Brummel Land Company

Farm and Commercial Real Estate 9947 E 1600 North Rd • Pontiac, Illinois 815-674-3006

Meister Farm

Saunemin Township Livingston County, IL \$10,900/acre or \$1,744,981

<u>Size</u>

160.09 acres +/-

PIN #'s / Legal Description / Acres / Tax amount

17-17-08-400-009 S8 T28 R7 79.74 ACRES W1/2 SE / \$2,723.60 17-17-08-326-004 S8 T28 R7 80.35 ACRES E1/2 SW / \$2,790.96

The Farm is located northwest of the village of Saunemin

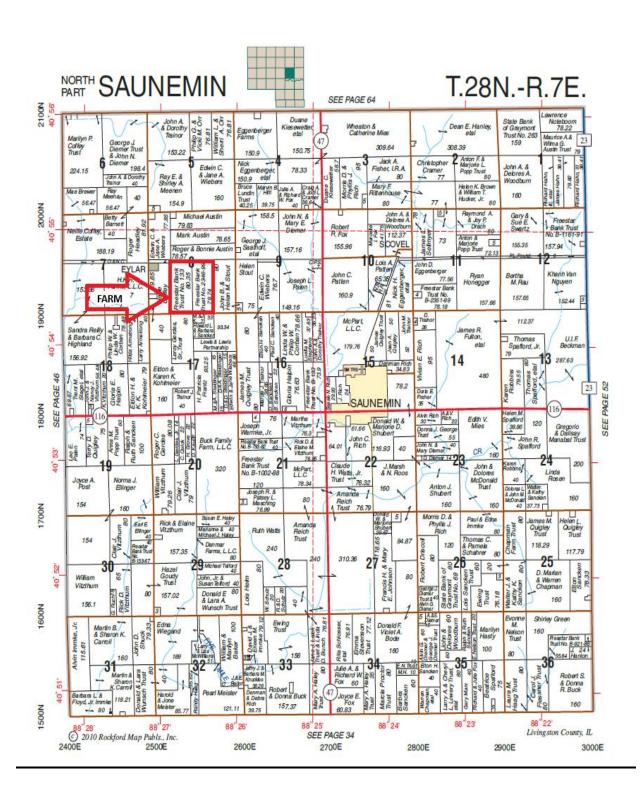
<u>Improvements</u>

There are no improvements on this farm. The farm is part of the VRO SUPP Drainage district.

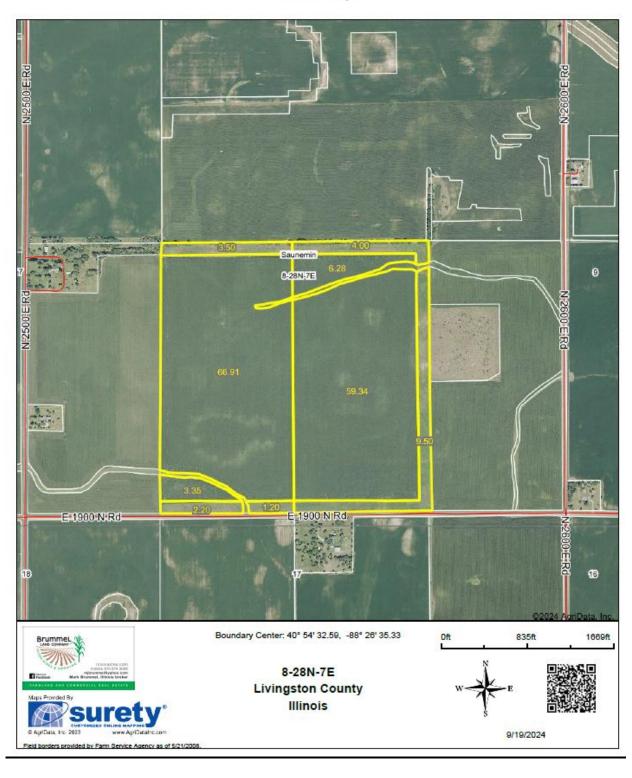
<u>Taxes</u>
Total Property Tax = \$5,514.56 or \$36.45 /acre

