



*"Protecting Your Investment In
Farmland"™*

Douglas D. Ray
Accredited Farm Manager
Managing Real Estate Broker

226 Prairie Lane West
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www.rayfarm1.com

ROBIN VEST - FEIK FARM

**LASALLE COUNTY
MERIDEN TOWNSHIP Section 5**

**76.74 acres (m/l); 75.4 (m/l) FSA cropland acres
Prime Farmland - Surety Soil PI = 138.7**

LEASE open for 2017 crop

**Parcel # 02-05-202-000;
2015 tax paid 2016 = \$36.93/acre**

Farm extensively tiled in 2013 (\$75,293)

**FSA # 2416 67% corn base
CRP waterway contracts to be assumed by buyers**

LIST PRICE: \$12,500 per acre or \$959,250

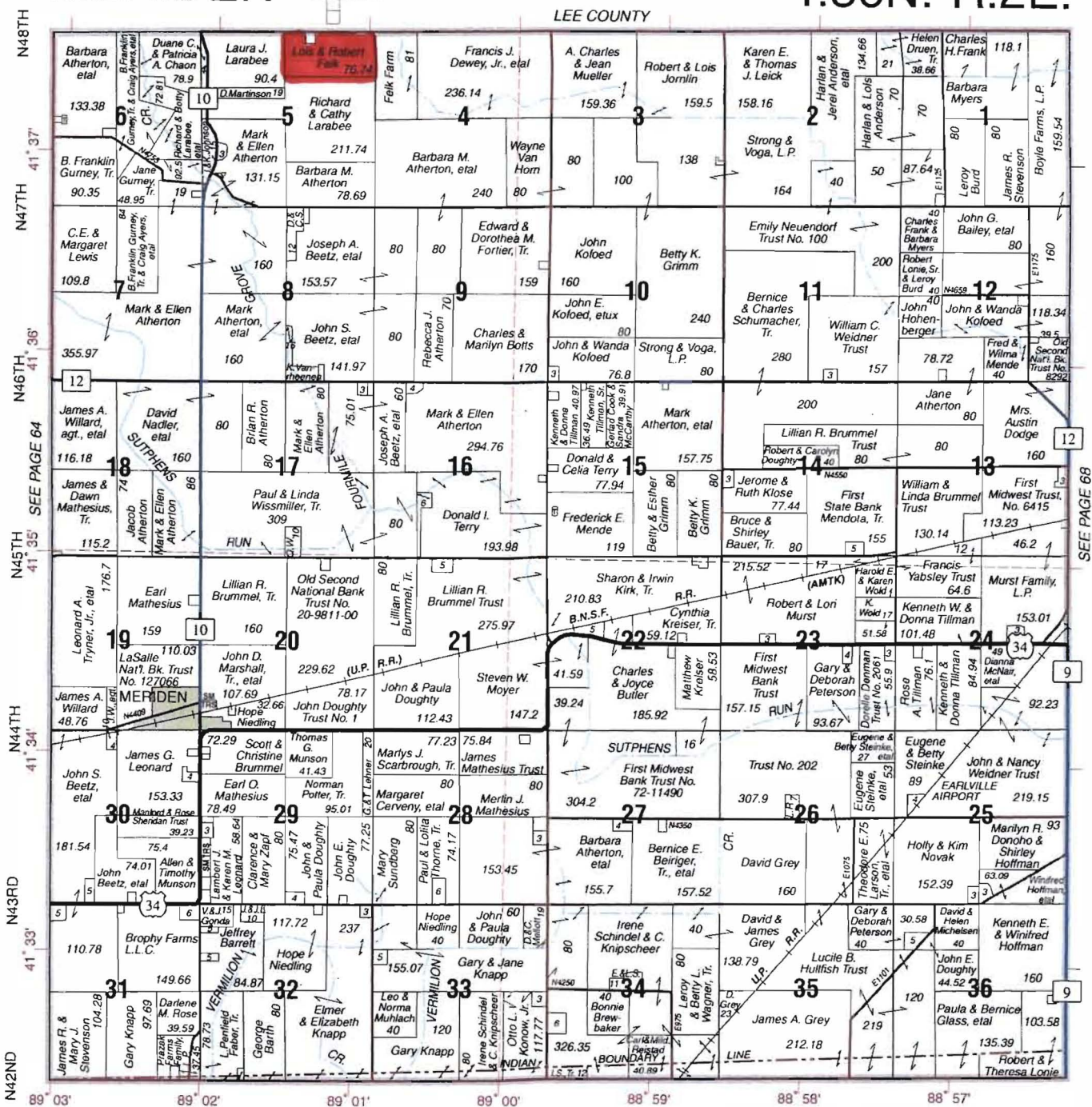
*This is a prime farm in an excellent farming community near
Illinois River Grain Terminals, Ethanol plants, and rail.
The farm has frontage on N. 48th Road.*

