

# STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

**Monte Van Kooten**  
*Managing Broker*  
815-718-2244

**Dan Cribben**  
*Broker*  
815-786-3311

**Christian Groenewold**  
*Broker*  
815-990-1398

**Ian Legner**  
*Broker*  
815-503-4271

## ARTHUR MISSAL TRUST FARM

**Evans Township-Marshall County**

**173.65 Total Acres m/l**

**Located in Sections 5 & 8-Evans Township**

**4 Miles Northwest of Wenona and access to I-39**

**73 Acres m/l North of 1095 North County Road**

**100 Acres m/l South of 1095 North County Road**





**PRICE-\$11,000/Acre**

**POSSESSION-At closing subject to lease in place for the 2024 crop year.**

**(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)  
MONTE VAN KOOTEN, Managing Broker, represents the seller in this**

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

**FARM SERVICE INFORMATION**

**DCP Cropland-109.76 Acres**

Corn Base Acreage- 49.8 Acres PLC Yield-139

Soybean Acreage- 49.8 Acres PLC Yield- 42

**Productivity Index on Tillable Acres-131.7**

**RE TAXES-2023 due in 2024**

| <u>PARCEL #</u> | <u>ACRES</u> | <u>TAXES</u>       |
|-----------------|--------------|--------------------|
| 07-05-400-004   | 23.00        | \$ 1,245.54        |
| 07-05-400-005   | 15.00        | \$ 893.30          |
| 07-08-200-003   | 36.00        | \$ 1,031.06        |
| 07-08-200-010   | 27.65        | \$ 378.86          |
| 07-08-400-004   | <u>72.00</u> | <u>\$ 2,591.62</u> |
|                 | 173.65       | \$ 6,140.38        |

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)  
MONTE VAN KOOTEN, Managing Broker, represents the seller in this

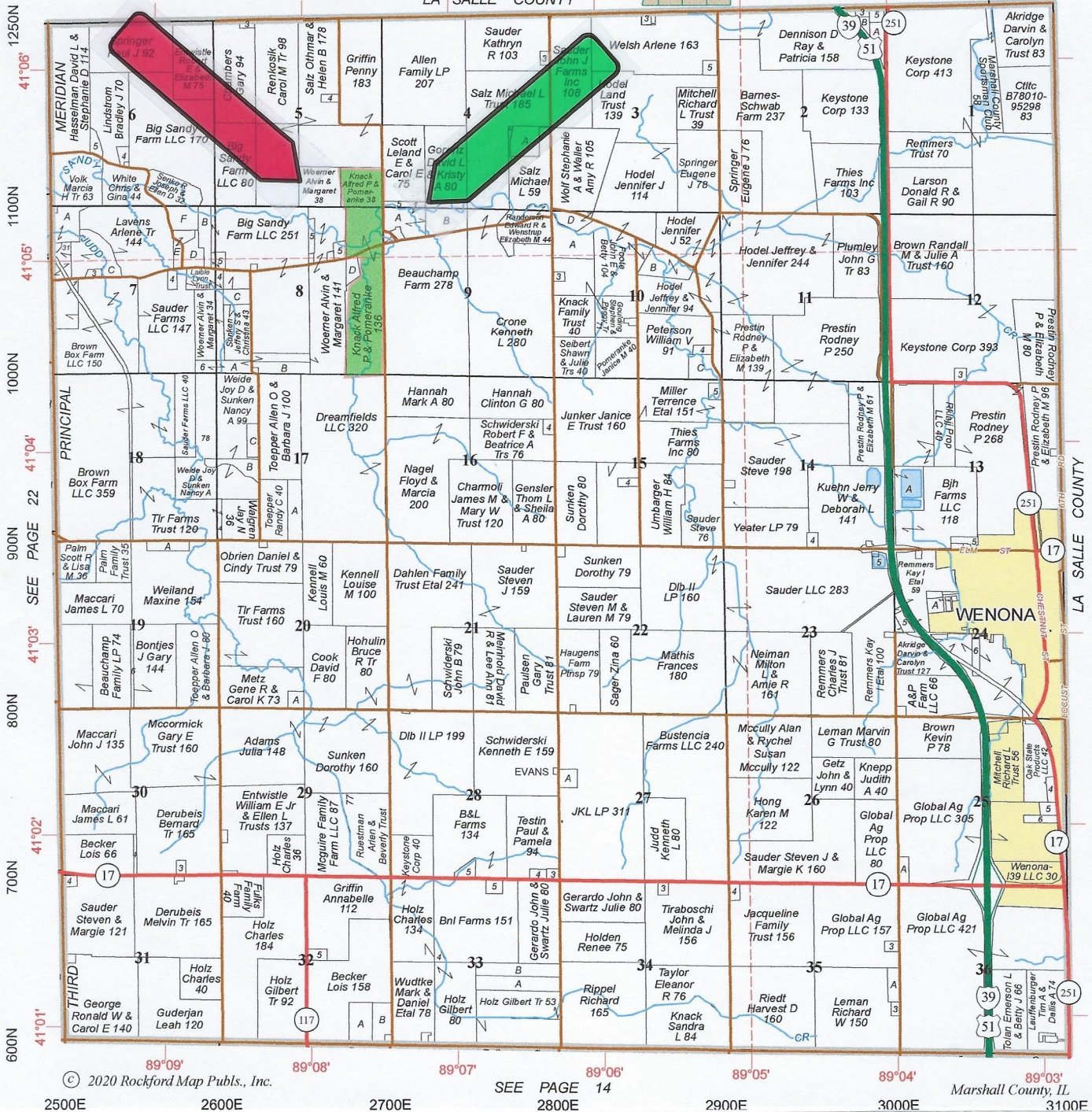
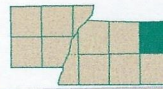
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# EVANS

