

LAND AUCTION

100 ACRES TO BE SURVEYED

MURALT FAMIL FARM, LLC, CHAMPAIGN COUNTY, ILLINOIS

WED., NOV. 9TH, 2022 AT 1:00 P.M.

FISHER COMMUNITY CENTER

#16443

100 E. SCHOOL ST., FISHER, IL



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

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

www.Yeggemcneilland.co

LAND AUCTION

LEGAL DESCRIPTION:

100 Acres MOL being part of the Southwest 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 and a part of the NE 1/4 of the NE 1/4 all being in Section 31, Township 22 North, Range 8 East of the 3rd P.M. Champaign Co. IL .

COMMENTS & BUILDING INFORMATION:

Mark your calendar for Wednesday, November 9th, 2022 at 1:00 PM!

Peoples Company is pleased to present 100 acres m/l in Champaign County, Illinois, located approximately one mile east of Fisher, Illinois situated just one mile south of US Highway 136. This farm has not been available to the public for many years making it a rare opportunity for you to own an exceptional farm! This highly tillable farmland tract consists of a total of 100 acres m/l with 99 ESTIMATED FSA cropland acres carrying a Productivity Index soil rating of 125.4. The primary soil types include Ashkum silty loam and Elliot silty loam. Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

LEASE/FSA INFORMATION:

Open for the 2023 Crop year.

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

PeoplesCompany.com

**Muralt Family Farm, LLC, 100 Acres (to be surveyed),
Champaign County, IL**

| | |
|------------------------------|---|
| TOTAL ACRES: | 100 to be surveyed |
| PRICE: | \$ x acres |
| Price Per Acre: | |
| Owner: | Muralt Family Farm, LLC |
| Operator: | |
| County & State: | Champaign Co., IL |
| Location: | Fisher, IL |
| Possession Date: | Nov. 15, 2022, Subject to Tenant's rights |
| Drainage Info: | Natural |
| Average Productivity: | 125.4 PI |
| Taxable Acres: | 99.29 |
| Net RE Taxes: | \$528 |
| Taxes Payable In: | 2021-2022 |
| Topography: | Level |

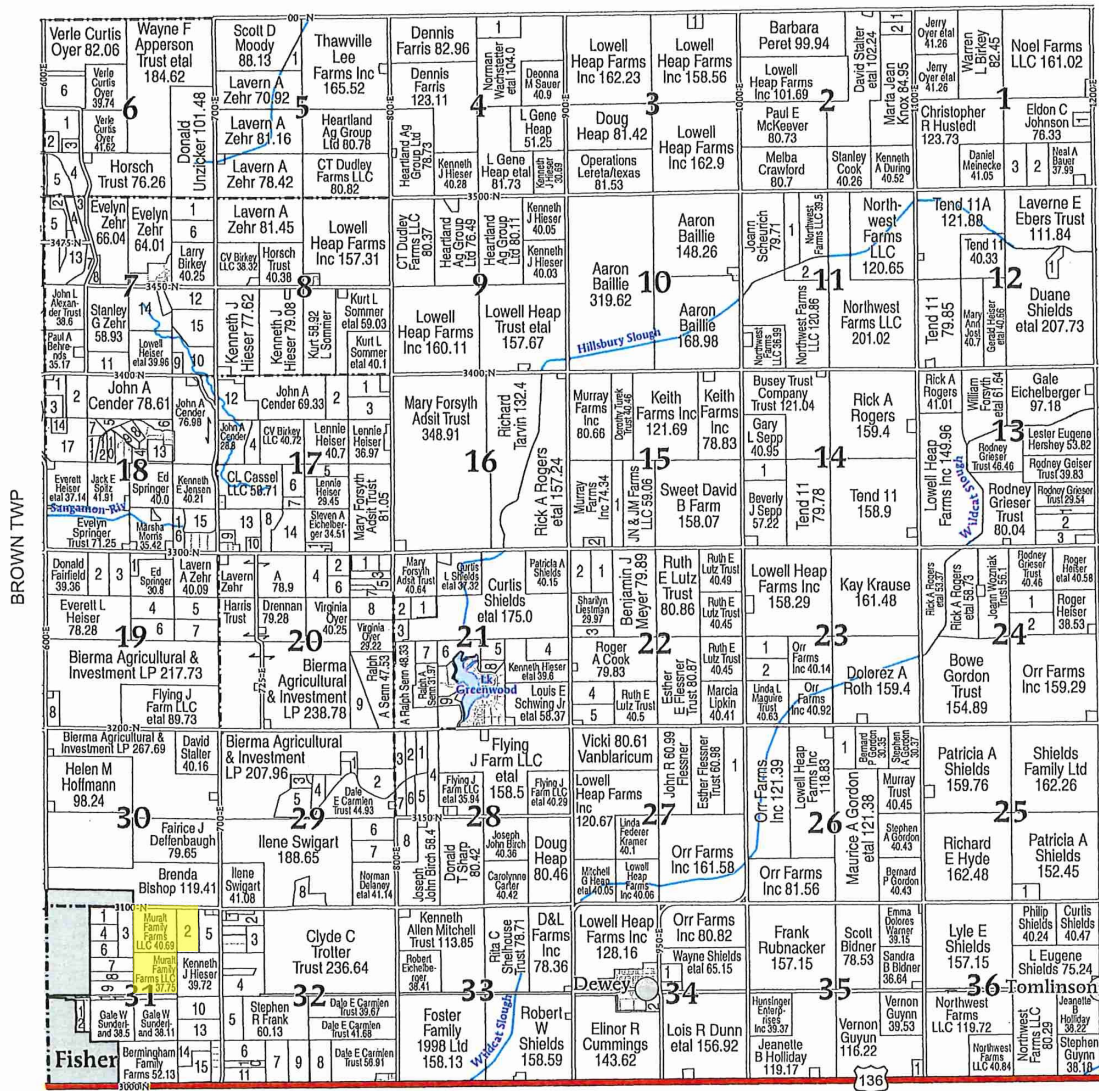
F.S.A. INFORMATION:

| | |
|-----------------------|------------|
| Farmland: | |
| Crop Acres: | 99 est. |
| CRP Acres: | |
| Wheat Base: | |
| Wheat Yield: | |
| Corn Base: | 49.94 est. |
| Corn Yield: | 170 |
| Soybean Base: | 7.9 est. |
| Soybean Yield: | 52 |

APPROXIMATE BREAKDOWN OF ACRES:

| | |
|-------------------------------|---------|
| Total Acres: | 100 |
| Tillable Acres: | 99 est. |
| CRP Acres: | |
| Farmstead: | |
| Roads: | 1.0 |
| Waste & Waterways: | |
| Timber: | |
| Pasture: | |

(Landowners)
FORD CO



EAST BEND TOWNSHIP

SECTION 1

- 1 PROCTOR, THOMAS M ETAL 5.45
- 2 BAUER, NEALA ETAL 20.5
- 3 MEINCKE, DANIEL 20.53

SECTION 2

- 1 KNOX, DANIEL ETAL 8.36
- 2 KNOX, ALEXANDER JEANNIE 8.36

SECTION 3

- 1 JONES, KELLY R 5

SECTION 4

- 1 WACHSTETTER, MICHEL E 20.79

SECTION 5

- 1 ZEHR, LAVERNA 7.58

SECTION 6

- 1 DEER, RICK 21.27
- 2 DEER, GARRETT B ETAL 7.16
- 3 DEER, DOROTHY BRYSTOL 5.36
- 4 RHODES, STEVEN W 18.05
- 5 HEDRICK, GREGORY H 16.46
- 6 OYER, VERLE CURTIS 28.45

SECTION 7

- 1 BIRKEY, JOE 20.88
- 2 NELSON, HAROLD ETAL 6.12
- 3 STARKS, JIMMY C 6.91
- 4 ZEHR, STEVEN J 8.91

SECTION 8

- 5 ZEHR, STEVEN J 16.82
- 6 BIRKEY, LARRY 20.18
- 7 CHANDLER, BRANDON ETAL 8.92
- 8 ZEHR, STANLEY G 5.07
- 9 GROSS, JOSEPH 5.07
- 10 FRANDL, DUSTIN ETAL 24.77
- 11 ZEHR, STANLEY G 20.8
- 12 FREDRICKSON, RICHARD 22.49
- 13 ZEHR, EVELYN 30.9
- 14 FREDRICKSON, RICHARD 32.79
- 15 ROGERS, LUCAS C ETAL 30.26

SECTION 9

- 1 SCHURICH, JOANN 23.54
- 2 NORTHWEST FARMS LLC 17.28

SECTION 10

- 1 SHIELDS, DUANE ETAL 6.82

SECTION 11

- 1 GRIESER TRUST, RODNEY 9.84
- 2 GRIESER TRUST, RODNEY 19.69
- 3 GRIESER TRUST, RODNEY 14.57

SECTION 12

- 1 SEPP, GARY L 18.41

SECTION 13

- 1 GRIESER TRUST, RODNEY 9.84
- 2 GRIESER TRUST, RODNEY 19.69
- 3 GRIESER TRUST, RODNEY 14.57

SECTION 14

- 1 MURRAY TRUST, JOHN N ETAL 19.99

SECTION 15

- 2 MURRAY, CHRISTOPHER KEITH 5.01

SECTION 16

- 1 EICHELBERGER, STEVEN A 15.93

SECTION 17

- 2 HESER, KENNETH J 20.23
- 3 EICHELBERGER, STEVEN A 20.48
- 4 HEISER, BARBARA 11.83
- 5 HEISER, LENNIE 11.19
- 6 CL CASSEL LLC GENERAL 11.83
- 7 EICHELBERGER, STEVEN A 15
- 8 LANDERS, RICHARD 13.3
- 9 CAMPBELL, PHILLIP ETAL 5
- 10 LANDERS, RICHARD 5.01
- 11 EICHELBERGER TRUST, STEVEN A 5.5
- 12 REEVES, RUTH ELLEN 28.7
- 13 LANDERS, RICHARD 25.94
- 14 EICHELBERGER, STEVEN A 27.5

SECTION 18

- 1 FAIRFIELD, GREG ETAL 9.64
- 2 FAIRFIELD, GREG ETAL 18.74
- 3 FAIRFIELD, GREG ETAL 8.28
- 4 BRINKLEY III, CHARLES 5.93
- 5 COY, DAMON ETAL 5.22
- 6 GOOD, JEFFREY 5.56
- 7 EMBERTSON JR, TOMMIE ETAL 5.16
- 8 GLENN, DAVID A ETAL 5.05
- 9 FRANDL, DUSTIN 5.19
- 10 MINCH, ROYAL D 5.07
- 11 LANDS, DAVID E 5.64
- 12 VAN SCOVIC, KATHERINE 5.43
- 13 HORSCH, KAY J 10.42
- 14 LITMAN, DAVID 5.6
- 15 JENSEN, KENNETH E 15.57

