

**190.14 ACRES + -
PRIME CHAMPAIGN COUNTY FARMLAND**

LAND AUCTION

**THURSDAY, DECEMBER 27, 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: 3 ½ miles South of Sidney, IL on 2100 E to CR 600 North, then 2 miles West.

LEGAL DESCRIPTION: 190.14 acres + or – located in the Northeast Quarter, and part of the Southeast Quarter of the Northwest Quarter, Section 6, Township 17 North, Range 10 East, Raymond Township, Champaign County, IL

IMPROVEMENTS: 3 Grain Storage Bins, 19,000 Bu. Cap. w/ air, 8” out tubes.

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. Subject to 2019 farm tenancy with John and Bill Lannon, 50-50 contract. Auctioneer is agent to Seller. Announcements sale day take precedence over all previous advertising.

James W. and Margaret A. Reed, Owners

Auction conducted by:



AUCTION & REALTY

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

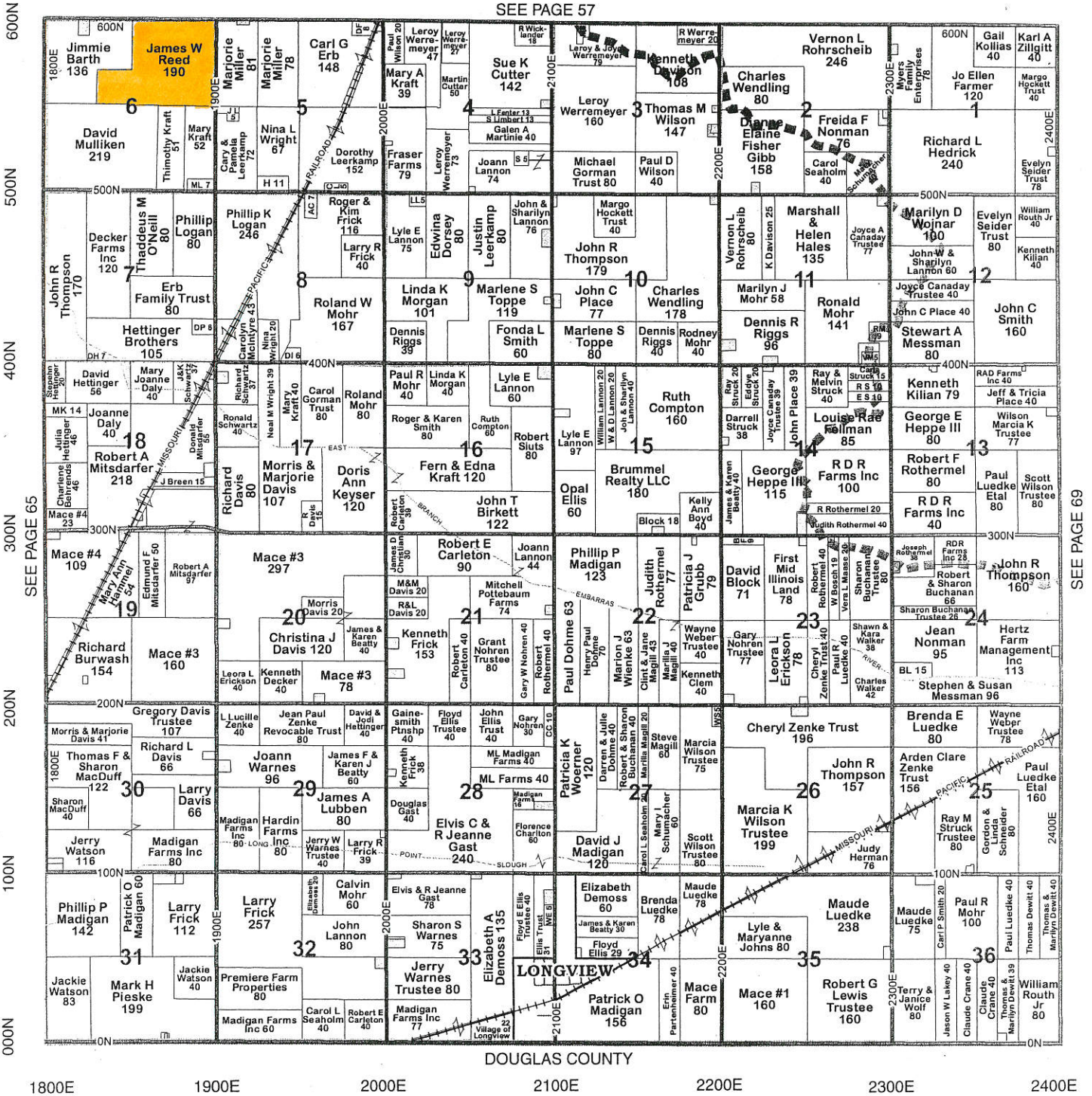


Raymond

Township 17N - Range 10E

Copyright © 2017 Mapping Solutions

SEE PAGE 57



DOUGLAS COUNTY

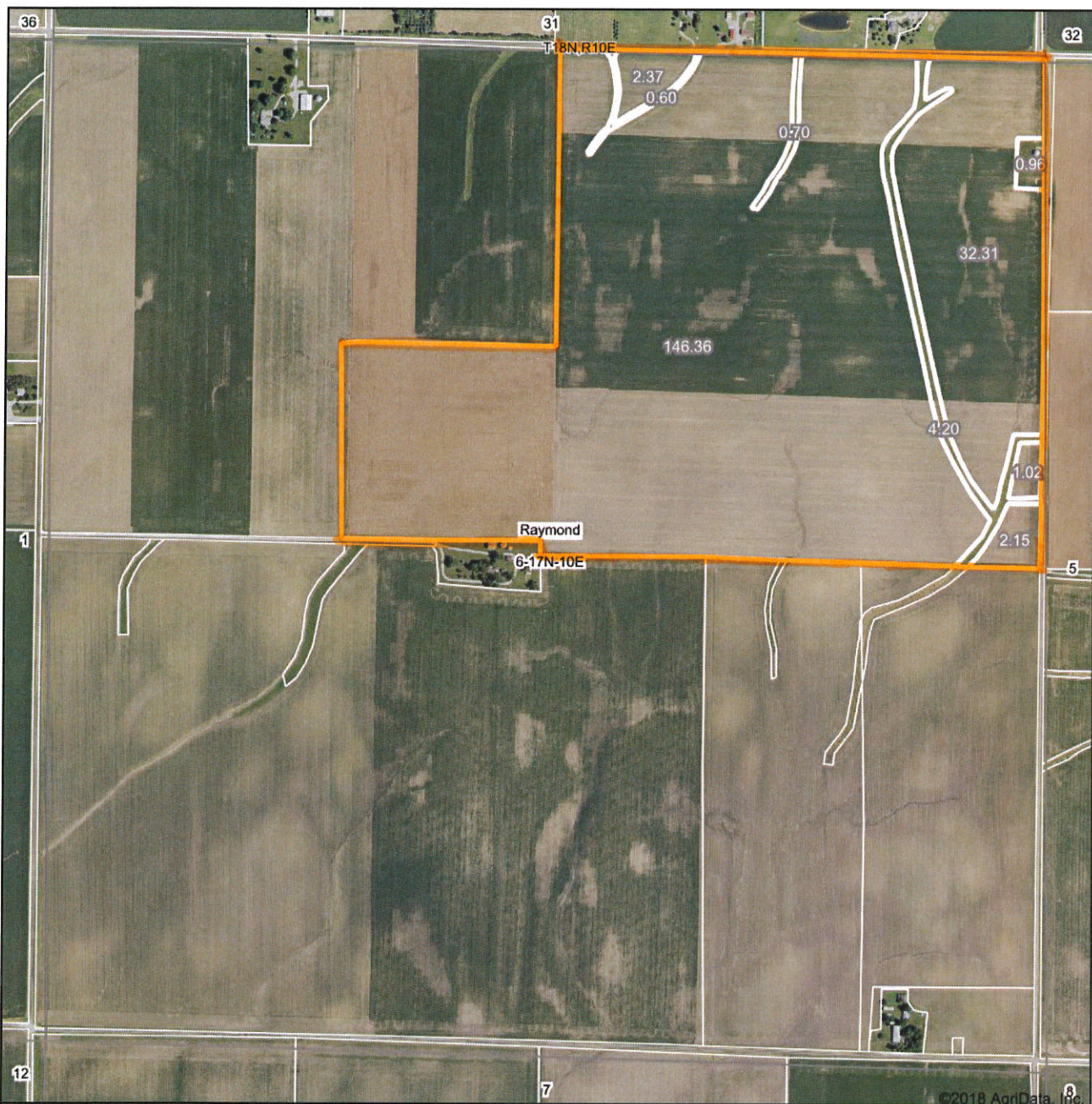
1800E 1900E 2000E 2100E 2200E 2300E 2400E