Refer to page 52 for keyed parcels

# T.30N.-R.1E.

LA SALLE COUNTY



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SEE PAGE 14

Marshall County, IL



## STERLING LAND COMPANY

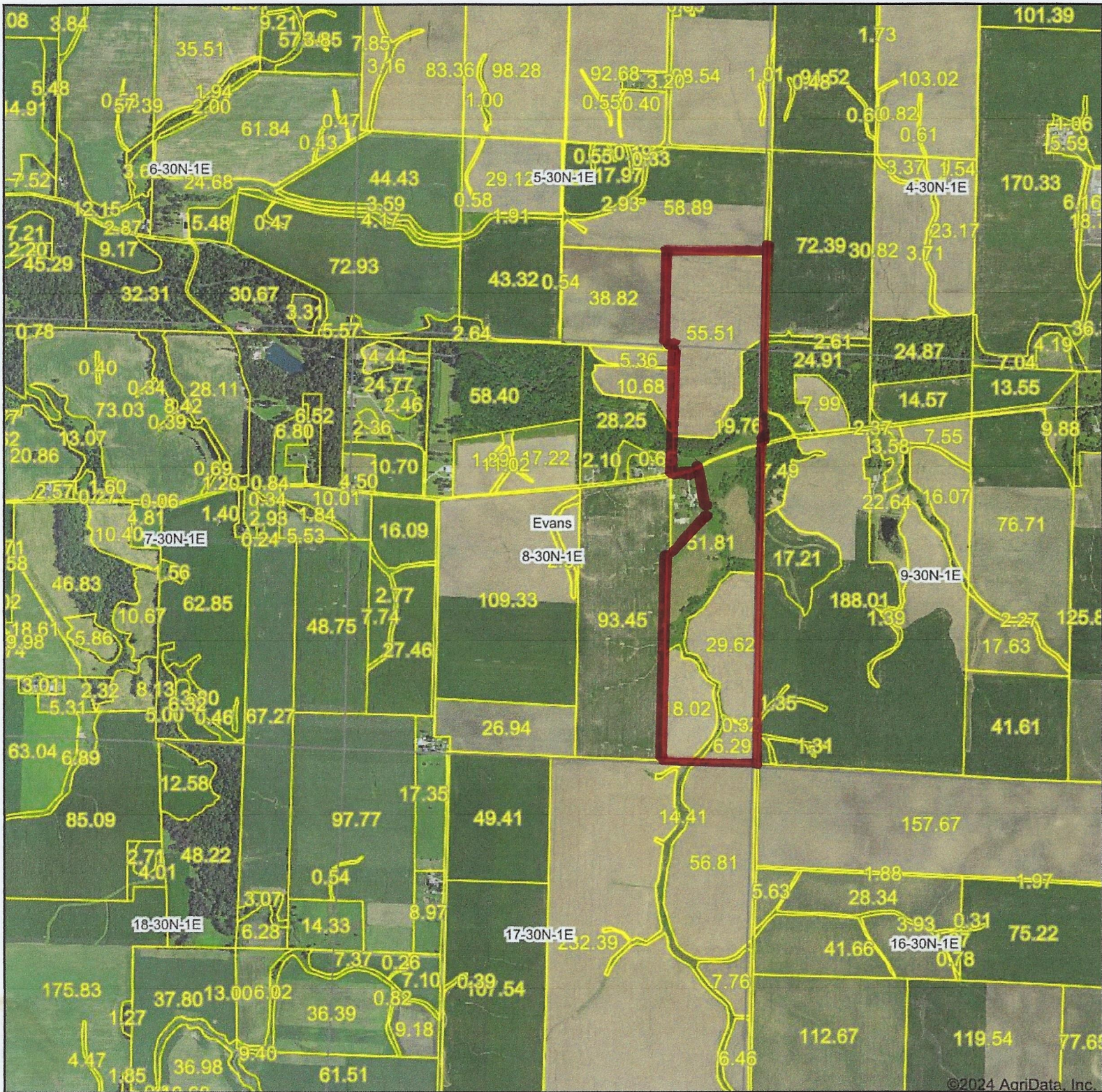
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|   |  |  |
|---|--|--|
| <p><b>Monte Van Kooten</b><br/>Managing Broker<br/>815-718-2244<br/>306 W. 14th Street • Sterling, IL 61081<br/>agent5841@gmail.com</p> | <p><b>Dan Cribben</b><br/>Broker<br/>815-786-3311</p> <p><b>Ian Lagner</b><br/>Broker<br/>815-503-4271</p> | <p><b>Jon Windstrup</b><br/>Broker<br/>815-440-2679</p> <p><b>Christian Groenewold</b><br/>Broker<br/>815-990-1398</p> |
|---|--|--|



