



226 Prairie Lane West
P.O. Box 39
Princeton, IL 61356

*"Protecting Your Investment In Farmland"*SM

Douglas D. Ray
Accredited Farm Manager
Managing Real Estate Broker

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www.rayfarm1.com

Email: rayfarm1@comcast.net

JAMES H. DUNN FARM

Part of Section 6 - Clarion Township – Bureau County
186.69 Total Acres m/l 172.31 Acres Tillable m/l

The James H. Dunn farm is a high-quality farm in an excellent farming community. The farm has frontage on 3000 E and 2950 N Roads. There are no Improvements. There are 3 CRP contracts expiring in 2020 (17.5 acres), 2022 (16.9 acres), 2028 (3.6 acres)

MAJOR SOIL TYPES

Soil Name & Code	Yields *	
	<u>Corn</u>	<u>Beans</u>
86 B2 Osco silt loam	181	57
171 C2 Catlin silt loam	174	55
86 B Osco silt loam	189	59
51A Muscatine silt loam	200	64
Soil Productivity Index for optimum management		134.1

*Figures taken from the Univ. of Illinois Bulletin 811- August 2000,
Optimum Crop Productivity Ratings for Illinois Soils using the optimum level of management.

FARM SERVICE AGENCY INFO: Farm # 336 Tract # 277

Corn base acres: 134.3 PLC Yield: 164

REAL ESTATES TAXES (2018 taxes paid in 2019)

PARCEL #	ACRES	
06-06-300-002	186.69	\$5,861.84 (\$31.40 per acre)

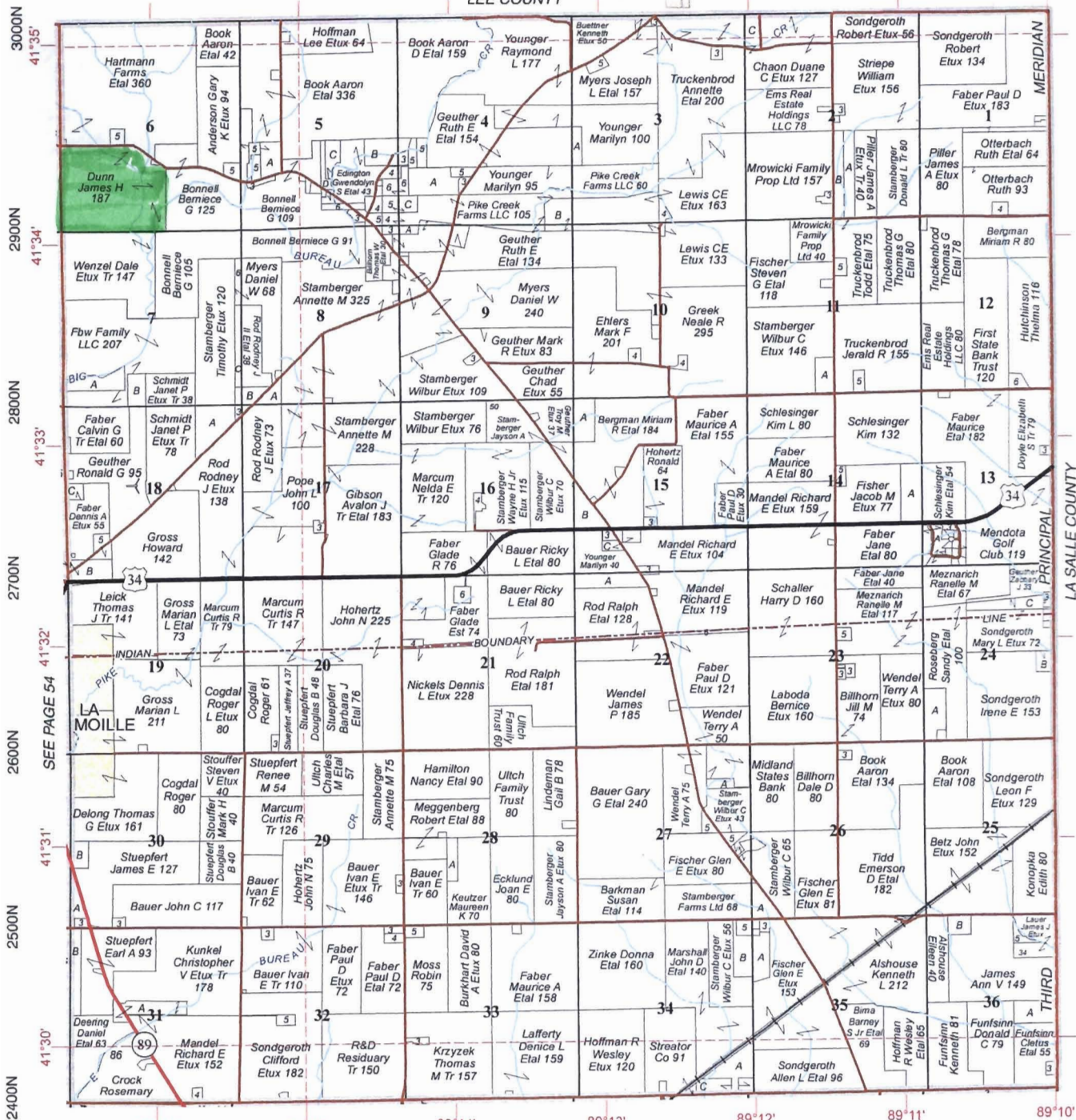
List Price: \$1,614,868 or \$8,650 per acre