600N
500N
400N
300N
200N
100N
000N

SEE PAGE 65

SEE PAGE 69

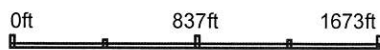
Aerial Map



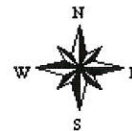
©2018 AgriData, Inc.



map center: 39° 57' 35.94, -88° 6' 48.38



6-17N-10E
Champaign County
Illinois

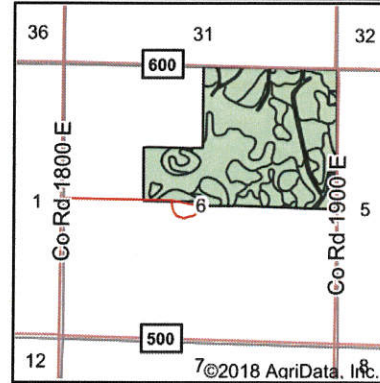
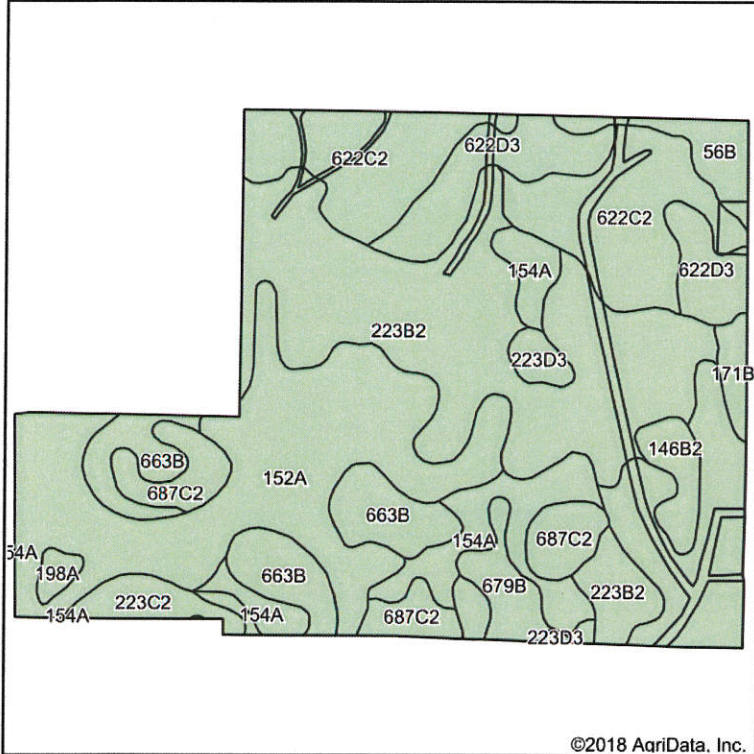