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# Aerial Map



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Map Center: 41° 4' 50.15, -89° 8' 2.58



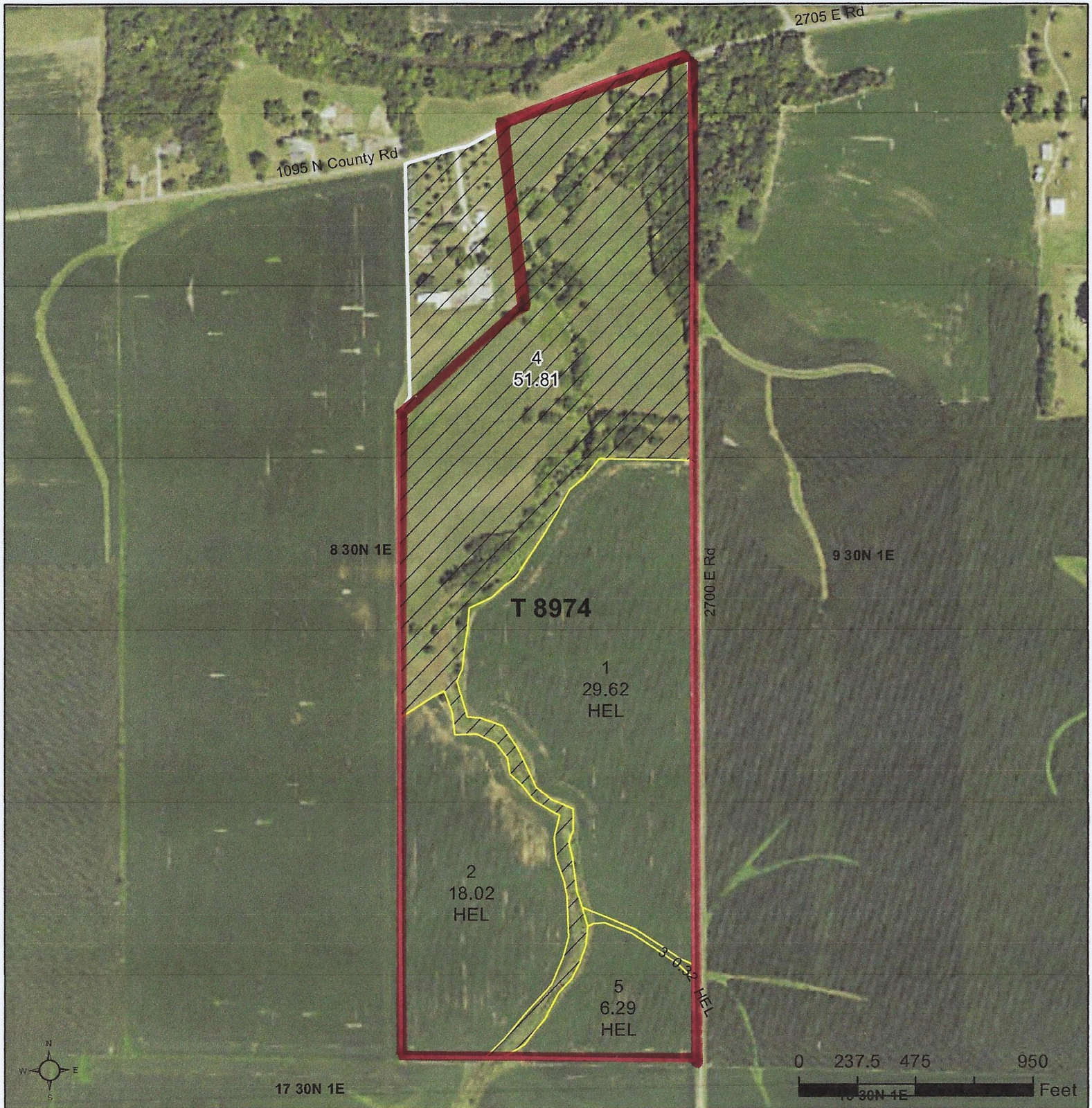
**8-30N-1E**  
**Marshall County**  
**Illinois**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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5/23/2024