Soils

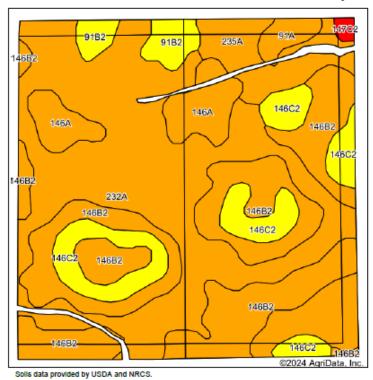
This farm has an average of 122 PI

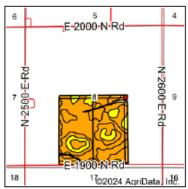


Aerial Map



Soils Map





State: Illinois
County: Livingston
Location: 8-28N-7E
Township: Saunemin
Acres: 156.28
Date: 9/19/2024







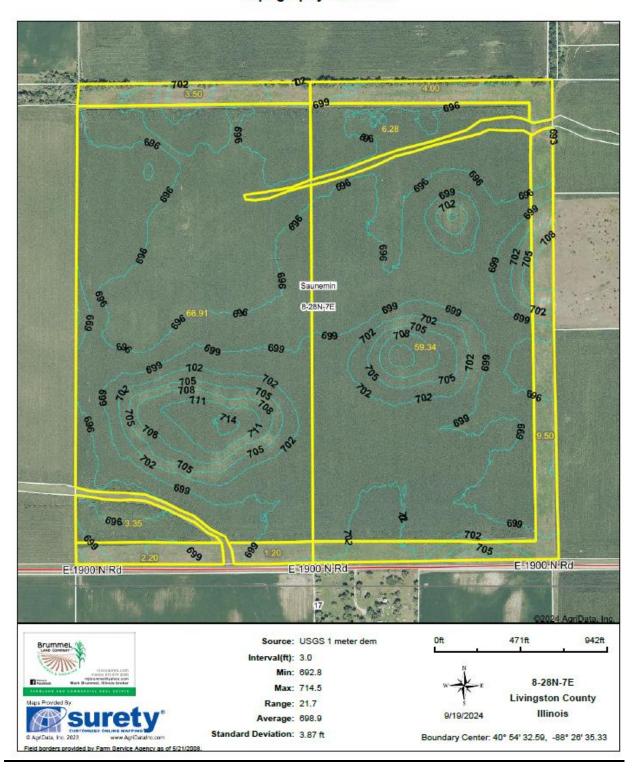
Area Syn	nbol: IL105, Soil Area	Version:	18								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management	*n NCCPI Soybeans
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	66.82	42.8%		FAV	**170	**56	**65	**85	**127	60
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	46.42	29.7%		FAV	**158	**51	**64	**82	**118	43
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	16.56	10.6%		FAV	**156	**51	**63	**81	**117	38
146A	Elliott silt loam, 0 to 2 percent slopes	9.54	6.1%		FAV	168	55	68	87	125	61
**235A	Bryce silty clay, 0 to 2 percent slopes	9.12	5.8%		FAV	**161	**54	**63	**82	**120	33
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	4.85	3.1%		UNF	**147	**48	**59	**73	**110	45
**91A	Swygert silty clay loam, 0 to 2 percent slopes	2.37	1.5%		UNF	**158	**52	**63	**79	**118	57
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	0.60	0.4%		UNF	**127	**45	**54	**59	**97	26



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend					Bu/A b	Crop productivity index for optimum management	*n NCCPI Soybeans
	Weighted Average						53.5	64.3	83.1	122	*n 50.5

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 II. Soils EFOTG Soils in the southern region were not rated for oats and are shown with a zero "0".
The aggregation method is "Weighted Average using all components"

