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P.O. Box 39
Princeton, IL 61356

*"Protecting Your Investment In Farmland"*SM

Douglas D. Ray
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Managing Real Estate Broker

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CUSIC FAMILY FARMS

Part of Section 3 – Macon Township – Bureau County
84.92 Surveyed Acres m/l 80.03 Acres FSA Tillable m/l

The Cusic Family Farms Buda farm is highly productive farmland in an excellent farming community. The farm has frontage on Route 40. There are no Improvements. The 3 CRP contracts are: .8 acres @ \$359.33 per acre expiring in 2026; 1.2 acres @ \$336 per acre expiring 2024; and 4.5 acres @ \$301 per acre expiring in 2026.

MAJOR SOIL TYPES

Soil Name & Code

86 B Osco silt loam
68 A Sable silt loam
86 B Osco silt loam
51A Muscatine silt loam
199B Plano silt loam

Yields

	<u>Corn</u>	<u>Beans</u>
86 B	189	59
68 A	192	63
86 B	181	57
51A	200	64
199B	192	59

Soil Productivity Index for optimum management 139.1

*Figures taken from the Univ. of Illinois Bulletin 811- August 2000,

Optimum Crop Productivity Ratings for Illinois Soils using the optimum level of management.

List Price: Reduced to \$840,708 \$9,900 per acre

FARM SERVICE AGENCY INFO: Farm # 5767 Tract #8317

Corn base acres: 55.12 PLC Yield: 176
Soybean base acres: 18.4 PLC Yield: 48

REAL ESTATES TAXES (2018 taxes paid in 2019)

PARCEL #	ACRES	
20-03-100-010	84.92	\$3,449.96 (\$40.62 per acre)

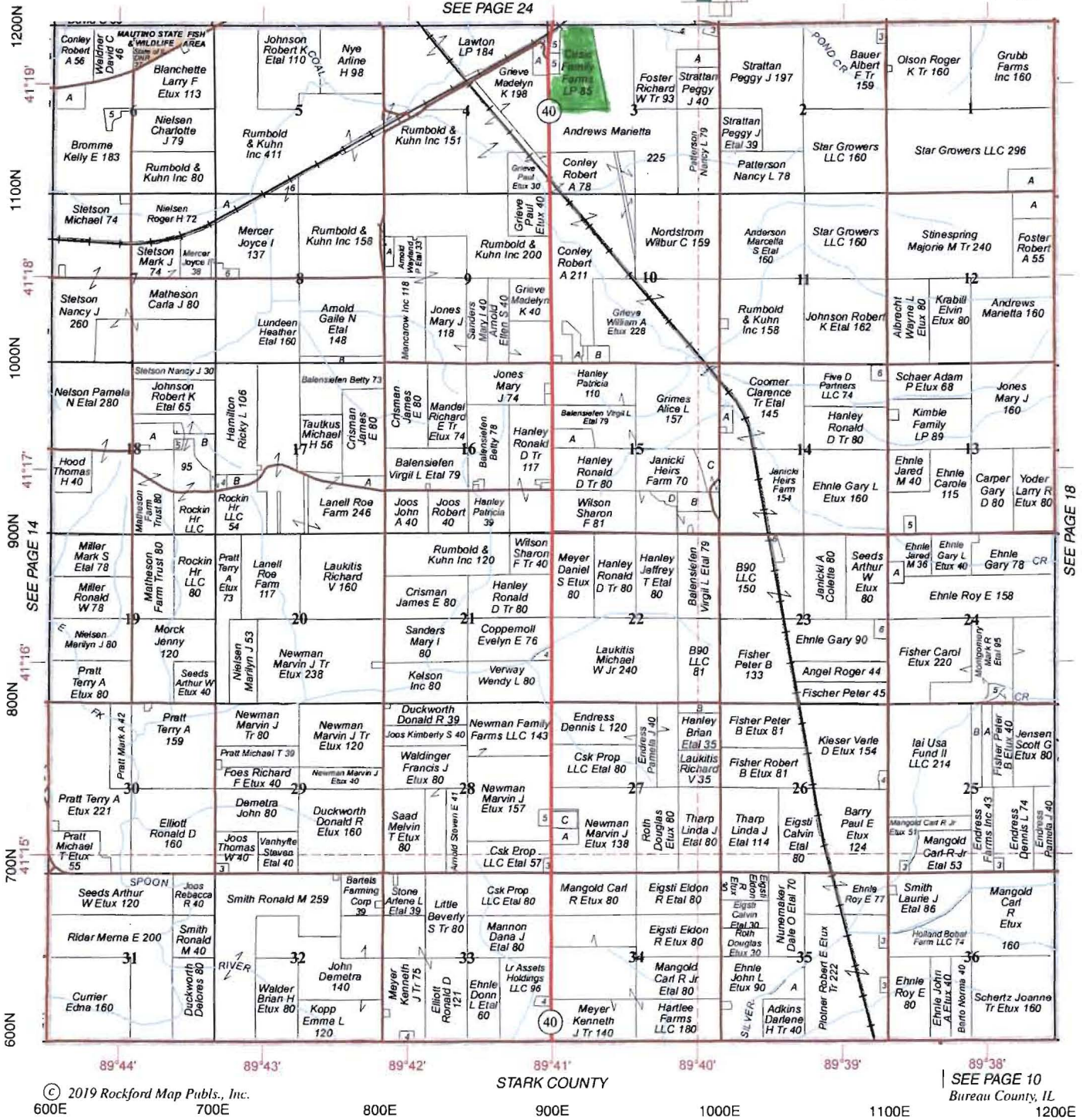
RAY FARM MANAGEMENT REPRESENTS THE SELLERS