RAY FARM MANAGEMENT REPRESENTS THE SELLER

MERIDEN

T.36N.-R.2E.

LEE COUNTY



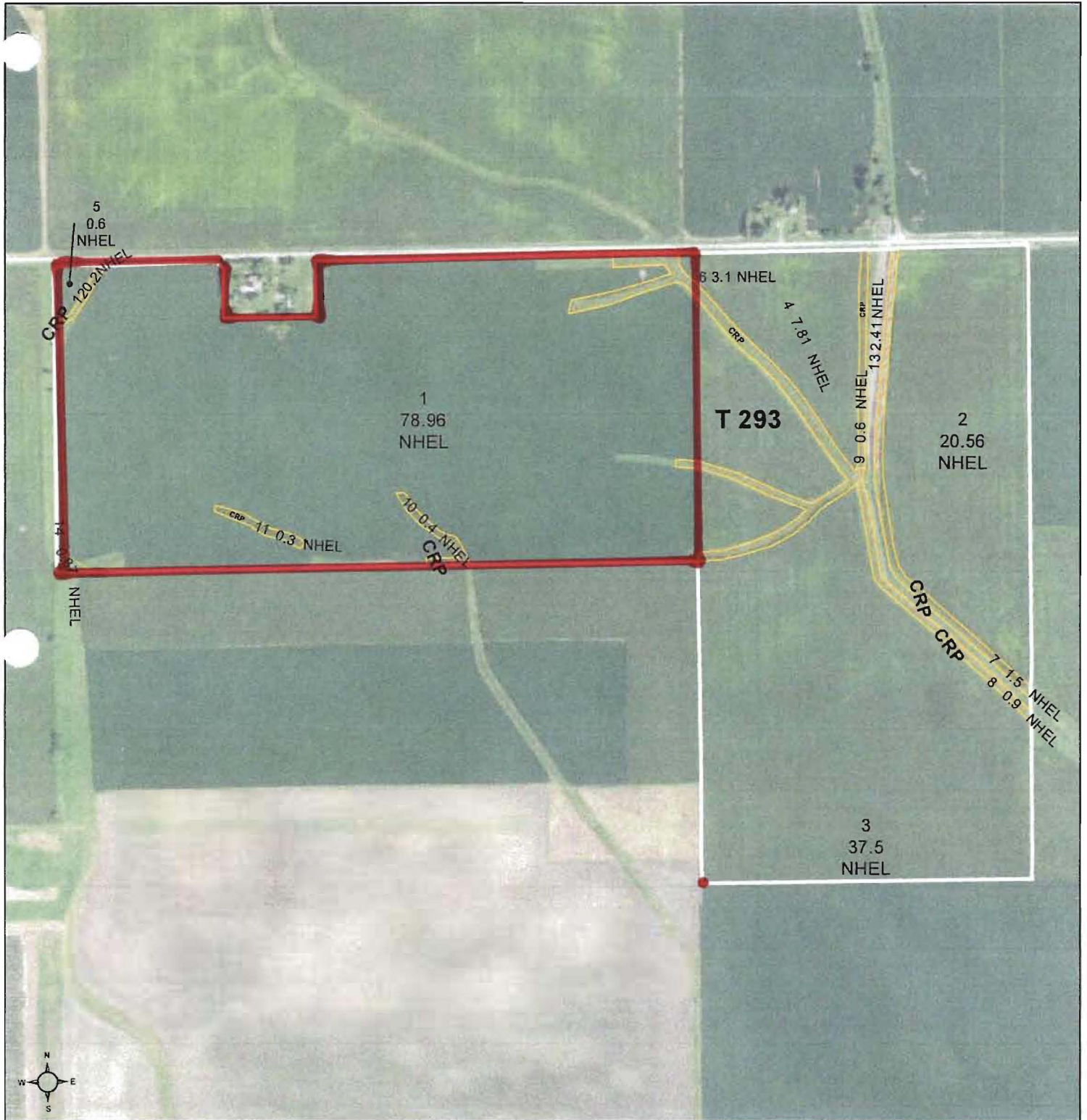
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SEE PAGE 56

LaSalle County, Ill.