RAY FARM MANAGEMENT REPRESENTS THE SELLER

CLARION

LEE COUNTY

T.18N.-R.11E.



LA SALLE COUNTY

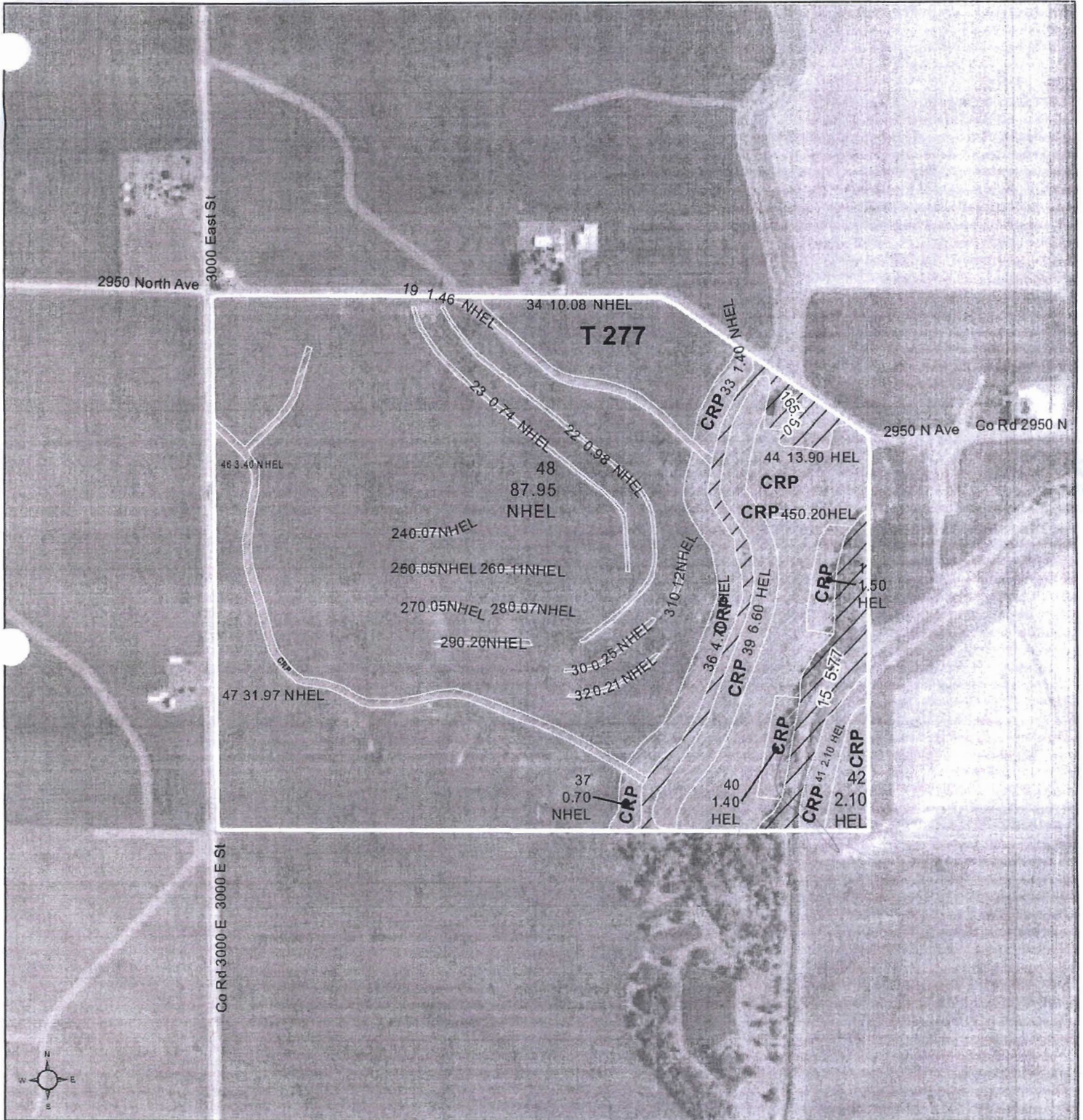
THIRD

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3000E 3100E

SEE PAGE 44

Bureau County, IL
3200E 3300E 3400E 3500E 3575E

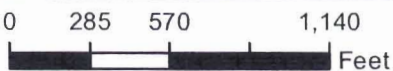
J. Dunn



Common Land Unit

- Non-Cropland
- Cropland

- CRP
- Tract Boundary



NAIP Imagery 2017

2018 Program Year
Map Created December 19, 2017

Wetland Determination

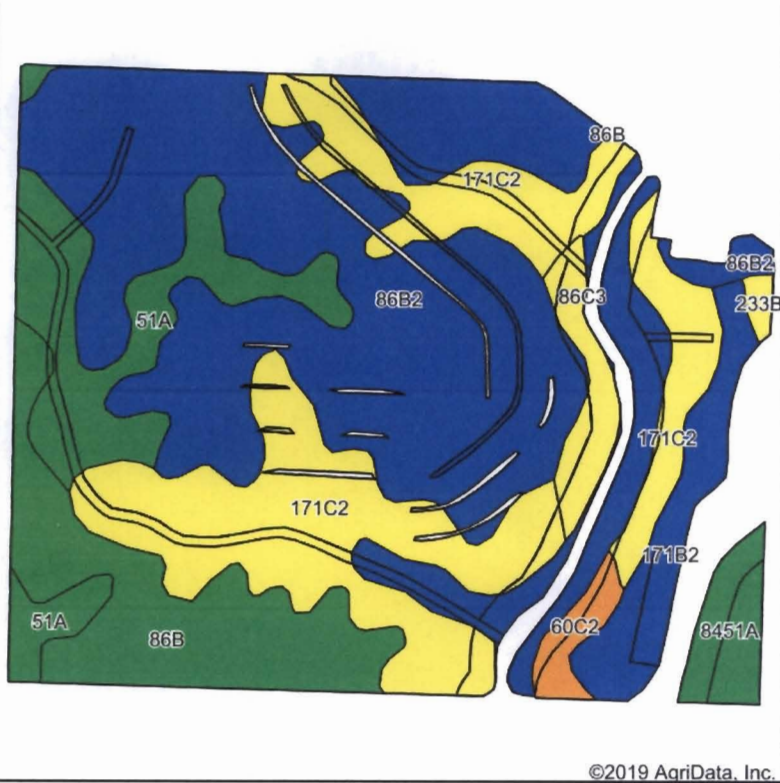
- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 172.31 acres

Farm 336
Tract 277

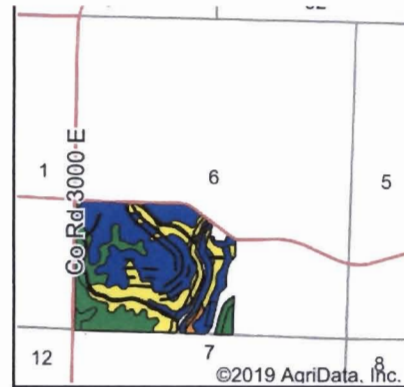
IL011_T277

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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **6-18N-11E**
 Township: **Clarion**
 Acres: **170.53**
 Date: **10/12/2019**



Maps Provided By:



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Area Symbol: IL011, 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	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	65.55	38.4%		**181	**57	**71	**97	**134
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	40.78	23.9%		**174	**55	**68	**92	**128
**86B	Osco silt loam, 2 to 5 percent slopes	18.57	10.9%		**189	**59	**74	**101	**140
51A	Muscataune silt loam, 0 to 2 percent slopes	17.10	10.0%		200	64	75	104	147
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.84	5.8%		189	60	71	98	139
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	7.59	4.5%		**178	**56	**69	**94	**131
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	4.16	2.4%		190	61	73	97	140
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	4.05	2.4%		**164	**52	**65	**88	**121
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.26	1.3%		**148	**48	**59	**69	**110
**233B	Birkbeck silt loam, 2 to 5 percent slopes	0.63	0.4%		**165	**51	**65	**87	**121
Weighted Average					181.7	57.4	70.6	96.2	134.1