MACON

Refer to page 62 for keyed parcels

T.15N.-R.7E.

SEE PAGE 24



© 2019 Rockford Map Pubs., Inc.
600E 700E

STARK COUNTY

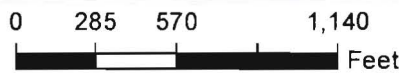
SEE PAGE 10
Bureau County, IL
1000E 1100E 1200E



Common Land Unit

- Cropland
- CRP

Tract Boundary



2019 Program Year

Map Created December 03, 2018

Wetland Determination Identifiers

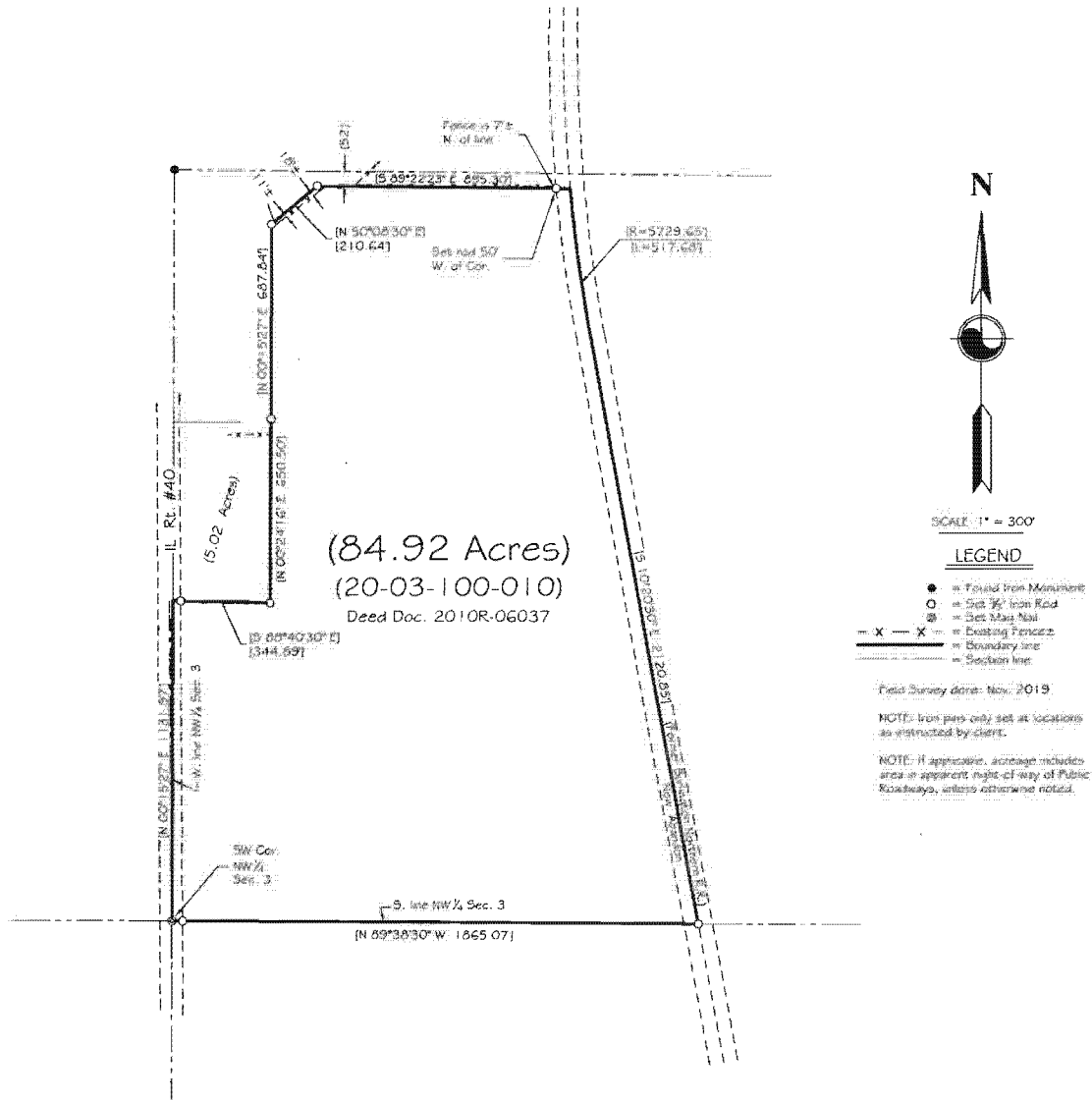
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 80.03 acres

Farm **5767**
Tract **8317**

IL011_T8317

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).



