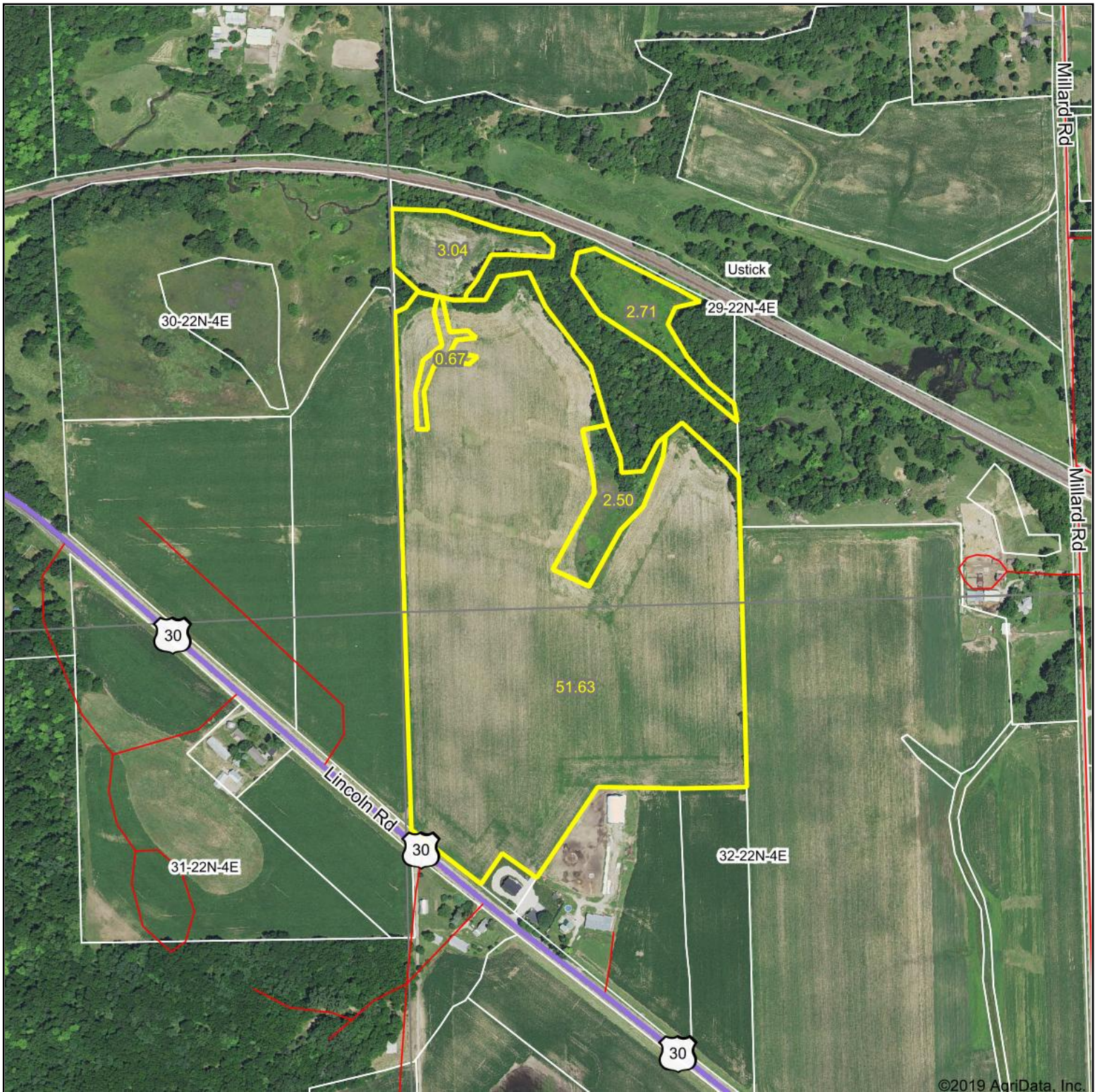
b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

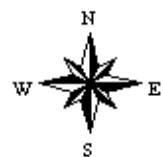
Aerial Map - Tillable Acres per Whiteside Co., FSA



Map Center: 41° 51' 32.88, -90° 4' 21.59

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29-22N-4E
Whiteside County
Illinois