SECTION 19

- 1 SPRINGER, ED 8.32
- 2 KEITH FARMS INC 19.71
- 3 KEITH FARMS INC 19.66
- 4 SPRINGER, ED 19.92
- 5 BRUEHL TRUST, ALAN 19.95
- 6 SPRINGER, EDWARD 19.91
- 7 BRUEHL TRUST, ALAN 19.94
- 8 HORTIN, MARK ETAL 9.93

SECTION 20

- 1 JENSEN, LINDA K 10.15
- 2 EICHELBERGER, STEVEN A 10.05
- 3 CHAILLE, BRIAN S ETAL 7.17
- 4 EICHELBERGER, STEVEN A 20.07
- 5 CARPENTER, JOSEPH ETAL 7.91
- 6 EICHELBERGER, STEVEN A 10.06
- 7 SMITLEY, ROBERT ETAL 7.6
- 8 EBY, DUANE 20.17
- 9 MCWETHY TRUST, BRICE 24

SECTION 21

- 1 SULLIVAN, RICHARD 10.89
- 2 EBY, DUANE 8.15
- 3 OYER, VIRGINIA 6.9
- 4 HESER, KENNETH J 20.05
- 5 SULLIVAN TRUST, KENWOOD ETAL 10.42

SECTION 22

- 1 WILLIAMS, BRADLEY R 20.09
- 2 SHIELDS, CURTIS L 20.07
- 3 HEISER, LENNIE 10.61
- 4 HEAP, DOUG 20.23
- 5 HEAP, DOUG 18.68

SECTION 23

- 1 LUTZ, WANIZ Z 20.3
- 2 LUTZ, WENDEL 20.31

SECTION 24

- 1 JOST, MARY ANN 20.24
- 2 HEISER, GERALD ETAL 20.25

SECTION 25

- 1 SHIELDS, PATRICIA A 9.91

SECTION 26

- 1 GORDON, STEPHEN A 20.23

SECTION 27

- 1 FLESSNER TRUST, ESTHER 38.72

SECTION 28

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- 7 HEATH, ALVIN R 10.05
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- 9 HOLLAND, SAMUEL ETAL 5.91

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SECTION 28

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SECTION 19

- 2 ZONFRILLI, JOHN ETAL 10.77
- 3 ZONFRILLI, JOHN ETAL 12.47
- 4 BIRCH, JOSEPH JOHN 20.91
- 5 HUMMEL, JOHN 11.45
- 6 TARR, APRIL S 7.61
- 7 MCBRIDE, KATHY 7.4
- 8 OWENS, BARBARA T 20.19

SECTION 20

- 1 KELLY, JON ETAL 5.04
- 2 FRENCHS, ROBBY C 19.43
- 3 MCWETHY TRUST, BRICE 5.09
- 4 STONE, RANDAL ETAL 9.59
- 5 MCWETHY TRUST, BRICE 19.62
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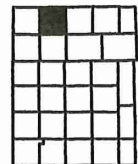
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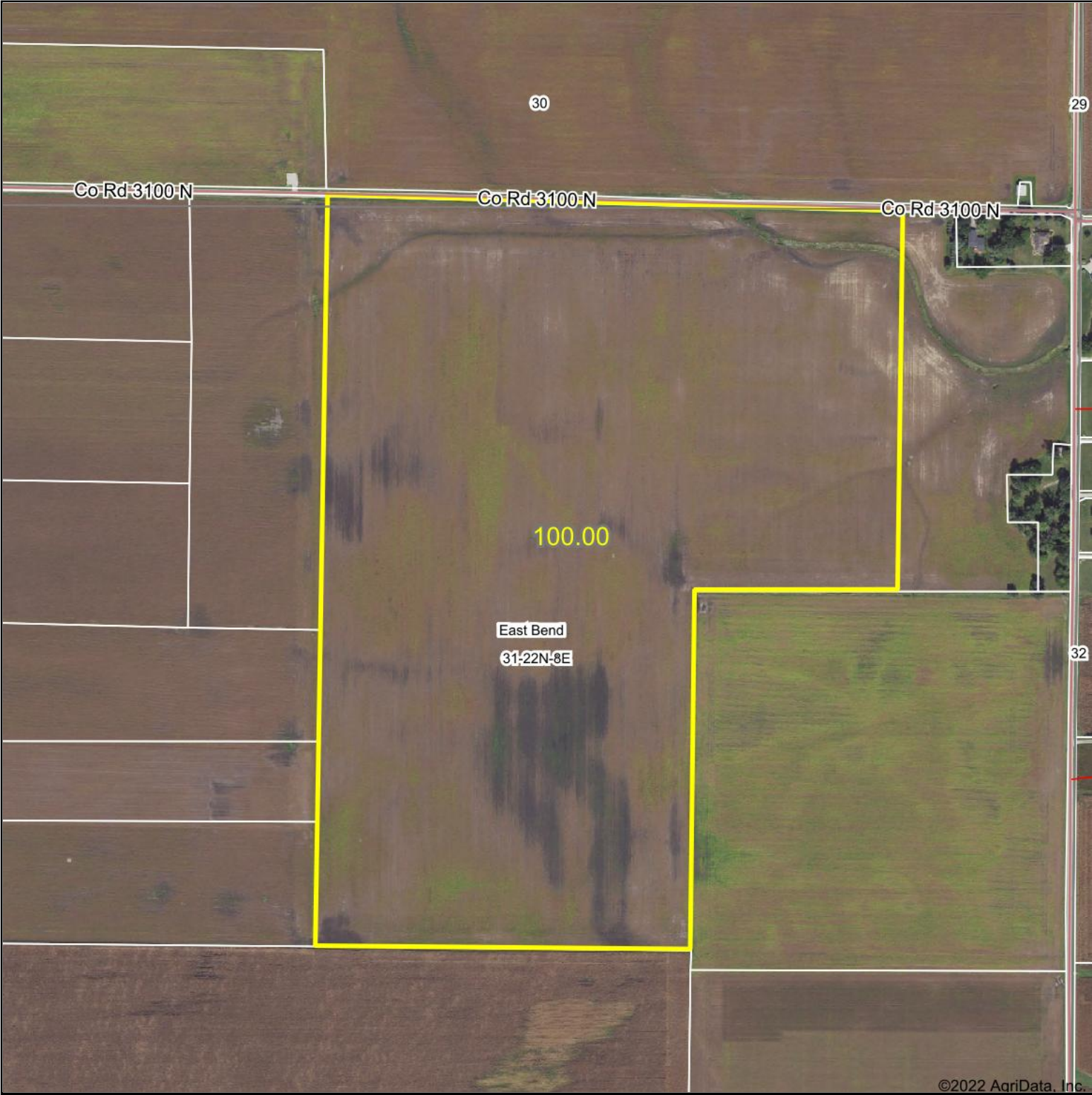
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CONTINUED ON NEXT PAGE