Topography Contours



MIND CAN'S

10-22-15) Comm	RTMENT OF AGRICULTURE nodity Credit Corporation ESERVE PROGRAM		LOCAT	TION 105	i. 2. Sic	SN-UP NÜ		
	ESERVE PROGRAM	CONTRACT		17 105			50	
	ESERVE PROGRAM	CONTRACT					50	
A COUNTY OFFICE ADDRESS	CONSERVATION RESERVE PROGRAM CONTRACT					ACRES FOR ENROLLMENT 13.50		
IVINGSTON COUNTY	5. FARM	5. FARM NUMBER 6. TR 0010697			BER(S) 10818			
ONTIAC, IL 61764	1-9674		8. OFFER	(Select one)	9. CO	NTRACT	PERIOD	
	(815) 844-6	GENERAL		FROM:	m	TO: (MM-DD-YYYY)		
B. TELEPHONE NUMBER (Inclu HIS CONTRACT is entered into be		ENTAL PRIORITY	10-1-	2017	9-30-202			
articipant".) The Participant agrees enod from the date the Contract is uch acreage and approved by the Contract, for including the Appendix to tarticipant acknowledges that a cop amages in an amount specified in to ontained in this Form CRP-1 and FTHE FOLLOWING FORMS: CRI	executed by the CCC. The Part CCC and the Participant. Additi this Contract, entitled Appendix by of the Appendix for the applica- the Appendix if the Participant w In the CRP-1 Appendix and any RP-1; CRP-1 Appendix and any	tricipant also agreed ionally, the Participi to CRP-1, Conserv able sign-up period withdraws prior to Co trny addendum the y addendum there	s to implement on au ant and CCC agree t ation Reserve Progr thas been provided t CC acceptance or re veto. BY SIGMING to; CRP-2; CRP-2C;	ch designated acrea to comply with the ter ram Contract (referre to such person. Suc- pjection. The terms of THIS CONTRACT P or CRP-2G.	ge the Consei ms and condi d to as "Appei h person also and condition RODUCERS	rvation Plai tions conta ndix"). By agrees to p as of this of ACKNOWI	n developed for ined in this signing below, the pay such liquidated	
OA. Rental Rate Per Acre	\$ 279.05			(See Page 2 for a	dditional sp		- T-1-1 F-1 - 1-1	
DB. Annual Contract Payment DC. First Year Payment	\$ 3,767 \$	A. Tract No.	B. Field No.	C. Practice No.	D. Acre	16	E. Total Estimated Cost-Share	
	-	0010818	0002	CP33	9.50	-	1,235	
tem 10C applicable only to contin le first year payment is prorated.)	nuous signup when)	0010818	0004	CP33	4.00	0	520	
(1) PARTICIPANT'S NAME AND		2) SHARE	% (3) SIGNATU				E (MM-DD-YYYY)	
	SIGNATURE OF COAR	ul				7-18-17		
of 2014 (Pub. L. 113-79). The Con- of 2014 (Pub. L. 113-79). The information collected on this authorized access to the info- Farm Records File (Automation ineligibility to participate in au- This information collection is provisions of appropriate crin- COUNTY FSA OFFICE. OU. S. Department of Agriculture (US; sex, gender identity, religion, roome is derived from any public assist- shiblide bases will apply to all program emative means of communication for fividuals who are deaf, hard of hearin, 20) 877-8339 or (800) 845-6136 (in S)	reprisat, and where applicable, politicate, politicated genetics and/or employment activities.) program information (e.g., Braille, g, or have speech disabilities and opanish).	ar Act (15 U.S.C. 17) armine eligibility to puederal, State, Local prederal, State, Local mindfor as described in immation is voluntary, servation Reserve Feeduction Act as appropriate the statutes may be not its customers, emakibical behists, marital 56 information in emp Persons with disability large print, audiota; wish to file either an intellet the LISDA Proposition of the state of the LISDA Proposition of the state of the s	i et seq.), the Food St riticipate in and receiv government agencies, a applicable Routine L However, failure to fi rogram. sited in the Agriculture e applicable to the infi ployees, and applica status, familiel or pan ployment or in any pro five, who wish to file te, etc.) please contact EEO or program com	incurity Act of 1985 (18 e benefits under the C. Tribal agencies, and isses identified in the S. armish the requested in the S. armish the	U.S.C. 3801 et conservation of Record formation will I 113-79, Title I, ETURN THIS C the basis of racentation, or all cold or funded write to the adeanter at (202) 7 USDA through nline at a little of through nline at (202) 7 USDA through nline at (202) 7 USDA through nline at (202) 7 USDA through nline at	i seq.), and searce Programmer State Initiate this searce from the searce from	the Agricultural Act ram. The half have been or USDAFSA-2, etermination of Administration). The D FORM TO YOUR tional origin, age, individual's artment. (Not all or if you require sice and TDD). Relay Service at	
rou wish to file a Civil Rights program tp://www.ascr.usda.gow/complaint_ tuested in the form. Send your compl ashington, D.C. 20250-9410, by fax (2	lated complaint form or letter by m	iail to U.S. Departme	of Addiculture, Direct	ctor. Office of Adjudice	tion 1400 Inde	nendence	Suprane S M	

F10697 T10818: CRP CP33 ReEnrollment FY18 Plan Map Date: 5/31/2017

Customer(s): JOHN A 'JACK' TRAINOR

District: LIVINGSTON COUNTY SOIL & WATER CONSERVATION DISTRICT

Legal Description: Section 8 Saunemin

Field Office: PONTIAC SERVICE CENTER

Agency: NRCS

Assisted By: Rebecca Taylor

State and County: IL, Livingston County, Illinois



Legend

T10818_CRP_CP33_FY18

Practice name

Field Border 13.5 ac.