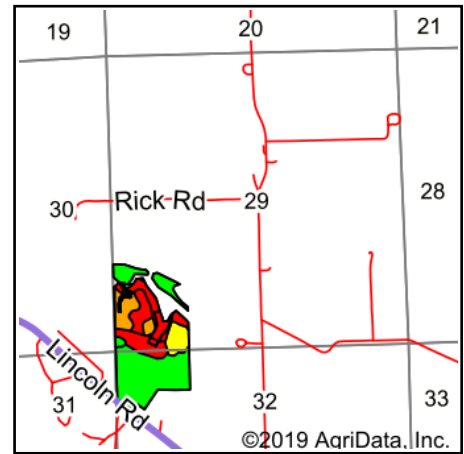
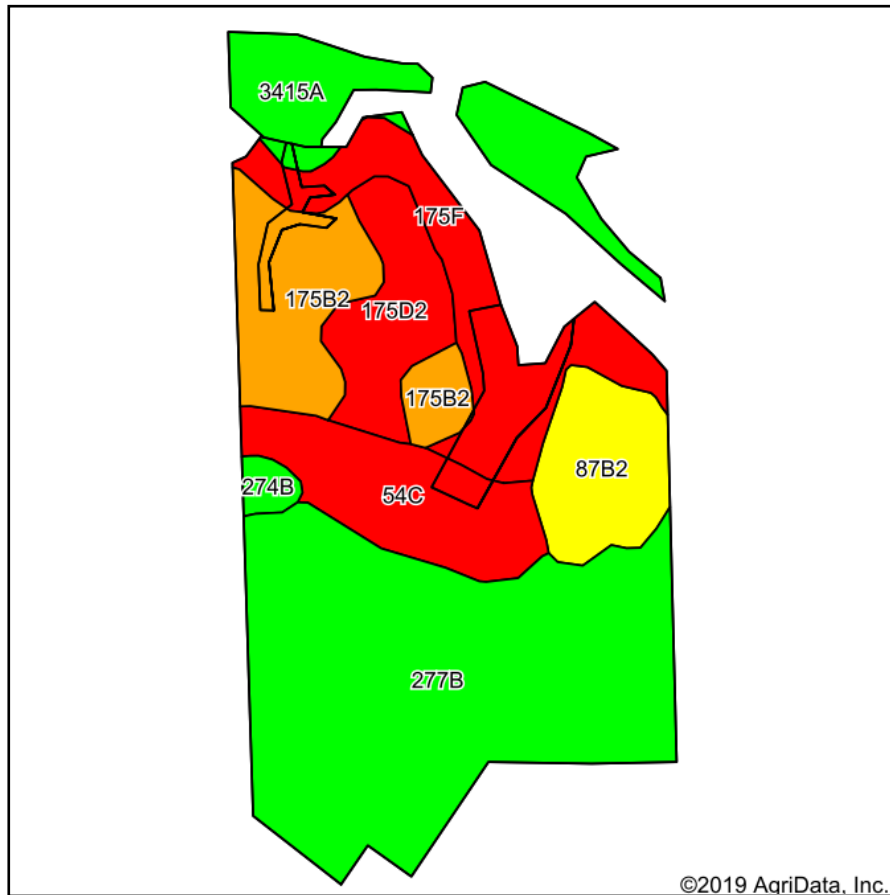
7/12/2019

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map - Tillable Acres per Whiteside Co. FSA



State: **Illinois**
 County: **Whiteside**
 Location: **32-22N-4E**
 Township: **Ustick**
 Acres: **60.55**
 Date: **7/12/2019**

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Maps Provided By:

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Area Symbol: IL195, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
**277B	Port Byron silt loam, 2 to 5 percent slopes	24.59	40.6%		**194	**60	**74	**103	**6.95	**143
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	7.48	12.4%		**93	**31	**38	**48	**2.31	**70
**175B2	Lamont fine sandy loam, 2 to 5 percent slopes, eroded	6.60	10.9%		**124	**42	**51	**65	**3.10	**93
**54C	Plainfield sand, 6 to 12 percent slopes	6.14	10.1%		**96	**33	**39	**47	0.00	**74
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	6.13	10.1%		180	57	66	89	0.00	131
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	4.60	7.6%		**135	**44	**53	**70	**3.22	**99
**175D2	Lamont fine sandy loam, 10 to 18 percent slopes, eroded	4.39	7.3%		**117	**39	**48	**61	**2.90	**87
**274B	Seaton silt loam, 2 to 5 percent slopes	0.62	1.0%		**164	**50	**63	**84	**4.47	**119
Weighted Average					152.2	48.6	59.1	79.2	3.95	112.7

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

b Soils in the southern region were not rated for oats 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".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Aerial Map - CRP Acres



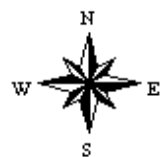
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Map Center: 41° 51' 32.88, -90° 4' 21.59

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29-22N-4E
Whiteside County
Illinois



