



*"Protecting Your Investment In  
Farmland"<sup>SM</sup>*

**Douglas D. Ray**  
Accredited Farm Manager  
Managing Real Estate Broker

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

Tel: 1-815-872-3276  
Fax: 1-815-875-3276  
Mobile: 1-815-878-5225

[www.rayfarm1.com](http://www.rayfarm1.com)

## **ROBIN VEST - FEIK FARM**

**LEE COUNTY  
WYOMING TOWNSHIP Section 32**

**50 acres (m/l); 49.5 (m/l) FSA cropland acres  
Prime Farmland - Surety Soil PI = 134.5**

**LEASE open for 2017 crop**

**West Part of Parcel # 22-18-32-400-003;  
2015 tax paid 2016 = \$37.47/acre**

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

**LIST PRICE: \$10,500 per acre or \$525,000**

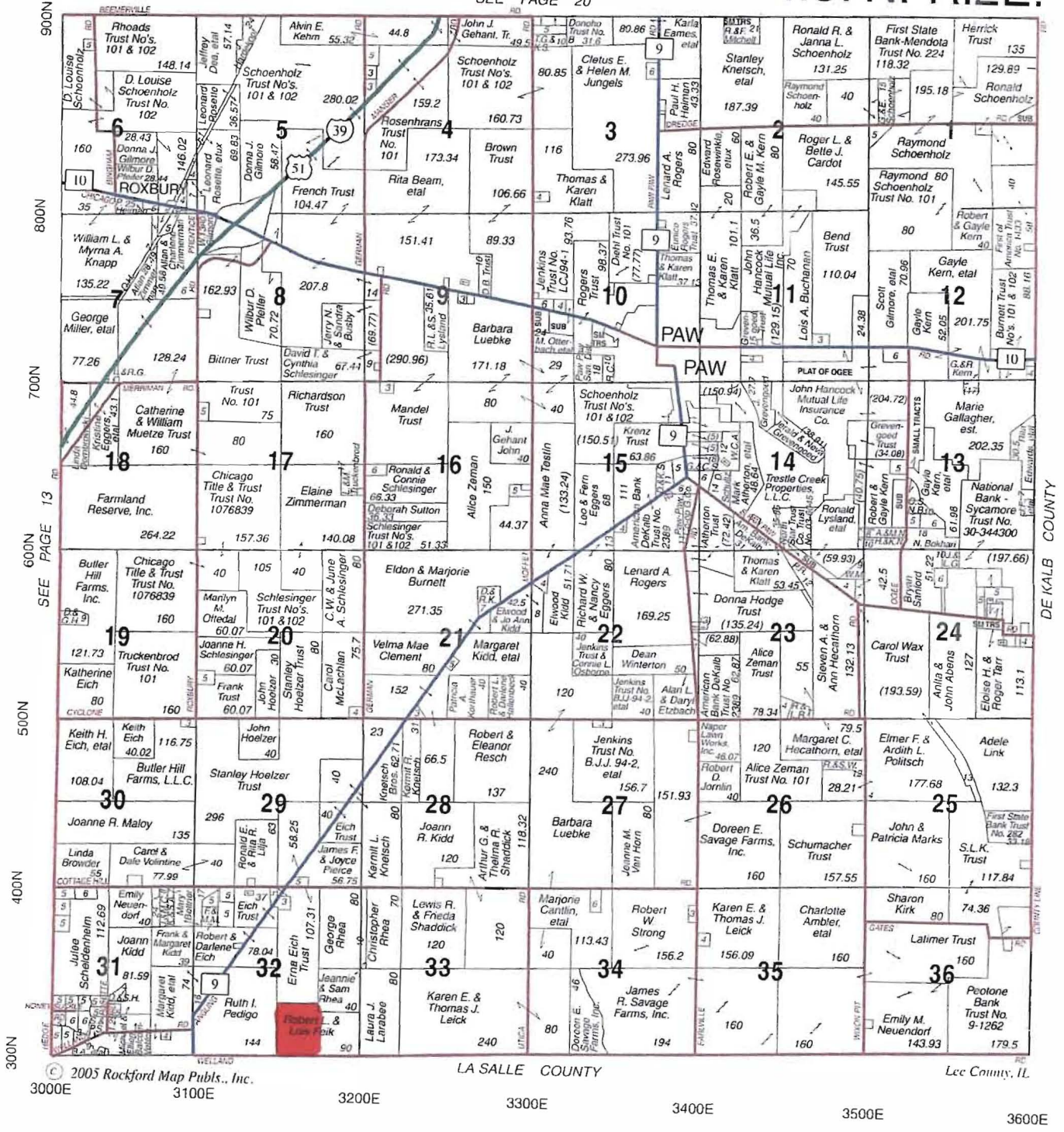
*This is a prime farm in an excellent farming community near  
Illinois River Grain Terminals, Ethanol plants, and rail.  
The farm has frontage on N. 48<sup>th</sup> Road.*

***RAY FARM MANAGEMENT REPRESENTS THE SELLER***

# WYOMING

SEE PAGE 20

# T.37N.-R.2E.



© 2005 Rockford Map Publs., Inc.