N

SCALE: 1" = 300'

LEGEND

- = Found Iron Monument
- = Set 3/4" Iron Rod
- ⊙ = Set Mang Nail
- X - X - = Existing Fence
- — — — = Boundary line
- — — — = Section line

Field Survey done: Nov. 2019.

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
 COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the NW 1/4 of Section 3, T15N, R7E of the 4th P.M., Bureau County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that the professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 75%ILCS-205/1b of the Illinois compiled statutes.

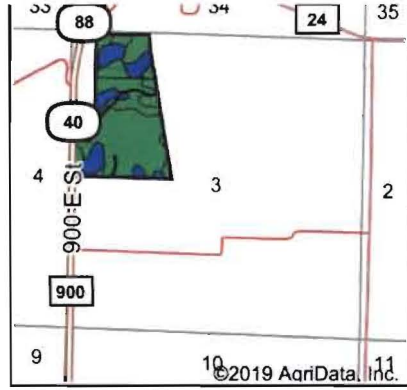
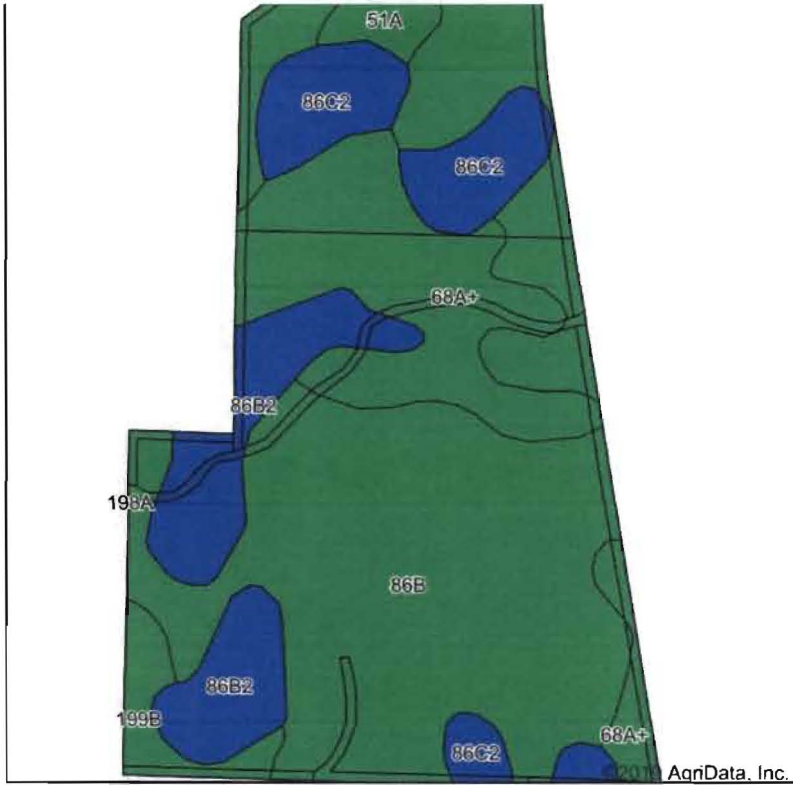
All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

Dated this 5th day of December, 2019.

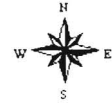
WALLACE LAND SURVEYING CO., LTD
 Professional Design Firm - #184.005454-0008
 Toulon - Illinois

By: _____
 Kevin Wallace #2014
 Illinois Professional Land Surveyor
 Expiration: 11/30/20

<p>Wallace Land Surveying Co., Ltd PO Box 42 Toulon, Illinois 61463 Illinois Design Firm #184.005454-0008 Office: 309-286-7333 E-mail: wallacesmar@gmail.com</p>	<p>CLIENT: Cusic Family Farms % Ray Farm Management</p> <p>DATE: 12-5-19</p> <p>JOB: 19240-001</p>	<p>Prepared for: Cusic Family Farms % Ray Farm Management PO Box 39 Princeton, IL 61356</p>
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State: **Illinois**
 County: **Bureau**
 Location: **3-15N-7E**
 Township: **Macon**
 Acres: **80.01**
 Date: **3/15/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 17									
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	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	43.13	53.9%		**189	**59	**74	**101	**140
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	15.05	18.8%		192	63	74	99	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	9.67	12.1%		**181	**57	**71	**97	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.36	10.4%		**178	**56	**70	**95	**131
**199B	Plano silt loam, 2 to 5 percent slopes	2.30	2.9%		**192	**59	**73	**102	**141
51A	Muscataine silt loam, 0 to 2 percent slopes	1.50	1.9%		200	64	75	104	147
Weighted Average					187.7	59.3	73.2	99.6	139.1

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".

*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.