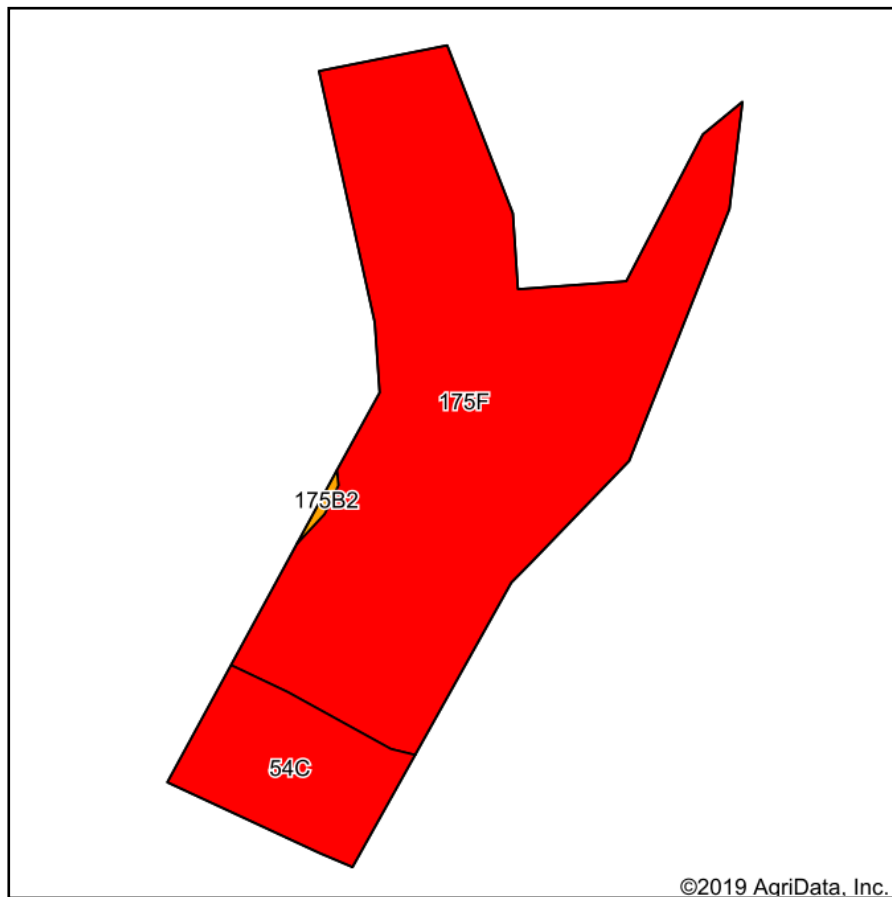
7/12/2019

Maps Provided By:

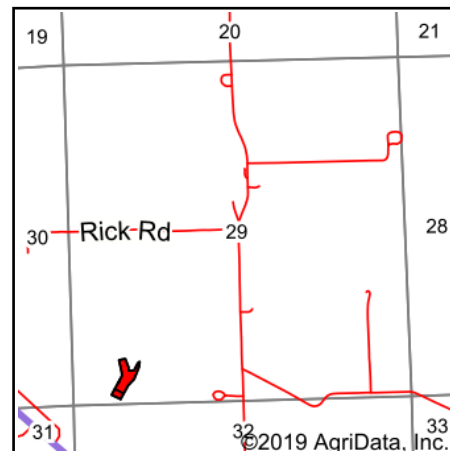
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map - CRP Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **29-22N-4E**
 Township: **Ustick**
 Acres: **2.5**
 Date: **7/12/2019**



Maps Provided By:



Area Symbol: IL195, Soil Area Version: 15											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Alfalfa d hay, T/A	Crop productivity index for optimum management	
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	2.14	85.6%		**93	**31	**38	**48	**2.31		
**54C	Plainfield sand, 6 to 12 percent slopes	0.36	14.4%		**96	**33	**39	**47	0.00		
Weighted Average					93.4	31.3	38.1	47.9	1.98	70.6	

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/>

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b Soils in the southern region were not rated for oats 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".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

ILLINOIS
WHITESIDE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5031

Prepared : Jul 9, 2019

Crop Year : 2019

Operator Name : KEH FARMS LLC
Farms Associated with Operator : 17-195-1668, 17-195-5031, 17-195-5033, 17-195-7337, 17-195-8679
CRP Contract Number(s) : 1223C
Recon ID : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
267.81	251.68	251.68	0.00	0.00	2.50	0.00	0.00	Active	3
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	249.18	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	CTAP Yield	PLC Yield	HIP
Corn	218.70	0.00	0	176	
Soybeans	29.10	0.00	0	28	
TOTAL	247.80	0.00			