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

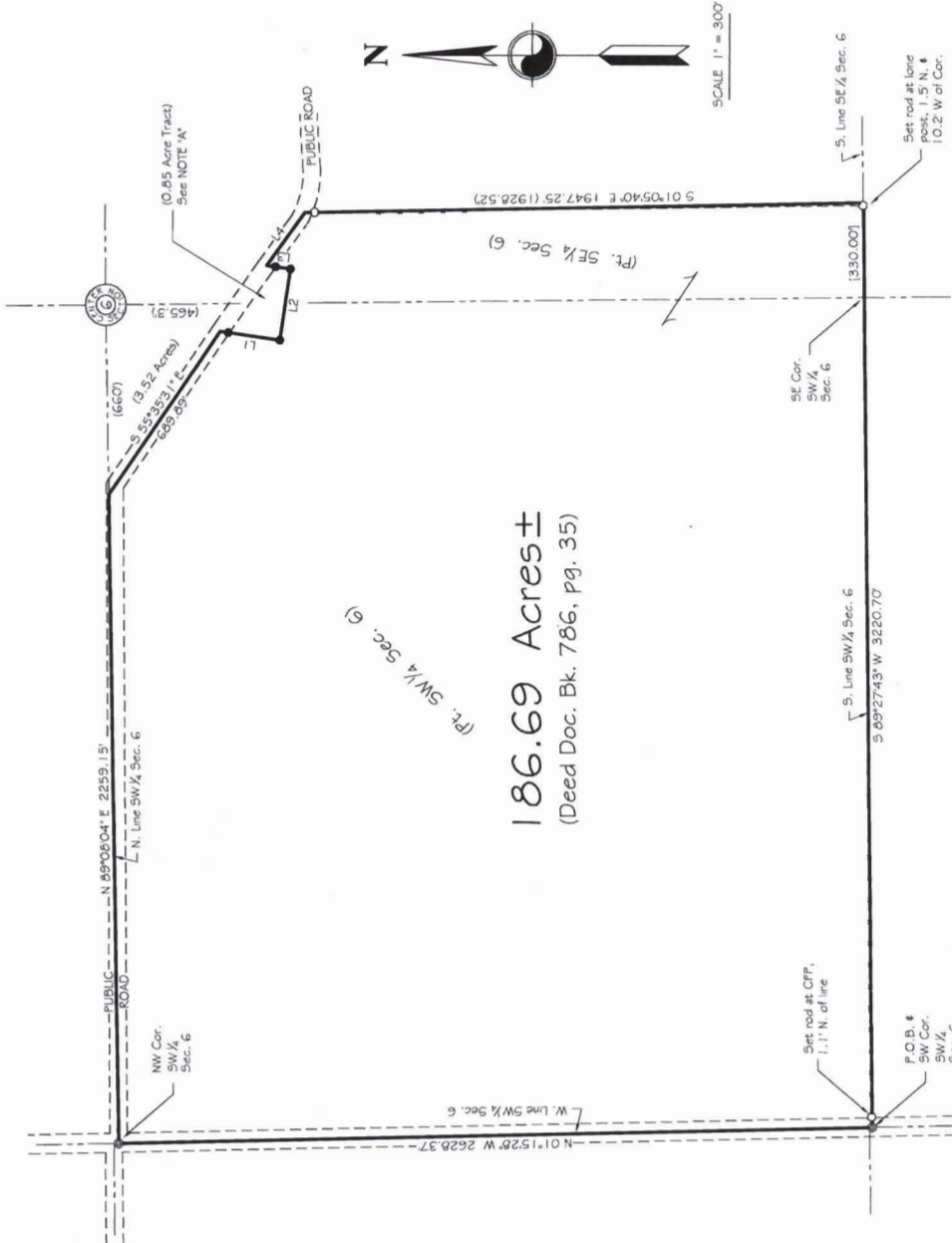
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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.



186.69 Acres ±
(Deed Doc. Bk. 786, pg. 35)

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 55
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the S $\frac{1}{2}$ Section 6, T18N, R11E 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 this 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 765ILCS-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 the 9th day of December, 2019.

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0008
Tolton, Illinois

By: Kevin Wallace #2614
Illinois Professional Land Surveyor
Expires: 11/30/20

LINE TABLE

LINE	BEARING	DISTANCE
1	S 11°07'37\"/>	

Prepared for:
James Dunn Farm
Ray Farm Management
PO Box 39
Princeton, IL 61356

CLIENT: Ray Farm Management
Re: James Dunn Farm
DATE: 12-9-19
JOB: 19241-001

Wallace Land Surveying Co., Ltd
PO Box 42
Tolton, Illinois 61463
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallacecorp@gmail.com

Field Survey date: Nov. - Dec. 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.
NOTE "A": 0.85 acre tract appears to be incorrectly described from original description and exception shown and described on deed 786 page 35. A corrected plat and description was made and deed recorded as Document 2011R04171 in Book 1525, Page 65 in Bureau County Recorder's Office. This deed matches the house and possession and how the County Tax map and is the best evidence as the true intent of said 0.85 acre tract. This deed from 2011 and plat from 2009 was used as the boundary for this Survey work.

LEGEND

- = Found Iron Monument
- = Set 1/2" Iron Rod
- = Existing Survey Point
- = Existing Survey Point
- X - = Boundary line
- = Section line