E6TH E7TH E8TH E9TH E10TH E11TH E12TH

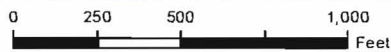
SEE PAGE 68



Common Land Unit

- Cropland
- CRP

Tract Boundary



2016 Program Year

Map Created December 28, 2015

Wetland Determination Identifiers

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

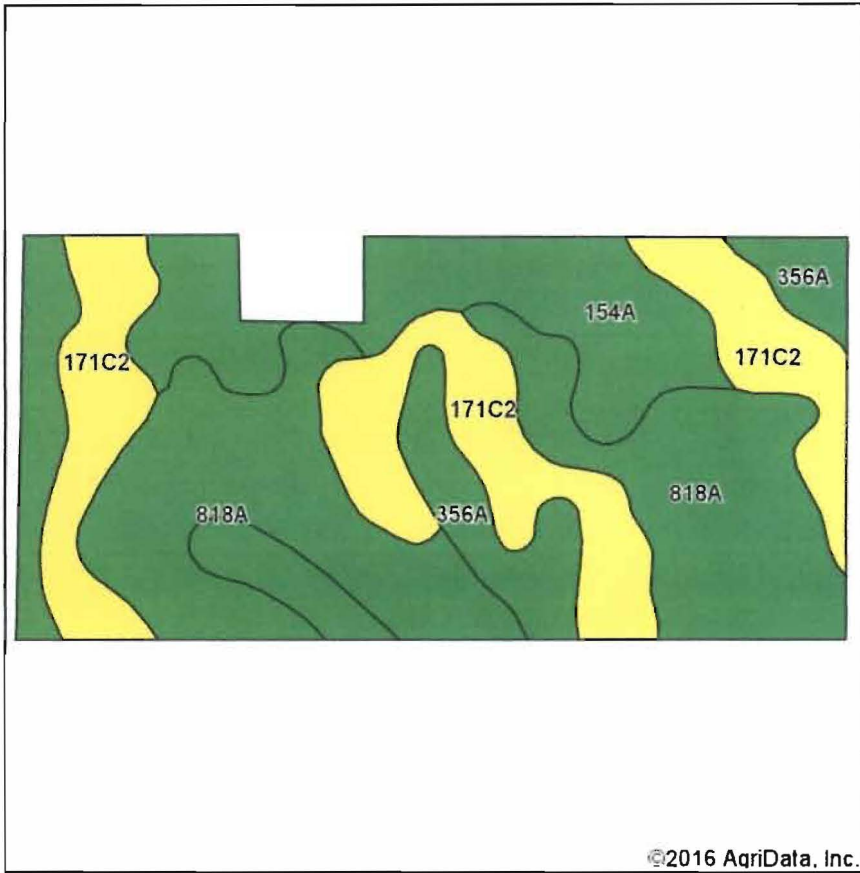
Farm 2416

Tract 293

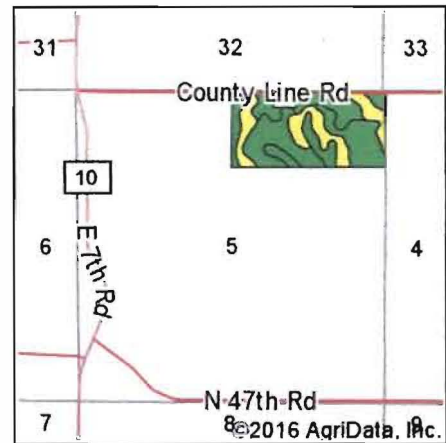
Tract Cropland Total: 155.71 acres

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **5-36N-2E**
 Township: **Meriden**
 Acres: **75.42**
 Date: **11/2/2016**



Maps Provided By:



Area Symbol: IL099, Soil Area Version: 10

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
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	28.31	37.5%		191	61	75	101	142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	21.49	28.5%		**174	**55	**68	**92	**128
154A	Flanagan silt loam, 0 to 2 percent slopes	13.14	17.4%		194	63	77	102	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	12.48	16.5%		195	63	66	102	144
Weighted Average					187.3	60	71.9	98.8	138.7