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



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

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

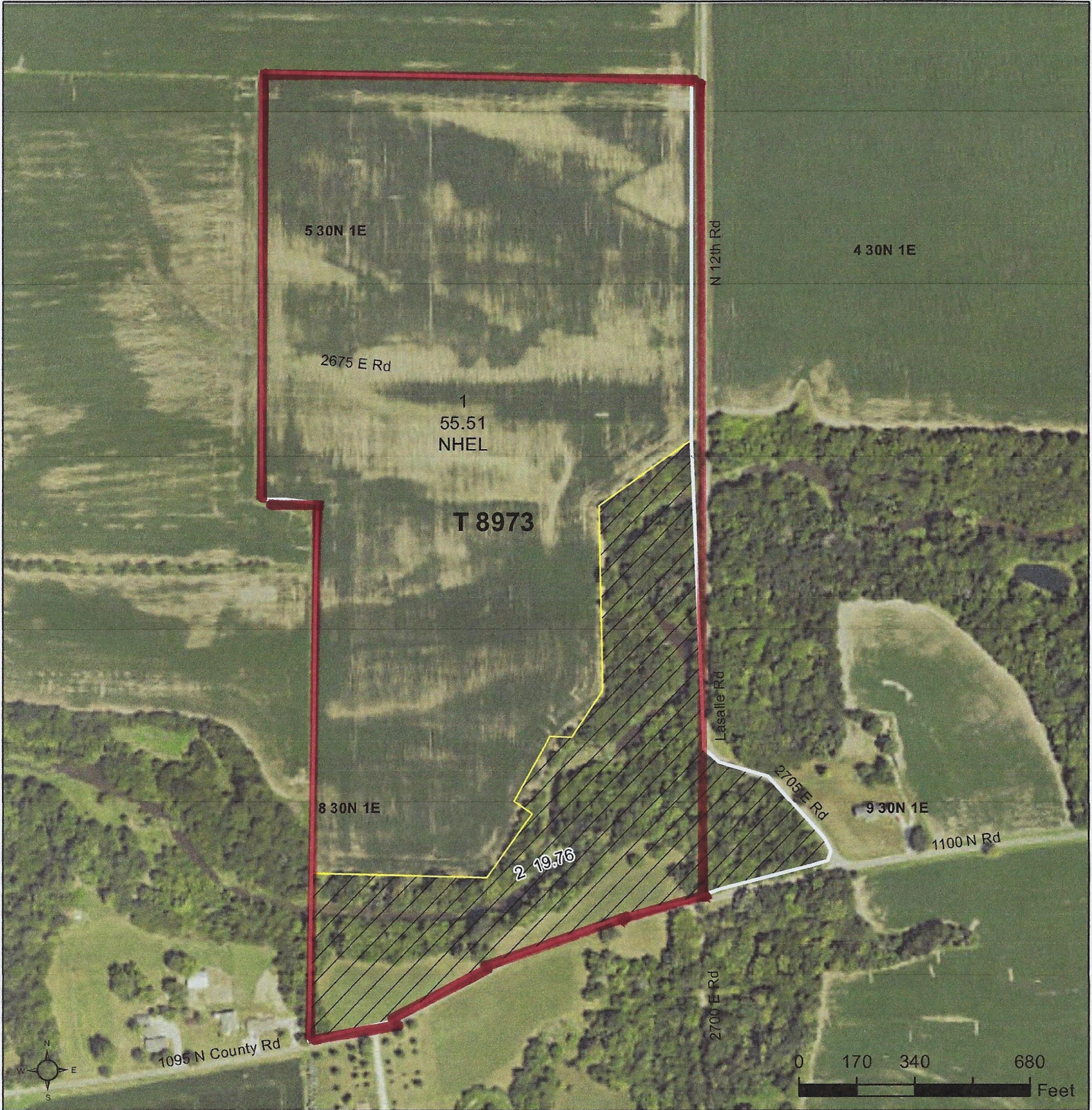
2024 Program Year

Map Created February 22, 2024

**Farm 2983**  
**Tract 8974**

**Tract Cropland