Aerial Map - Total Acres



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Map Center: 40° 19' 20.07, -88° 20' 4.52



31-22N-8E
Champaign County
Illinois



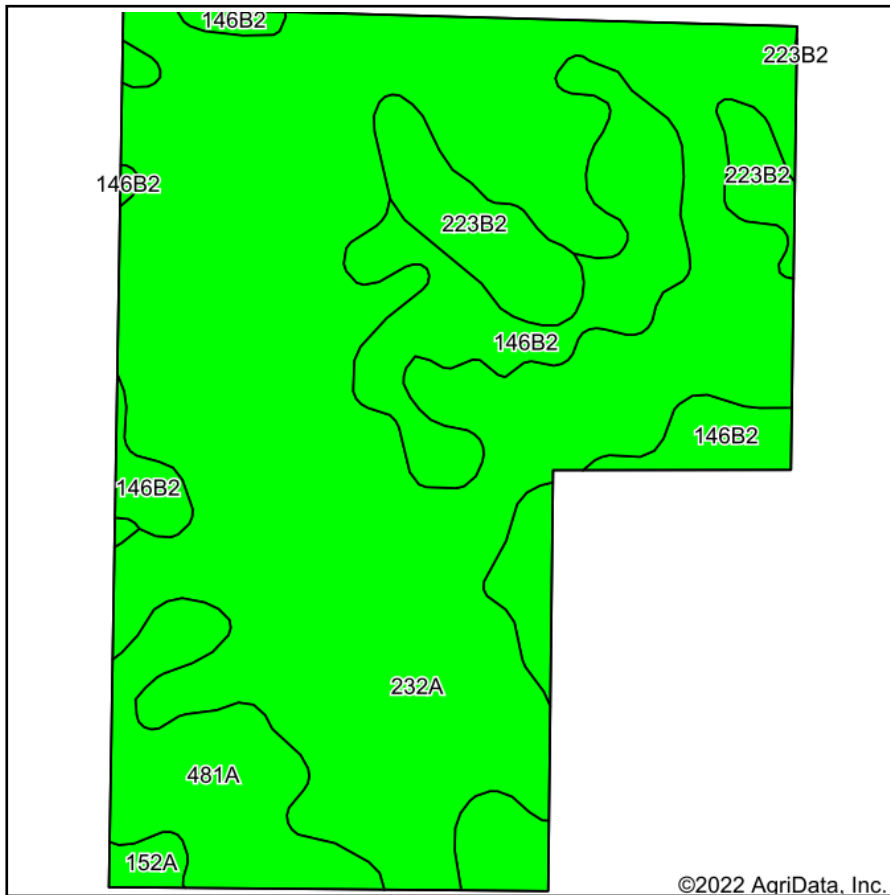
6/1/2022



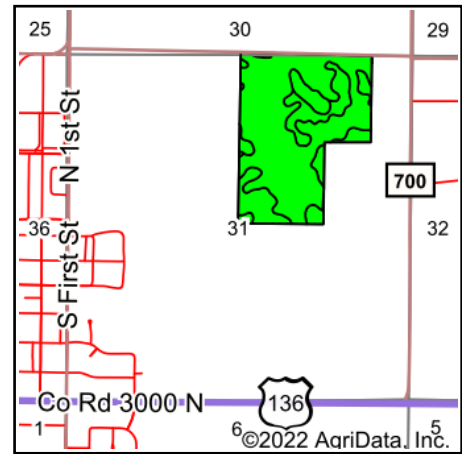
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **31-22N-8E**
 Township: **East Bend**
 Acres: **100**
 Date: **6/1/2022**



Maps Provided By:



Area Symbol: IL019, Soil Area Version: 16

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A <i>b</i> | Alfalfa <i>d</i> hay, T/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|--------------|---------------|-------------|--------------------|---------------------------|--|
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 69.15 | 69.1% | | 170 | 56 | 65 | 85 | 0.00 | 127 |
| **146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 16.58 | 16.6% | | **160 | **52 | **65 | **83 | 0.00 | **119 |
| 481A | Raub silt loam, non-densic substratum, 0 to 2 percent slopes | 7.87 | 7.9% | | 183 | 58 | 73 | 102 | 0.00 | 134 |
| **223B2 | Varna silt loam, 2 to 4 percent slopes, eroded | 5.55 | 5.6% | | **150 | **48 | **61 | **75 | **4.65 | **110 |
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 0.85 | 0.8% | | 195 | 63 | 73 | 100 | 0.00 | 144 |
| Weighted Average | | | | | 168.5 | 55.1 | 65.5 | 85.6 | 0.26 | 125.4 |

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/>

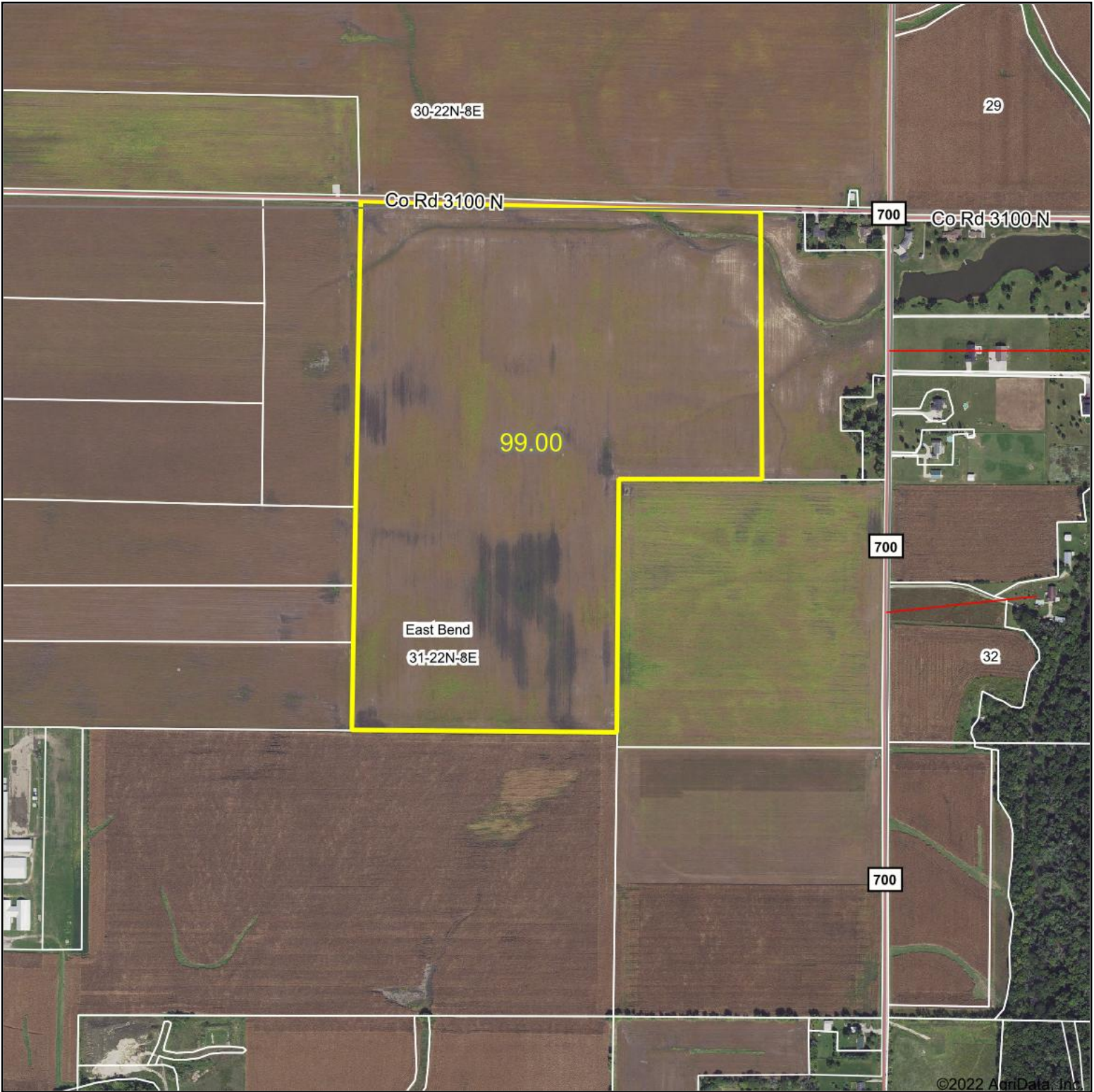
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

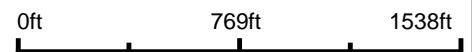
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