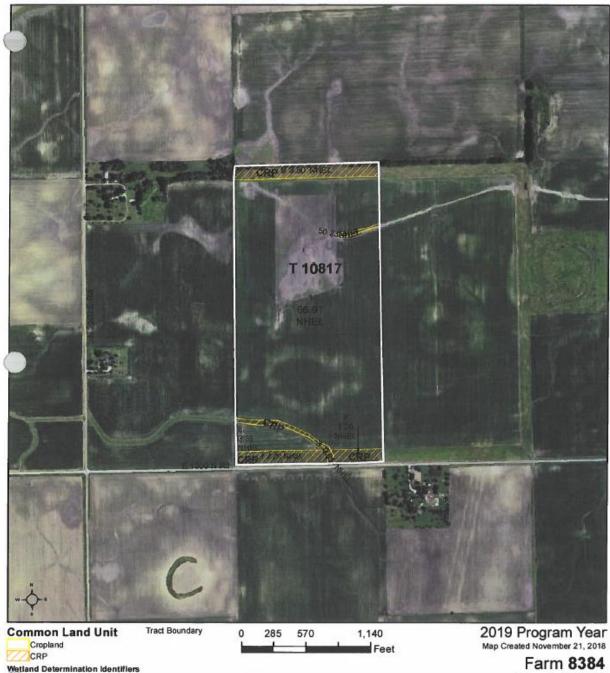


1 inch = 660 feet





Livingston County, Illinois



Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract 10817

IL105_T10817

Tract Cropland Total: 78.19 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).