Total: 54.25 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).



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

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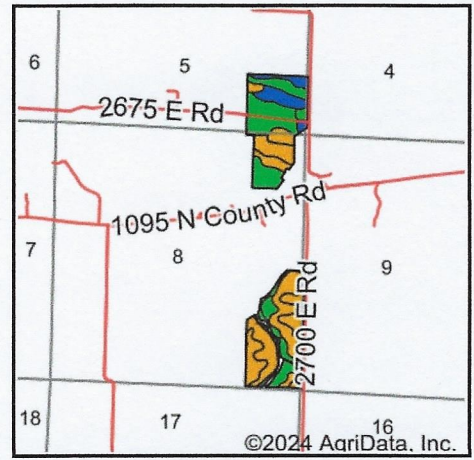
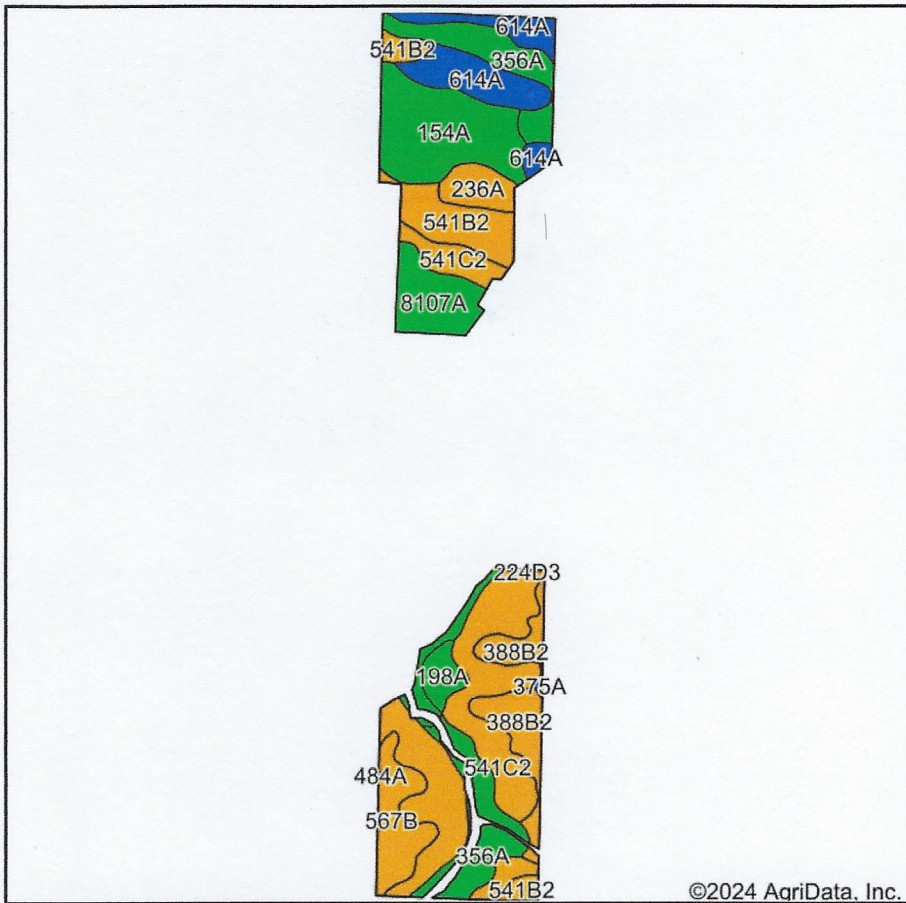
2024 Program Year  
Map Created February 22, 2024