Aerial Map - Tillable Acres

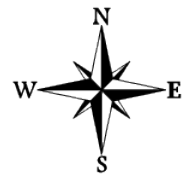


Map Center: 40° 19' 15.27, -88° 20' 2.46



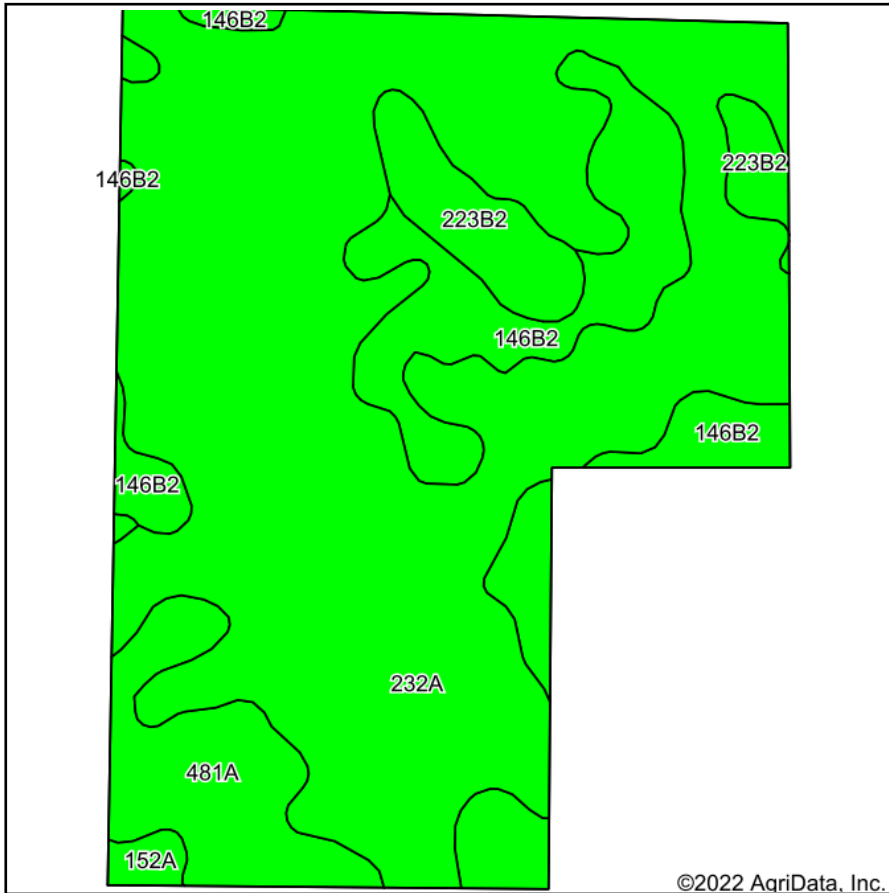
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31-22N-8E
Champaign County
Illinois

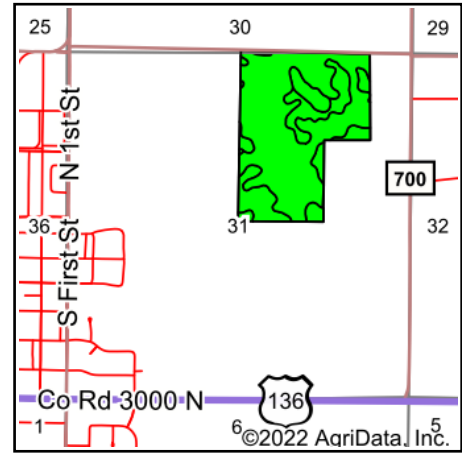


6/1/2022

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **31-22N-8E**
 Township: **East Bend**
 Acres: **99**
 Date: **6/1/2022**



Maps Provided By:



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Area Symbol: IL019, Soil Area Version: 16

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A <i>b</i> | Alfalfa <i>d</i> hay, T/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|--------------|---------------|-------------|--------------------|---------------------------|--|
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 68.42 | 69.1% | | 170 | 56 | 65 | 85 | 0.00 | 127 |
| **146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 16.46 | 16.6% | | **160 | **52 | **65 | **83 | 0.00 | **119 |
| 481A | Raub silt loam, non-densic substratum, 0 to 2 percent slopes | 7.87 | 7.9% | | 183 | 58 | 73 | 102 | 0.00 | 134 |
| **223B2 | Varna silt loam, 2 to 4 percent slopes, eroded | 5.40 | 5.5% | | **150 | **48 | **61 | **75 | **4.65 | **110 |
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 0.85 | 0.9% | | 195 | 63 | 73 | 100 | 0.00 | 144 |
| Weighted Average | | | | | 168.5 | 55.1 | 65.5 | 85.6 | 0.25 | 125.4 |

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".

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



Abbreviated 156 Farm Record

Operator Name : ON TRACK FARMING INC
 17-053-364, 17-053-373, 17-019-886, 17-053-3128, 17-053-3351, 17-053-3789, 17-053-4202, 17-053-4203,
 17-053-4204, 17-019-4593, 17-053-4841, 17-053-4843, 17-053-4995, 17-053-4996, 17-019-5247, 17-019-5263,
 17-019-5771, 17-019-9551, 17-019-9932, 17-019-9933, 17-019-10862, 17-019-10870, 17-019-11194, 17-019-11195,
 17-019-11197, 17-019-12324, 17-019-13493, 17-019-13664, 17-019-13772

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 118.29 | 114.97 | 114.97 | 0.00 | 0.00 | 0.00 | 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 | 114.97 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | SOYBN | CORN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 58.00 | 0.00 | 170 | 0 |
| Soybeans | 56.90 | 0.00 | 52 | 0 |
| TOTAL | 114.90 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 621

Description : D4-1 SEC31 H T22N R8E

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 : KANDY BEESLEY, GREG BEESLEY, MURALT FAMILY FARMS, LLC

Other Producers : None

Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 118.29 | 114.97 | 114.97 | 0.00 | 0.00 | 0.00 | 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 | 114.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |



Abbreviated 156 Farm Record

DCP Crop Data

Tract 621 Continued ...