CRP-1 U.S. DE	PARTMEN	T OF AGRICULTUR	25				Page 1 of 1			
(12-02-19) Co	mmodity (Credit Corporation	KE	1. S	T. & CO. CODE & ADMI	N. LOCATION	2. SIGN-UP			
i		,		i	-6 -60					
CONSERVATION	DECED	VE BROOK		3. C	ONTRACT NUMBER		4. ACRES FOR			
			M CONTRAC	т	11986		ENROLLMENT			
5A. COUNTY FSA OFFICE AT	DRESS (I	nclude Zip Code)		e Ti			6.90			
LIVINGSTON COUNTY FARM 1510 W REYNOLDS ST	SERVICE	AGENCY		10. 11		ONTRACT PERIO				
PONTIAC, IL 61764-9674						M: (MM-DD-YYYY)	TO: (MM-DD-YYYY)			
1					10-	1-2020	9-30-2030			
50.00				8. SI	GNUP TYPE:		11 00 000			
5B. COUNTY FSA OFFICE PF (Include Area Code): (815):	HONE NUM	MBER		Cont	Continuous					
THIS CONTRACT is entered into (referred to as "the Participant"	Detween :	the Commodity Cre	dit Corporation (re	ferred to as "C	CC") and the undersigne	d owners, operate	are or tenents			
acreage the Conservation Plan comply with the terms and cond	developed	for such acreage ar	nd approved by the	CCC and the	Participant also agrees Participant, Additionally	to implement on s	uch designated			
thereto: BY SIGNING THIS CON thereto; CRP-2; CRP-2C; or CRF	TRACT PA	RTICIPANTS ACKN	OWLEDGE RECEN	nea in this For PT OF THE FO	m CRP-1 and in the CRP. LLOWING FORMS: CDD.	1 Appendix and a	ny addendum			
9A. Rental Rate Per Acre							and any addendum			
9B. Annual Contract Payment	10. Identification of CRP Land (See Page 2 for additional sp.									
9C. First Year Payment	4.00	A. Tract No.	B. Field No		D. Acres	E. Total Estimated Cost-Share				
		10817	0006	CP43	3.50	\$ 0.00				
(Item 9C is applicable only when the first year payment is prorated.)			10817	0007	CP43	2.20	\$ 0.00			
44 DADTIOIDANTO III		10817	0008	CP43	1.20	\$ 0.00				
11. PARTICIPANTS (If m A(1) PARTICIPANT'S NAME AN	ore than	three individual	s are signing, s	see Page 3.)					
ADDRESS (Include Zin Code)	U	(2) SHARE	(3) SIGNATURE-(By)	(4) TITLE/RELATIONS	HIP OF THE	(5) DATE			
IS-133 LLC TRAINOR SISTED	S FARMS	1	(N)		INDIVIDUAL SIGNII	INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY				
C/O MARK VAN DOP 4808 N 22ND ST STE 200		100.00 %	Just V.	0-1	REPRESENTATIVE					
(1) PARTICIPANT'S NAME AN	D	(2) SHARE	July Ju	lgen	1011		8/10/2000 I			
ADDRESS (Include Zip Code)		(2) STARE 99	(3) SIGNATURE (8	By//	(4) TITLE/RELATIONS	HIP OF THE	(5) DATE			
		04		U	INDIVIDUAL SIGNIN REPRESENTATIVE	IG IN THE	(MM-DD-YYYY)			
		76			NEFRESENTATIVE	CAPACITY	1			
C(1) PARTICIPANT'S NAME AN ADDRESS (Include Zip Code)	D	(2) SHARE (3) SIGNATURE (E	3y)	(4) TITLE/RELATIONS	JID OF THE	781 B 188			
ADDRESS (Include Zip Code)					INDIVIDUAL SIGNIN	(5) DATE (MM-DD-YYYY)				
		%			REPRESENTATIVE	CAPACITY	1			
2. CCC USE ONLY A. SI	GNATI ID	E OF CCC REPR	COCKETATE OF							
	11		CESENTATIVE				B. DATE			
OTE: The following statement is an	lest-	Muse					CAM-03-40/20			
OTE: The following statement is mi is the Commodity Credit Corp. 3831 at seq), the Agricultural receive benefits under the Co Tribal agencies, and nongove identified in the System of Re the requested information will	rnmental en	tities that have been a	Information collected uthorized access to t	d on this form me he information by	ry be disclosed to other Feder statute or regulation and/or	rai, State, Local gov	participate in and			
the requested information will Paperwork Reduction Act of	DAI CH		my to participate in a	and receive bene	tits under the Conservation i	Reserve Program.				
Paperwork Reduction Act (I criminal and civil fraud, privac	rcA) Staten v. and other	sent: The information	collection is exempte	d from PRA as a	pecified in 7 U.S.C. 9091(2)	(c)(B). The provision	s of anomoriate			
etitutions participation in as administrati	wand U.S. I	Department of Agricult	ure (USDA) civil right	s regulations an	d notices the 1/20 A	ONM TO YOUR CO	UNTY FSA OFFICE.			
pression) several assessment of administers	ng USDA pr	ograms are prohibited	from discriminating b	ased on race, or	Nor. national origin reliaise	ncies, offices, and er				
pression), sexual orientation, disability il rights activity, in any program or act	ivity conduct	led or funded by USDA	er status, income der 1 (not all bases apply	ived from a publi to all programs).	ic assistance program, politic Remedies and complaint st	al beliefs, or reprisal	or retaliation for prior			

Persons with disebilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center et (202) 720-2600 (voice and TTY) or contact USDA through the Federal Ralay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complete, complete the USDA Program Discrimination Complete Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complete1-filing-cust.himi-send-at-any-USDA-office-or-write-a-letter-addressed-to-USDA and provide in the letter all of the Information requested in the form. To request a copy of the completent form, cell (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for CNI Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: <a href="https://www.ascr.usda.gov/complete1-filing-cust.himi-any-usda