**Farm 2983**  
**Tract 8973**

Tract Cropland Total: 55.51 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






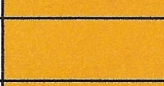



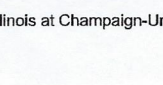



State: **Illinois**  
 County: **Marshall**  
 Location: **8-30N-1E**  
 Township: **Evans**  
 Acres: **109.44**  
 Date: **5/23/2024**

Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

| Area Symbol: IL123, 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 | Crop productivity index for optimum management | *n NCCPI Soybeans |
| **541C2                                   | Graymont silty clay loam, 5 to 10 percent slopes, eroded             | 29.62 | 27.1%            |  | **170     | **53          | **66       | **125  | 62                |
| 154A                                      | Flanagan silt loam, 0 to 2 percent slopes                            | 15.11 | 13.8%            |  | 194       | 63            | 77         | 144  | 76                |
| **356A                                    | Elpaso silty clay loam, 0 to 2 percent slopes                        | 14.41 | 13.2%            |  | **195     | **63          | **66       | **144  | 80                |
| **614A                                    | Chenoa silty clay loam, 0 to 2 percent slopes                        | 10.73 | 9.8%             |  | **172     | **56          | **67       | **128  | 70                |
| **541B2                                   | Graymont silt loam, 2 to 5 percent slopes, eroded                    | 9.41  | 8.6%             |  | **172     | **54          | **67       | **126  | 64                |
| **8107A                                   | Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded | 8.89  | 8.1%             |  | **189     | **60          | **71       | **139  | 70                |
| **388B2                                   | Wenona silt loam, 2 to 5 percent slopes, eroded                      | 8.13  | 7.4%             |  | **164     | **53          | **65       | **123  | 57                |
| **567B                                    | Elkhart silt loam, 2 to 5 percent slopes                             | 6.71  | 6.1%             |  | **169     | **53          | **64       | **124  | 86                |
| 236A                                      | Sabina silt loam, 0 to 2 percent slopes                              | 3.66  | 3.3%             |  | 168       | 52            | 65         | 122  | 68                |
| 198A                                      | Elburn silt loam, 0 to 2 percent slopes                              | 2.51  | 2.3%             |  | 197       | 61            | 74         | 143  | 78                |
| 375A                                      | Rutland silt loam, 0 to 2 percent slopes                             | 0.17  | 0.2%             |  | 180       | 58            | 71         | 133  | 57                |
| **224D3                                   | Strawn silty clay loam, 10 to 18 percent slopes, severely eroded     | 0.09  | 0.1%             |  | **110     | **37          | **43       | **82   | 44                |

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





| Code                    | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Wheat Bu/A  | Crop productivity index for optimum management | *n NCCPI Soybeans |
|-------------------------|------------------|-------|------------------|-------------------------------------|--------------|---------------|-------------|--|-------------------|
| <b>Weighted Average</b> |                  |       |                  |                                     | <b>178.5</b> | <b>56.8</b>   | <b>68.1</b> | <b>131.7</b>                                   | <b>*n 69.6</b>    |