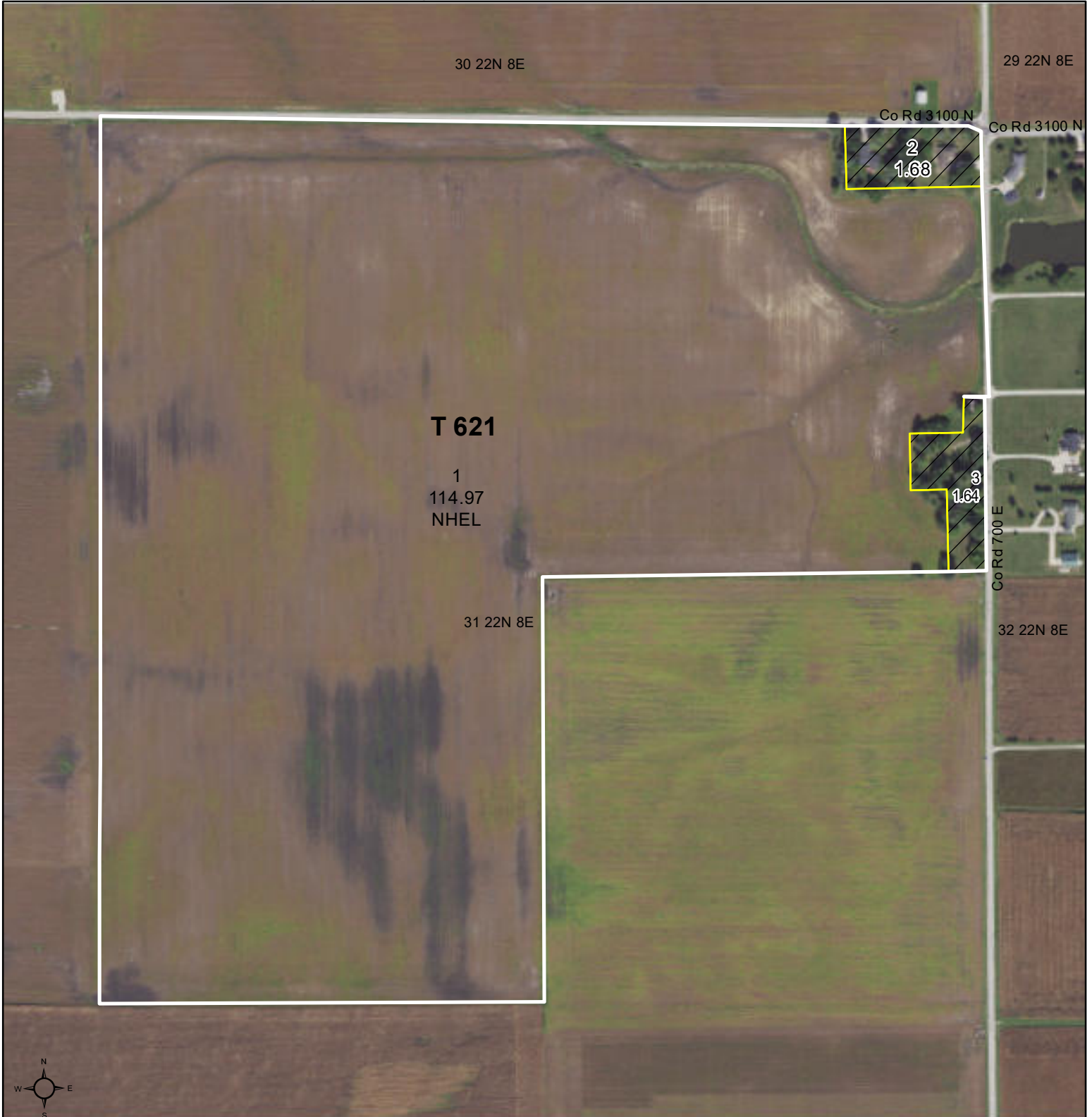
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn | 58.00 | 0.00 | 170 |
| Soybeans | 56.90 | 0.00 | 52 |
| TOTAL | 114.90 | 0.00 | |

NOTES

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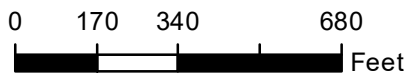


Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

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



2022 Program Year

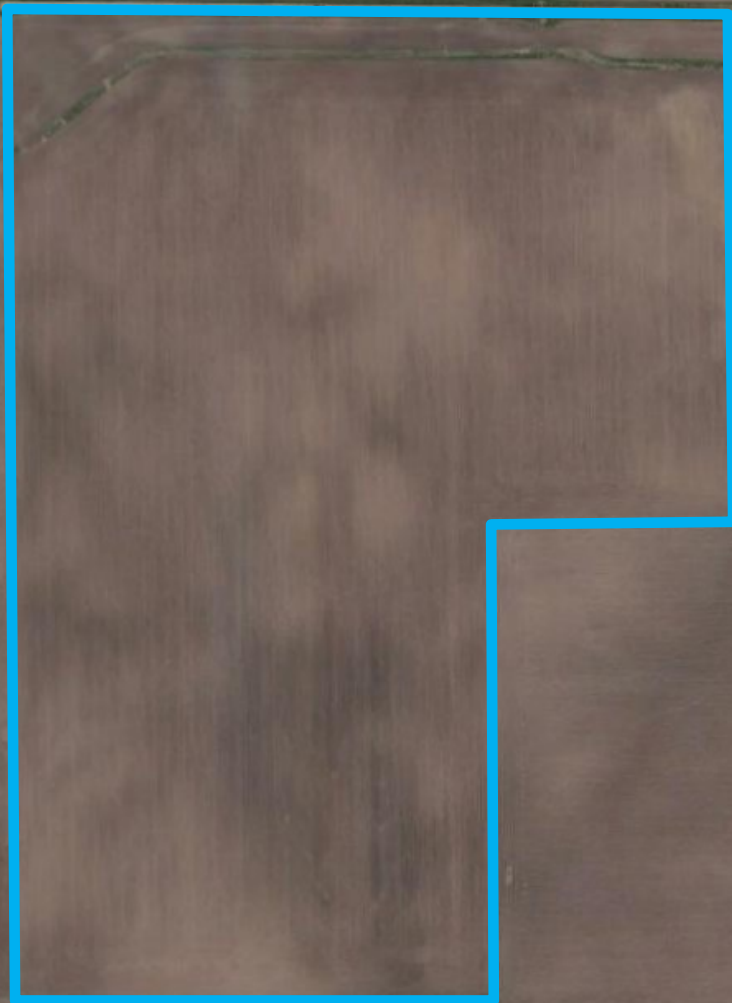
Map Created October 28, 2021

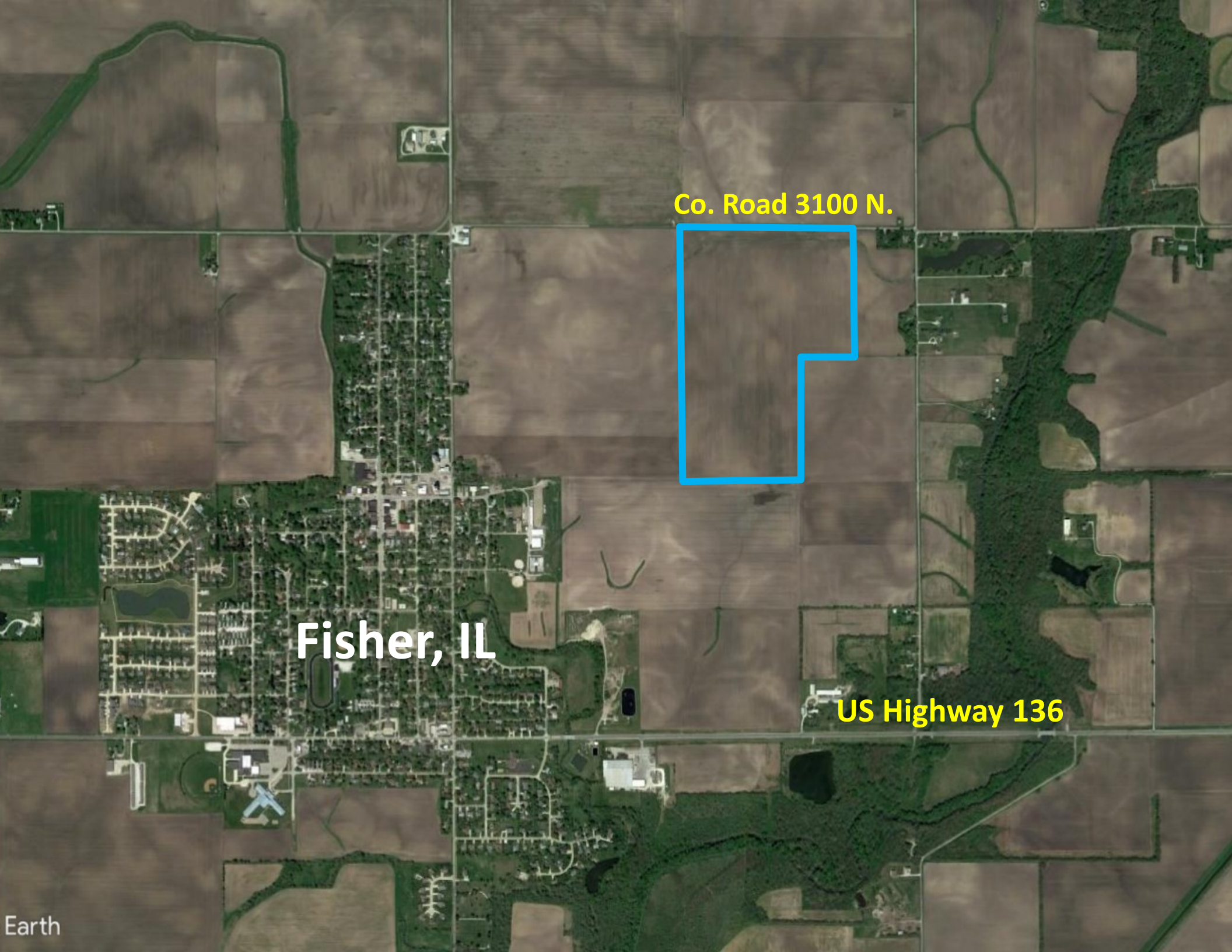
Farm **886**
Tract **621**

Tract Cropland Total: 114.97 acres

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Co. Road 3100 N.





Co. Road 3100 N.

Fisher, IL

US Highway 136