12/4/2018



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: **6-17N-10E**
 Township: **Raymond**
 Acres: **190.67**
 Date: **12/4/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

Area Symbol: IL019, Soil Area Version: 13

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	53.23	27.9%		FAV	195	63	73	100	0	0.00	5.64	144
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	46.63	24.5%		FAV	**150	**48	**61	**75	0	**4.65	0.00	**110
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	26.49	13.9%		FAV	**150	**49	**60	**73	0	**4.90	0.00	**112
**663B	Clare silt loam, 2 to 5 percent slopes	13.05	6.8%		FAV	**180	**56	**69	**96	0	**6.34	0.00	**133
154A	Flanagan silt loam, 0 to 2 percent slopes	12.08	6.3%		FAV	194	63	77	102	0	0.00	5.90	144
**622D3	Wyanet clay loam, 10 to 18 percent slopes, severely eroded	11.90	6.2%		FAV	**130	**43	**53	**64	0	**4.27	0.00	**97
**687C2	Penfield loam, 5 to 10 percent slopes, eroded	8.88	4.7%		FAV	**162	**53	**66	**88	0	0.00	**5.37	**121








**56B	Dana silt loam, 2 to 5 percent slopes	3.89	2.0%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
**679B	Blackberry silt loam, 2 to 5 percent slopes	3.60	1.9%		FAV	**192	**59	**73	**102	0	**6.96	0.00	**141
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.21	1.7%		FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.20	1.7%		FAV	**150	**48	**61	**75	0	**4.65	0.00	**110
**171B	Catlin silt loam, 2 to 5 percent slopes	1.77	0.9%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	1.73	0.9%		FAV	**136	**43	**55	**68	0	**4.21	0.00	**100
198A	Elburn silt loam, 0 to 2 percent slopes	1.01	0.5%		FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						168.7	54.3	66.1	86.1	*-	2.95	2.31	124.7

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

a UNF = unfavorable; FAV = favorable

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

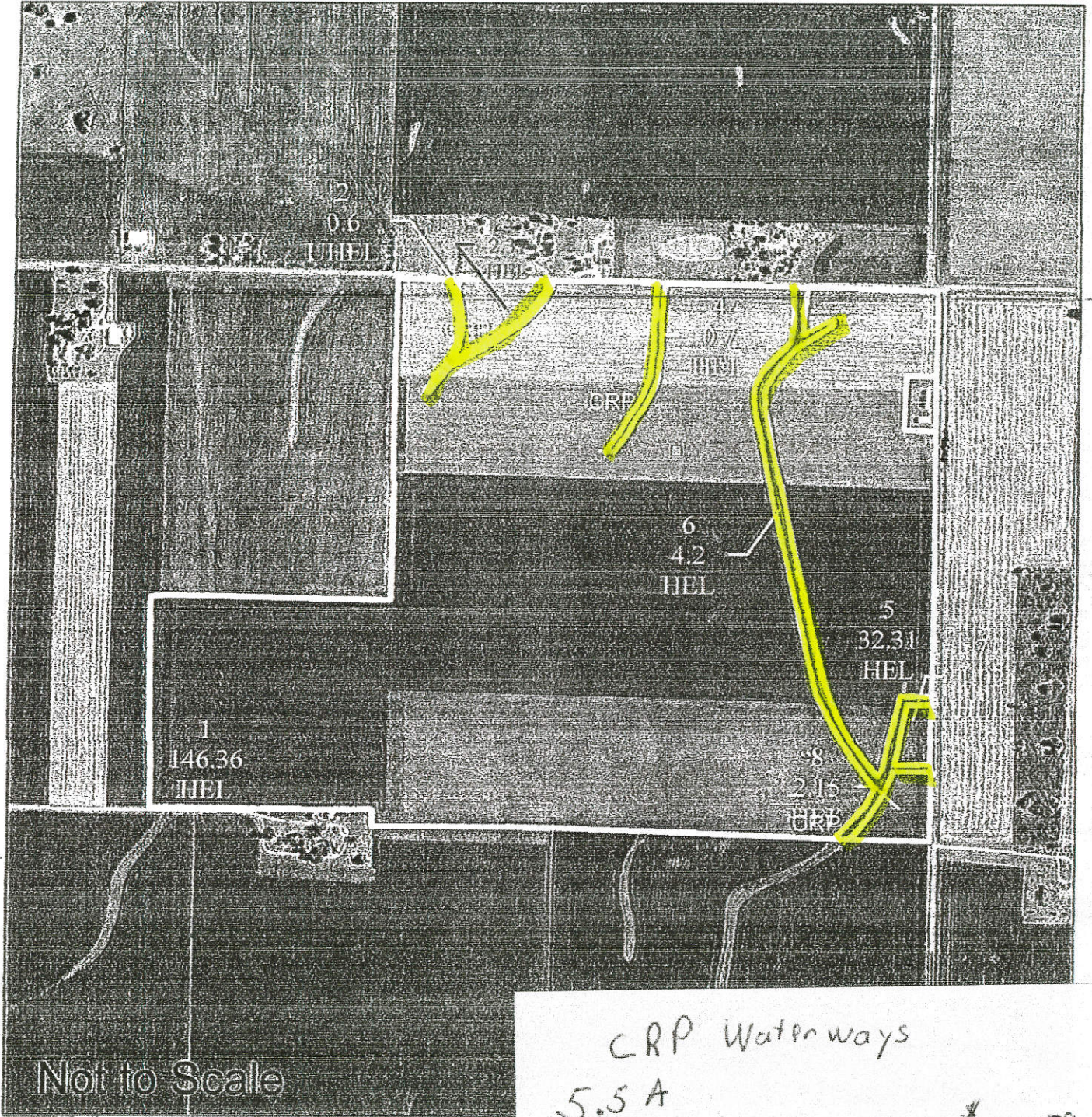
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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".