NOTES

Tract Number : 2313

Description : Ustick T22N R4E Sec 29 & 32
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 : EILEEN R HOLESINGER FAMILY TRUST, KEITH A HOLESINGER FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.11	60.55	60.55	0.00	0.00	2.50	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	58.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	58.05	0.00	0	176



United States
Department of
Agriculture

Whiteside County, Illinois



Common Land Unit

- CRP
- Non-Cropland
- Cropland

Tract Boundary

0 170 340 680
Feet

2019 Program Year
Map Created December 10, 2018

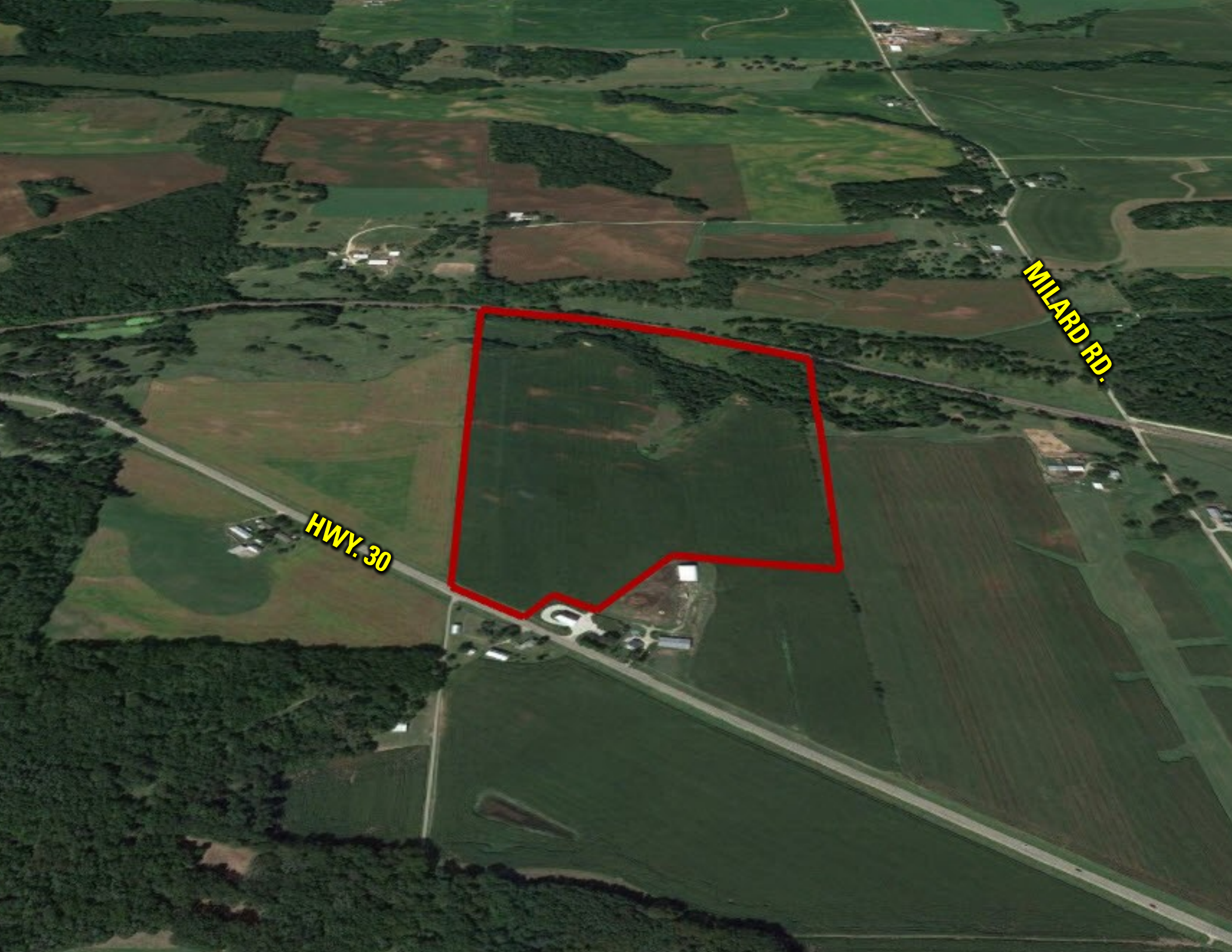
Wetland Determination Identifiers

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

Tract Cropland Total: 60.55 acres

Farm 5031
Tract 2313

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).



MILARD RD.

HWY. 30