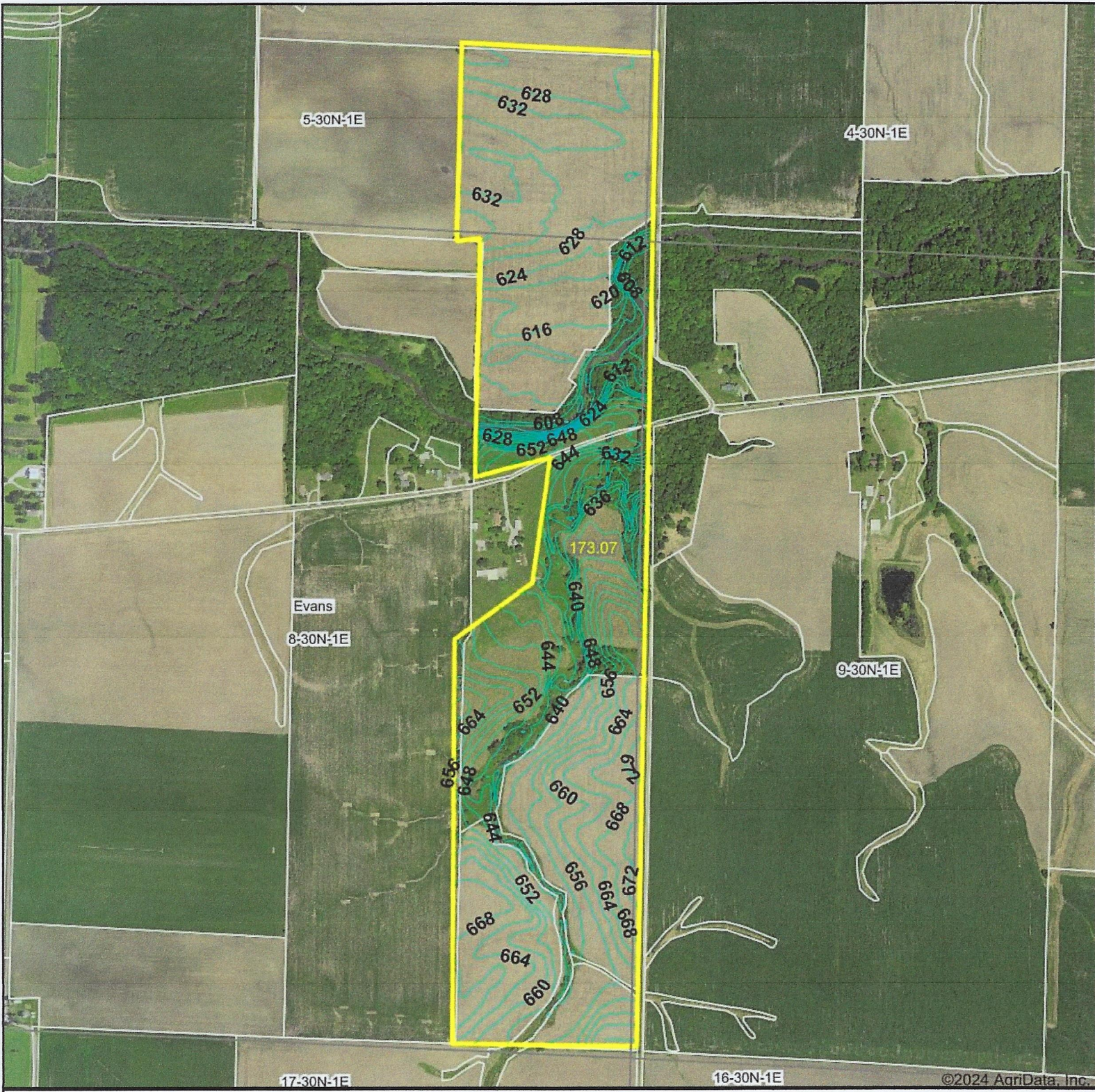
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

# Topography Contours



Source: USGS 10 meter dem

Interval(ft): 4.0

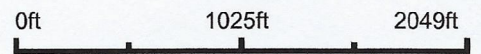
Min: 603.1

Max: 674.4

Range: 71.3

Average: 641.1

Standard Deviation: 17.98 ft



5/23/2024

**8-30N-1E**  
**Marshall County**  
**Illinois**

Boundary Center: 41° 4' 56.05, -89° 7' 36.34

Maps Provided By:



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

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