*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.



USDA United States Department
Farm Service Agency

Champaign Co

Farm: 2112

Tract: 4831

CRP Waterways
5.5 A
Rental Rate \$22528/A = \$1241.79

Contract to 9-30-2022

Disclaimer: Wetland Identifiers do not represent
Refer to your original determination (boundaries and determinations, or cc

Production Certification Worksheet - for the 2018 Crop Year

Policy Number: 2018-IL-084-924972 JOHN LANNON
 Agency: 241732 PRIBBLE CROP INSURANCE AGENCY, INC. / SAINT JOSEPH, IL

48 Unit 0007-0001-EU - Champaign County Soybeans Plan: RP(02)85% 2 Unit 0007-0001-EU - Champaign County Soybeans Plan: RP(02)85% 14 Unit 0007-0001-EU - Champaign County Corn Plan: RP(02)85%

PracticerType: FAC-NIRR / NTS
 Note: JIM REED FARM
 Farm Names: JIM BARTH FARM--JIM REED FARM
 Section/District/Range/Other Land ID: 6-17N-10E
 ESAs Farm/Tract/Field Number: 13301-15435-4 / 2112-4831-1,5,8

PracticerType: NFAC-NIRR / NTS
 Note: JIM REED FARM
 Farm Names: JIM REED FARM
 Section/District/Range/Other Land ID: 6-17N-10E
 ESAs Farm/Tract/Field Number: 2112-4831-1,3,5,7,8

PracticerType: Non-Irrigated(NON IRR) / Grain(GSG)
 Note: JIM REED FARM
 Farm Names: JIM REED FARM
 Section/District/Range/Other Land ID: 6-17N-10E
 ESAs Farm/Tract/Field Number: 2112-4831-1,3,5,7,8

Share: 0.2500
 Other Persons Sharing: 3) REED/LANNON
 T-Yield Map Area:
 Insurability:
 New Producer
 Added Land/New Crop/PracticerType/TMA
 Multi Crop Reporting Reason:

Share: 0.2500
 Other Persons Sharing: 3) REED/LANNON
 T-Yield Map Area:
 Insurability:
 New Producer
 Added Land/New Crop/PracticerType/TMA
 Multi Crop Reporting Reason:

Share: 0.2500
 Other Persons Sharing: 3) REED/LANNON
 T-Yield Map Area:
 Insurability:
 New Producer
 Added Land/New Crop/PracticerType/TMA
 Multi Crop Reporting Reason:

Year	Production	Acres	Yield/Disc	YA	TA	Yield
2008		41	0	0	0	
2009		41	0	0	0	
2010		41	0	0	0	
2011		30	0	0	0	
2012		9	0	0	0	
2013	962.0	27.60	35 A	35	35	
2014	1,182.7	26.80	43 A	43	43	
2015	1,224.3	26.30	47 A	47	47	
2016	1,365.7	26.70	51 A	51	51	
2017	631.0	12.00	53 A	53	53	

Year	Production	Acres	Yield/Disc	YA	TA	Yield
2008	3,803.7	64.80	59 A	59	64	
2009	4,000.0	65.80	61 A	61	65	
2010	4,005.0	59.70	67 A	67	71	
2011	3,892.3	65.20	60 A	60	63	
2012	2,865.7	64.50	44 A	44	47	
2013	3,640.0	63.80	57 A	57	59	
2014	4,143.3	64.30	64 A	64	66	
2015	4,750.0	67.00	71 A	71	72	
2016	4,369.3	67.30	65 A	65	66	
2017	5,000.0	78.10	64 A	64	64	

Year	Production	Acres	Yield/Disc	YA	TA	YE	Opt-Out
2008	17,642.0	90.20	196 A	196	212	212	
2009	16,898.2	90.30	187 A	187	201	201	
2010	17,872.0	95.30	188 A	188	200	200	
2011	16,580.5	91.20	182 A	182	193	193	
2012	9,878.5	90.50	109 A	109	192	192	
2013	17,109.9	92.90	184 A	184	192	192	
2014	21,161.0	93.10	227 A	227	233	233	
2015	20,741.8	90.80	226 A	228	233	233	
2016	19,444.7	90.10	216 A	216	219	219	
2017	18,677.0	79.70	234 A	234	235	235	

Record Type: Inspection Field Review
 Required: Inspection Field Review
 Prior APH Yield: Total: 229 229 229
 T Yield: Avg: 46 46 46
 # Ref Years: Preliminary Yield: TA Factor:
 Yield Limit: None Rate Yield: Adj Yield:

Record Type: Inspection Field Review
 Required: Inspection Field Review
 Prior APH Yield: Total: 63 612 612 637
 T Yield: Avg: 57 61 61 64
 # Ref Years: Preliminary Yield: TA Factor: 0.4700
 Yield Limit: None Rate Yield: Adj Yield: 61

Record Type: Inspection Field Review
 Required: Inspection Field Review
 Prior APH Yield: Total: 210 1,951 1,951 1,919
 T Yield: Avg: 182 195 195 213
 # Ref Years: Preliminary Yield: TA Factor: 1.5600
 Yield Limit: None Rate Yield: Adj Yield: 195

Approved APH Yield (for insurance provider use only): 0.0 TA Not Applied
 Guarantee UOM Per Acre: 0.0

Approved APH Yield (for insurance provider use only): 64.4 TA Applied
 Guarantee UOM Per Acre: 54.4

Approved APH Yield (for insurance provider use only): 213 YE Applied
 Guarantee UOM Per Acre: 181.1

WHEAT

Yr.	BU	AC
2008	82.5	27
2009	72.1	26.4
2010	75.9	27.6
2011	78.6	26.3
2012	98.7	27.4
2013	77.1	27.6
2014	83.8	26.8
2015	94.3	26.4
2016	105.9	26.7
2017	93.7	26.3
2018	83.0	26.4