

**94.01 ACRES + -
PRIME CHAMPAIGN COUNTY**

LAND AUCTION

**TUESDAY, OCTOBER 23, 2018
10:00 A.M.**

**AUCTION LOCATION: Jim Clingan Auction Center
1707 N 2200 E Rd.
St. Joseph, IL ½ mile North of I-74, Exit 192**

LAND LOCATION: ¾ Miles West of Sidney, IL on County Road 15.

LEGAL DESCRIPTION: 94.01 acres + or -, and part of the NW ¼, Section 17, Township 18 N, Range 10 E, 3rd PM, which lies North of Centerline of Wabash Railway, w/ exceptions, Sidney Township, Champaign County, IL

TERMS & CONDITIONS: 10% down day of auction, with balance due on, or within 30 days. Real Estate sold subject to Sellers approval of final bid. 2018 taxes will be paid by Sellers as a credit at closing based on 2017 taxes. Farm tenancy is open for 2019 crop year. Possession at closing, or upon removal of the 2018 crop. Auctioneer is agent to Seller. Announcements sale day take precedence over all previous advertising.

JMJ Pennell, LLC, Owners

**Lott Thomas, Attorney
Thomas, Mamer, Haughey, LLP
217-351-1500**

Auction conducted by:

**JIM
CLINGAN**

AUCTION & REALTY

**217.469.2500 www.jimclingan.com
P.O. Box 1047, ST. JOSEPH, IL 61873**