CRP-1 U.S. DEPARTM	ENT OF AGRICULT	JRE		1. ST. & CO. COL LOCATION	DE & ADMIN.	2.	. SIGN-UP NUME	BER	
(03-26-04) Commodity	Credit Corporation	AM CO	NTDACT	17-1	05			42	
TE: The authority for collecting the following inform	nation is Pub. L. 107-171	. This authori	ty allows for the	3. CONTRACT N		-	4. ACRES FOR ENROLLMENT 0 . 8		
collection of information without prior OMB approval m required to complete this information collection is estin for reviewing instructions, searching existing data sour	nated to average 4 minut	es per respon:	se, including the time	2	069				
completing and reviswing the collection of information. 7. COUNTY OFFICE ADDRESS (Include	Zip Code):			5. FARM NUMBE	174 R	6.	TRACT NUMBE	R(S)	
Livingston County Farm Ser				8384			10817		
1510 W Reynolds St Pontiac, IL 61764						FI	8. CONTRACT PERIOD FROM: TO: (MM-DD-YYYY) (MM-DD-YYYY)		
TELEPHONE NUMBER (Include Area C		GENERAL ENVIRONMENTA	L PRIORITY	-,	10-01-2012 09-30-20				
applicable sign-up period has been provided to withdraws prior to CCC acceptance or rejection thereto. BY SIGNING THIS CONTRACT PRC or CRP-2C, if applicable; and, if applicable,	The terms and co	nditions of LEDGE RE	this contract are o	ontained in this For	rm CRP-1 and in CRP-1; CRP-1 A	the CR pendi	RP-1 Appendix a x and any adder	nd any addend	
B. Annual Contract Payment	0A. Rental Rate Per Acre \$ 242.40 B. Annual Contract Payment \$ 194.00			B. Field No.	No. C. Practice No.		D. Acres	E. Total Estim	
11			10817	3	CPBA	+	0.8		
C. First Year Payment (Item 10C applicable only to c		194.00	10017		0.07	+		-	
2. PARTICIPANTS A(1). PARTICIPANT'S NAME AND ADDR	RESS (Zīp Code):	(2) SH/		3) SOCIAL SECUI	RITY NUMBER		DATE (MI)	I-DD-YYYY)	
				more than three individu	uale ana ninnino, comi	nn evel	* L		
B(1). PARTICIPANT'S NAME AND ADDR	ESS (Zip Code):	(2) SHA	DE) SOCIAL SECUR		nao un e	290	5	
Trust B-133 1304 W Reynolds St		ĺ	100 % (4) SIGNATURE	1			(-DD-YYYY)	
Pontiac, IL 61764-9644			Į.	mend then three inclinion	Augn-Tel)	stee		1-2012	
C(1). PARTICIPANT'S NAME AND ADDR	ESS (Zip Code):	(2) SHA	ARE (3) SOCIAL SECUR	NUMBER:		14.7		
			% (4	I) SIGNATURE			DATE (MM	-DD-YYYY)	
		IDE OF C		more then three individu	als are signing, cont	nue on a		(MM-DD-YYYY)	
(if more than three individuals are signing, continue on al								28-2012	
(If more than three individuals are signing, continue on at 13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATU	de au	O A "				9-6	20 20.	
13. CCC USE ONLY - Payments according	A. SIGNATU ordance with the Prive curity Act of 1985, (P 1410 and the Internal sh the requested Info formation may be pro	AUV.II acy Act of 16 ub. L. 99-19 Revenue C saist in deter mation will vided to othe provisions	074 (6 USC 652a) a r8), as amanded en ode (26 USC 6109) rmining eligibility, ar result in determinati result in determinati of criminal and civil	nd the Paperwork Rd the Ferm Security to The information re d to determine the c ion of ineligibility for food determinent of Justice, fraud statutes, inclu	and Rural Investm quested is necess orrect parties to ti certain program b , or other State an ding 18 USC 286,	ent Act ary for e contr enefits a d Fede 287, 3	amended. The a of 2002 (Pub. L. CCC to consider ract. Furnishing to and other financia ral Law enforcen 71, 641, 651, 100	uthority for reque 107-171) and and process the file requested at assistance tent agencies, as	
13. CCC USE ONLY - Payments according to the shares are approved. NOTE: The following statement is made in according to the following information is the Food Seregulations promutigated at 7 CFR Part to enter into a Conservation Reserve Prinformation is voluntary. Failure to furnities administered by USDA agency. This in response to a court megistrate or administrated.	A. SIGNATU ordance with the Prive curity Act of 1985, (P 1410 and the Internation sh the requested Info formation may be pro istrative tribunal. The the Information prove	ecy Act of 1s ub. L. 99-19 Revenue C saist in detei mation will vided to oth a provisions ided. RETU	074 (6 USC 652a) a 18), es amended ento ode (26 USC 6109) rmining eligibility, ar result in determinat er agencies, IRS, D of criminal and civil IRN THIS COMPLE	nd the Paperwork Rt the Farm Security i . The information re d to determine the c on of inaligibility for apartment of Justice, traud stahlas, inclu- TED FORM TO YOU	and Rural Investm quested is necess arrect perfies to II certain program b , or other State an ding 18 USC 286, JR COUNTY FSA	ent Act ary for se contr anefits : d Fede 287, 3: OFFIC	amended. The a of 2002 (Pub. L. CCC to consider rect. Furnishing i and other financi rai Law enforcen 71, 641, 651, 100 E.	uthority for reque 107-171) and and process fine fine requested el assistance nont agencies, au It; 15 USC 714n	





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mjbrummel@yahoo.com Mark Brummel, Illinois broker

FARMLAND AND COMMERCIAL REAL ESTATE