LA SALLE COUNTY

Lec County, IL

3000E 3100E 3200E 3300E 3400E 3500E 3600E

Feik - LEE



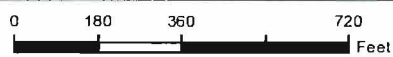
**Common Land Unit**

- Cropland
- CRP

**Wetland Determination Identifiers**

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

Tract Boundary



2016 Program Year

Map Created December 28, 2015

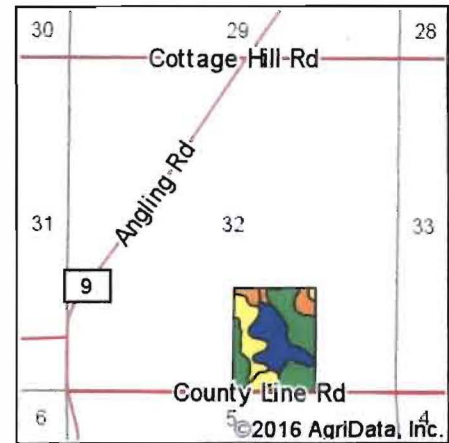
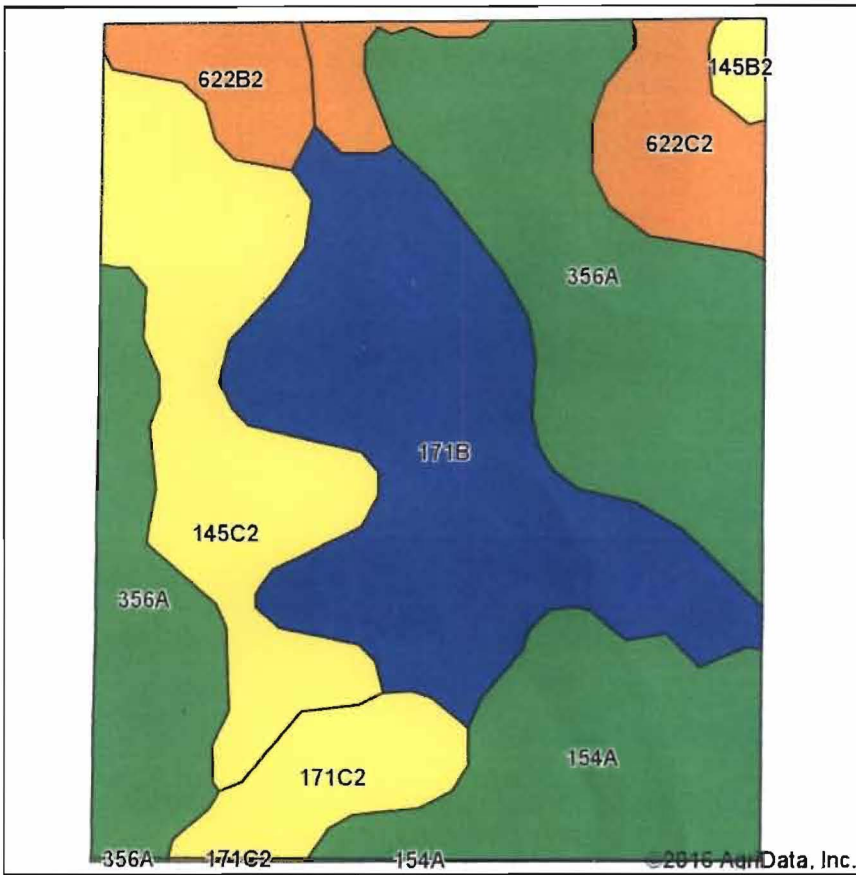
**Farm 2416**

**Tract 193**

**Tract Cropland Total: 87.42 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



State: **Illinois**  
 County: **Lee**  
 Location: **32-37N-2E**  
 Township: **Wyoming**  
 Acres: **49.19**  
 Date: **11/2/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 10  
 Area Symbol: IL103, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	14.14	28.7%		195	63	66	102	144
**171B	Catlin silt loam, 2 to 5 percent slopes	12.62	25.7%		**185	**58	**72	**98	**137
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	8.09	16.4%		**166	**53	**64	**88	**123
154A	Flanagan silt loam, 0 to 2 percent slopes	6.16	12.5%		194	63	77	102	144
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.43	7.0%		**150	**49	**60	**73	**112
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	2.51	5.1%		**174	**55	**68	**92	**128
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	1.72	3.5%		**153	**50	**62	**75	**114
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.44	0.9%		**170	**54	**66	**90	**125
154A	Flanagan silt loam, 0 to 2 percent slopes	0.08	0.2%		194	63	77	102	144
<b>Weighted Average</b>					<b>181.6</b>	<b>58.2</b>	<b>68.1</b>	<b>95.1</b>	<b>134.5</b>