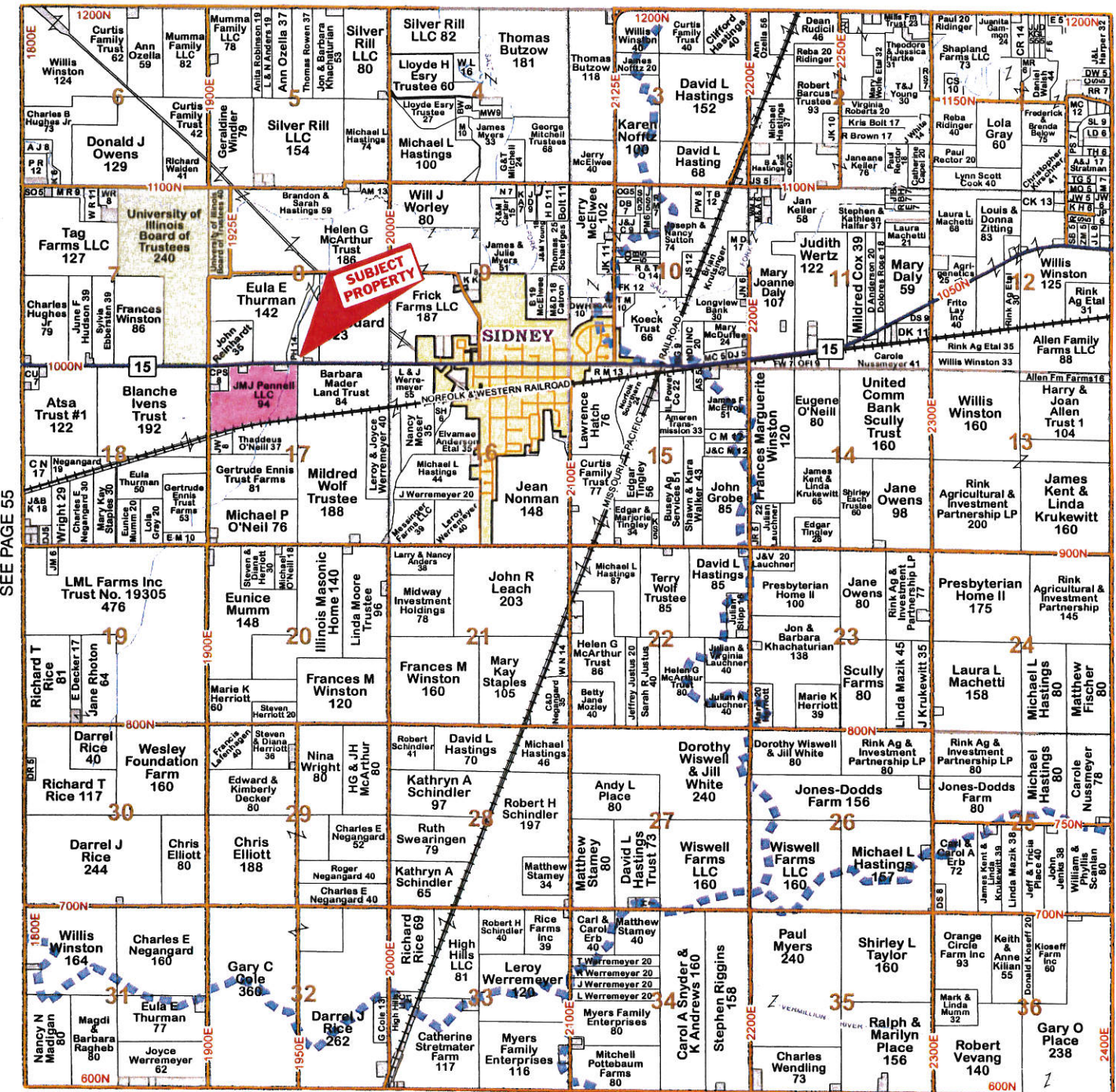
Sidney

Township 18N - Range 10E

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SEE PAGE 47

1200N
1100N
1000N
900N
800N
700N
600N



SEE PAGE 55

SEE PAGE 59

SEE PAGE 67

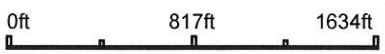
1800E 1900E 2000E 2100E 2200E 2300E 2400E

Aerial Map



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map center: 40° 1' 7.03, -88° 5' 43.08



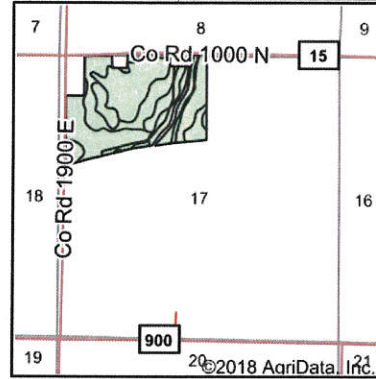
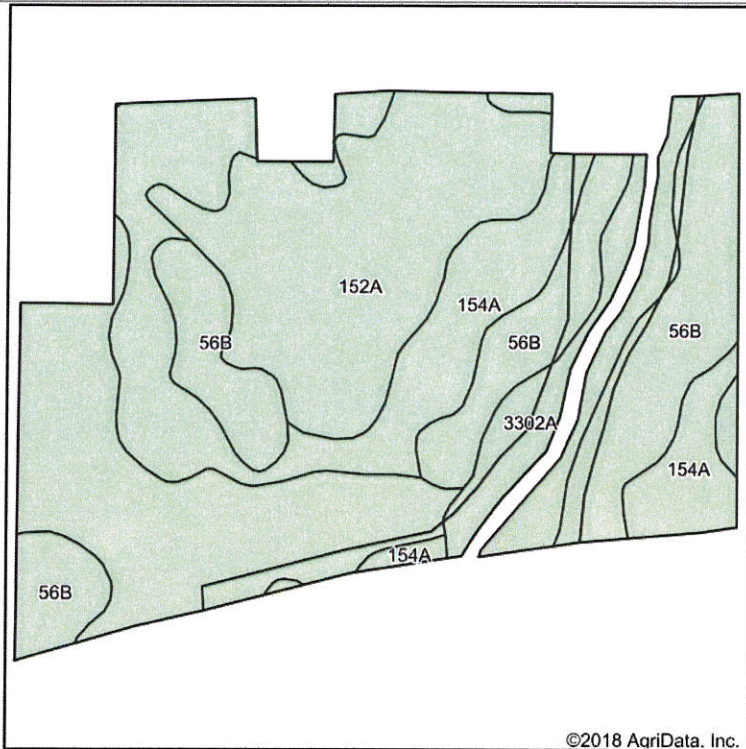
17-18N-10E
Champaign County
Illinois



9/11/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **17-18N-10E**
 Township: **Sidney**
 Acres: **94.66**
 Date: **9/11/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	40.68	43.0%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	23.08	24.4%		FAV	194	63	77	102	0	0.00	5.90	144
**56B	Dana silt loam, 2 to 5 percent slopes	22.92	24.2%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	7.98	8.4%		FAV	154	50	61	75	0	0.00	5.02	114
Weighted Average						187.2	60	71.8	97.9	*-	1.50	4.29	138.1

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

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".