Area Symbol: IL099, Soil Area Version: 10

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:

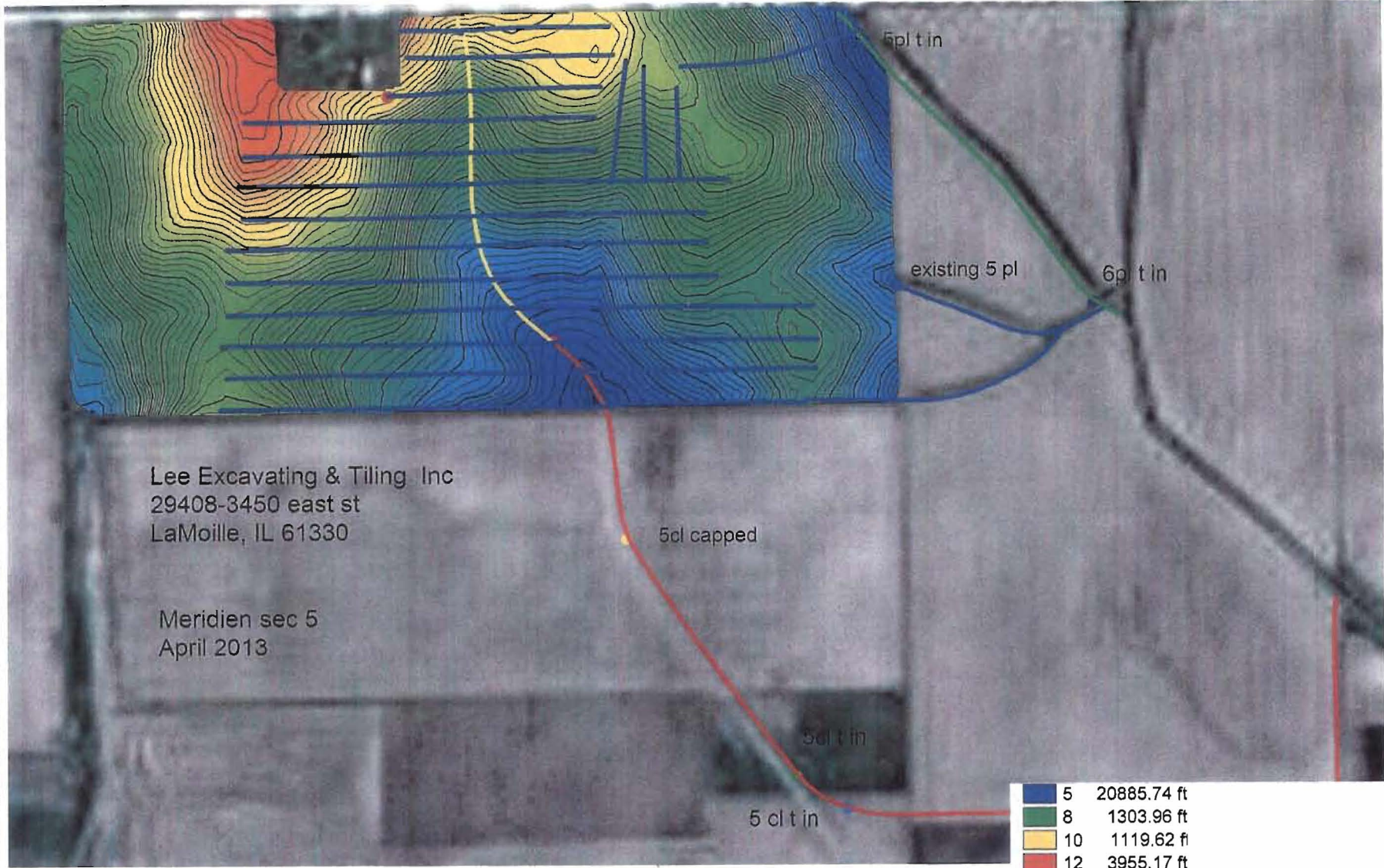
<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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".