Area Symbol: IL099, Soil Area Version: 10  
 Area Symbol: IL103, Soil Area Version: 11

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

<sup>b</sup> 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



**Site Information**  
Parcel Number: 18-32-400-003  
Township: Wyoming

**Assessment Information**  
Acres: 90  
Use Code: Unimproved Farmland  
Non Farm Land: \$0  
Farm Land: \$37,299  
Non Farm Building: \$0  
Farm Building: \$0  
Total Assmt: \$37,299

415'5"

5" Clay

Feik Farm  
Ray Farm Mangement  
Wyoming Sec 32  
October 2011

485'5"

5" CL Tee-in  
6" CL Tee-In

5" Clay

4" Clay

2704'8"

1303'5"

6" Clay

8"x10"

108'10"

Lee Excavating & Tiling  
29444 3450 East Street  
LaMoille, IL 61330  
815-539-5478

Illinois  
LaSalle

*Feik*

U.S. Department of Agriculture  
Farm Service Agency

FARM: 2416

Prepared: 3/23/16 8:15 AM

Crop Year: 2016

Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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 and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier Not Applicable Recon Number

Farms Associated with Operator: [REDACTED]

CRP Contract Number(s): 2567 , 2636 , 2637 , 2838

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
243.13	243.13	243.13	0.0	0.0	9.9	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	233.23	0.0	0.0			N	

ARC/PLC

ARC-IC NONE      ARC-CO CORN , SOYBN      PLC NONE      PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	156.24		157	0.0
SOYBEANS	76.96		53	0.0
<b>Total Base Acres:</b>	<b>233.2</b>			

Tract Number: 193      Description: E1-S1/2 SE1/4 Sec 32 T37N R2E Wyoming Twp, Lee Co

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
87.42	87.42	87.42	0.0	0.0	2.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	84.52	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	56.62		157	0.0
SOYBEANS	27.89		53	0.0
<b>Total Base Acres:</b>	<b>84.51</b>			

Owners: MARY S FEIK

Other Producers: None

PARCEL NUMBER	TOWNSHIP	TAX CODE	CLASS CODE	2015 PAYABLE	2016	TIF BASE
22-18-32-400-003	Wyoming	22003	0021			0
						1977 EQUALIZED
						500
						SAF BASE
						0
						FAIR CASH VALUE
						0
						TOTAL ACRES
						90.00
						LAND VALUE
						0
						+ BUILDING VALUE
						0
						- HOME IMPROVEMENT
						0
						= ASSESSED VALUE
						0
						x STATE MULTIPLIER
						1.0000
						= EQUALIZED VALUE
						0
						- OWNER OCCUPIED
						0
						- SENIOR EXMPT
						0
						- SAF/NET/FRAT
						0
						- DIS VET HOMESTEAD
						0
						- DISABLED PERSON EX
						0
						- RETURNING VET EX
						0
						+ FARM LAND
						35,622
						+ FARM BUILDING
						0
						= NET TAXABLE VAL.
						35,622
						x TAX RATE
						9.4660
						= CURRENT TAX
						\$3,371.98
						+ DRAINAGE
						\$0.00
						+ BACK TAX
						0
						- ENTERPRISE ZONE
						\$0.00
						= TOTAL TAX DUE
						<b>\$3,371.98</b>
						- TOTAL TAX PAID
						0
						= TOTAL TAX DUE
						<b>\$3,371.98</b>
						33314

*Chk# 18969  
5/17/16*

MAKE CHECKS PAYABLE TO: LEE COUNTY TREASURER/COLLECTOR

MAIL CHECKS TO LEE COUNTY  
TREASURER/COLLECTOR  
P.O. BOX 328  
DIXON, IL 61021

Site Address

Legal Description  
SECT/LOT:32 TWP:37 RNG/BLK:002  
S 5-8 WH SEQ SEQ SEQ  
8408-447

1ST DUE DATE 06/24/2016 2ND DUE DATE 09/02/2016  
1ST INSTALLMENT 2ND INSTALLMENT

INTEREST COST \$1,685.99 INTEREST COST \$1,685.99  
FIRST INSTALLMENT PAID SECOND INSTALLMENT PAID  
Farmers State Bank of Sublette JUN 07 2016  
AMOUNT COLLECTED AMOUNT COLLECTED

Mailing Address  
FEIK ROBERT & LOUIS  
C/O RAY FARM MANAGEMENT SERVICE  
PO BOX 39  
PRINCETON IL 61356-0039

Owner's Name  
FEIK, ROBERT L & LOIS

*\$37.47/Acre*

*TO BE SPLIT*