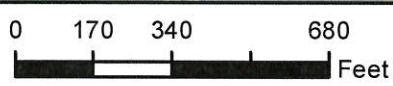
United States
Department of
Agriculture

Champaign County, Illinois



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary



2018 Program Year
Map Created March 22, 2018

Wetland Determination

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 90.62 acres

Farm 3050
Tract 3809

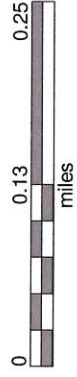
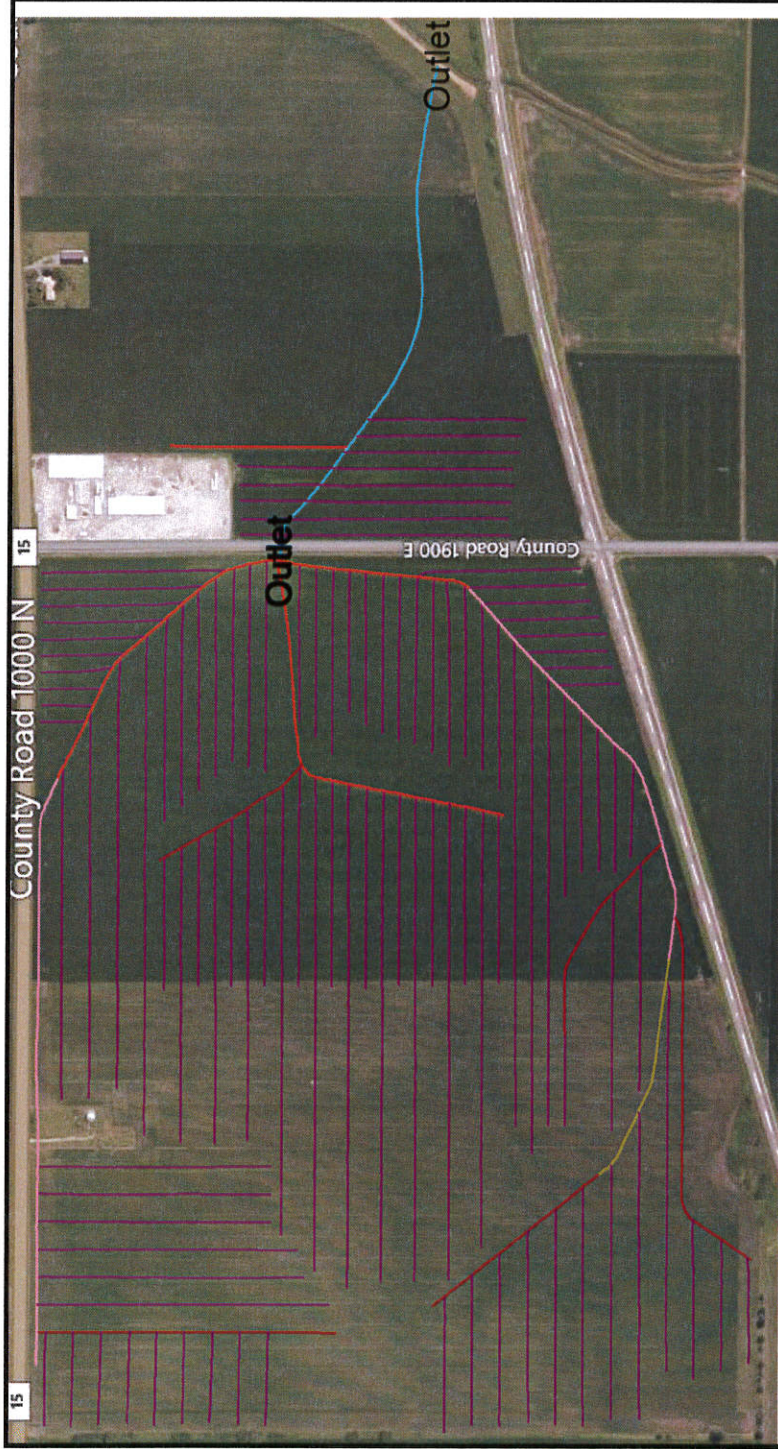
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

Sidney 177.3 Completed

Pipe

4" Tile	81813.76 ft
6" Tile	4638.00 ft
8" Tile	840.66 ft
10" Tile	3729.93 ft
12" Tile	4008.30 ft
18" DW	1952.03 ft

Client: Busey Ag
 Farm: Blanche W. Ivens Trust
 Field: Sidney 177.3 Completed
 Name: Drainage - Completed



Shambaugh Drainage Corporation
 217-433-9921
 Agricultural Drainage • Surface and Subsurface Drainage
 Associated with Shambaugh Farms



CRP-1
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

1. ST. & CO. CODE & ADMIN. LOCATION 17-019	2. SIGN-UP NUMBER 42
3. CONTRACT NUMBER 3066	4. ACRES FOR ENROLLMENT 12.2
5. FARM NUMBER 3050	6. TRACT NUMBER(S) 3809
8. OFFER (Select one) GENERAL ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2012 9-30-2022

7. COUNTY OFFICE ADDRESS (Include Zip Code):

Champaign County FSA Office
2110 West Park Court, Suite A
Champaign, IL 61821

TELEPHONE NUMBER (Include Area Code): (217) 352-3536

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	235.87	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	2,878.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$		3809	3	CP21	7.1	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			3809	4	CP21	5.1	

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Jeffrey A Justus 2155 County Road 900 N Sidney, IL 61877	(2) SHARE 50%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): JMJ Fonnell LLC 785 Timberedge Dr Sherman, IL 62684	(2) SHARE 50%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>George M Fonnell</i> DATE (MM-DD-YYYY) 9/28/12
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 851, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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