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





MAPS ARE FOR TAXING PURPOSES ONLY AND ARE NOT SURVEY ACCURATE

1 inch = 351 feet



6" Clay

6" Clay

1307'10"

Feik Farm
Ray Farm Management
Meridan Sec 4
October 2011

359'5"

- 1315'5"
- 1285'5"
- 1299'5"
- 1294'5"
- 1345'5"
- 1295'5"
- 1300'5"
- 1289'5"

648'8"

Lée Excavating & Tiling
29444 3450 East Street
LaMoille, IL 61330
October 2011

Illinois
LaSalle

U.S. Department of Agriculture
Farm Service Agency

FARM: 2416

Prepared: 3/23/16 8:15 AM

Crop Year: 2016

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate or complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 293 Description: E1-N1/2 NE1/4 SEC 5 T36N R2E

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.71	155.71	155.71	0.0	0.0	7.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	148.71	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	99.62		157	0.0
SOYBEANS	49.07		53	0.0
Total Base Acres:	148.69			

Owners: MARY S FEIK

Other Producers: None

LA SALLE COUNTY TREASURER

JAMES L. SPELICH
707 EAST ETNA ROAD
P.O. BOX 1560
OTTAWA, IL 61350

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2015 LA SALLE COUNTY REAL ESTATE TAX

LA SALLE COUNTY REAL ESTATE TAX BILL

DUE 7/7/2016	DUE 9/7/2016
FIRST INSTALLMENT	SECOND INSTALLMENT
\$1,416.92	\$1,416.92
FORFEITED	COSTS
0.00	
PENALTY	PENALTY
TOTAL PAID	TOTAL PAID

PIN	
02-05-202-000	
ACRES	BILL NUMBER
76.740	54150
CLASS CODE	TAX CODE
0021	ME002
TOWNSHIP	
02-Meriden	
TAXABLE VALUE	
33,816	

80 34315 1 AV 0.376 0.579

FEIK, LOIS-ROBERT
RAY FARM MANAGEMENT
PO BOX 39
PRINCETON, IL 61356-0039

PROPERTY DESCRIPTION
LOT 1 E2 EX 1.744AC SOLD

ASSESSED TO: FEIK, LOIS-ROBERT

FORMULA FOR TAX CALCULATION - 2015		LOCATION OF PROPERTY	SECT/LOT	TWP	RANGE	ACRES
Land	+					76.740
Building	+					
Farm Land	+					33,816
Farm Building	+					0
B. Of R. Equalized	=					33,816
State Eq. Factors *	x					1.00000
State Eq. Value	=					33,816
Home Improvement	-					0
Owner Occupied	-					0
Senior Citizen	-					0
Disabled Veteran	-					0
Senior Assessment Freeze	-					0
Taxable Value	=					33,816
Tax Rate	x					8.38016
Real Estate Tax	=					\$2,833.84
Drainage Tax	=					\$0.00
Abated Taxes	=					\$0.00
Previous Year Taxable Value						32,705
ASSESSOR'S NAME SEE REVERSE SIDE	TOTAL TAX DUE					\$2,833.84
1977 EQUALIZED VALUE	FAIR MARKET VALUE					0.00

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
COUNTY	0.79371	259.59	0.78860	266.67
SOCIAL SECURITY, I.M.R	0.21514	70.36	0.23764	80.37
MERIDEN TWP	0.49070	160.49	0.51400	173.81
SOCIAL SECURITY	0.01658	5.42	0.01600	5.41
MERIDEN TWP ROAD	0.59711	195.28	0.61734	208.76
SOCIAL SECURITY	0.00042	0.14	0.00042	0.14
MENDOTA H#280	2.59970	850.23	2.80361	948.07
SOCIAL SECURITY, I.M.R	0.12109	39.60	0.11882	40.18
MENDOTA G#289	2.57194	841.15	2.51855	851.68
SOCIAL SECURITY, I.M.R	0.20590	67.34	0.18955	64.09
IVCC J513	0.35787	117.04	0.37068	125.35
SOCIAL SECURITY	0.00902	2.95	0.00913	3.09
MENDOTA-TROY GR.FIRE	0.12500	40.88	0.12500	42.27
MERD-OPHIR-TROY GR.	0.06932	22.67	0.07082	23.95
Total	8.17350	2,673.14	8.38016	2,833.84

*CU# 19099
6/22/16*

*\$36.93
per acre*

FIRST INSTALLMENT DUE DATE:	7/7/2016	AMOUNT	\$1,416.92	SECOND INSTALLMENT DUE DATE:	9/7/2016	AMOUNT	\$1,416.92
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