Farm for Sale

Busey Farm Brokerage

H.M. Owen Heirs — Christian County Farms
283.1 Total Taxable Acres in Three Tracts

Location
Tract 1 is located 5 miles northwest of Stonington Illinois in Buckhart Township. Tract 2 and Tract 3 are located 3 miles northwest of Stonington Illinois in Stonington Township.

Legal Description
Tract 1 — The NW ¼ of Section 1, T 14 N, R 2 W, of the 3rd P.M., located in Christian County, Illinois, containing approximately 160 Acres.
Tract 2 — The 5 ½ of the SW ¼ of Section 5, T 14 N, R 1 W, of the 3rd P.M. located in Christian County, Illinois, containing approximately 80 acres.
Tract 3 — The SE ¼ of the SE ¼ of Section 6, T 14 N, R 1 W, of the 3rd P.M. located in Christian County, Illinois, containing approximately 40 acres.

Listing Price
Tract 1 — 162.1 Acres @ $10,900/ac or $1,766,890 Total
Tract 2 — 81.00 Acres @ $11,700/ac or $947,700 Total
Tract 3 — 40.00 Acres @ $11,700/ac or $468,000 Total
Total — 283.10 Acres @ $11,185/ac or $3,182,590 Total

Lease/Possession
The lease for these farms is currently open for 2018.

Contact Information
Corey Zelhart, Listing Broker 217-425-8245
Tom Courson, Broker 217-425-8291
Dean Kyburz, Broker 217-425-8290
Nick Suess, Broker 217-425-8296
Steve Myers, Managing Broker 217-425-8340
busey.com
259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

Christian County FSA Data

<table>
<thead>
<tr>
<th></th>
<th>Tract 1</th>
<th>Tract 2 &amp; 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm #</td>
<td>1105</td>
<td>1105</td>
</tr>
<tr>
<td>Tract #</td>
<td>1947</td>
<td>1948</td>
</tr>
<tr>
<td>Total Acres</td>
<td>160.31</td>
<td>121.61</td>
</tr>
<tr>
<td>Cropland Acres</td>
<td>154.72</td>
<td>121.39</td>
</tr>
<tr>
<td>Corn Base Acres</td>
<td>76.5</td>
<td>60.0</td>
</tr>
<tr>
<td>Soy Base Acres</td>
<td>76.5</td>
<td>60.0</td>
</tr>
<tr>
<td>Farm Program</td>
<td>ARC-County</td>
<td>ARC-County</td>
</tr>
</tbody>
</table>

Price Loss Coverage (PLC) Yields
Corn Yield: 175.0
Soybean Yield: 57.0

Real Estate Tax Information

<table>
<thead>
<tr>
<th>Parcel ID #</th>
<th>Acres</th>
<th>2017 Assessed Value</th>
<th>2017 Taxes Payable 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>03-08-01-100-001</td>
<td>162.1</td>
<td>$77,299.00</td>
<td>$4,418.22</td>
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<tr>
<td>16-09-05-300-002</td>
<td>81.0</td>
<td>$42,294.00</td>
<td>$3,036.16</td>
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<tr>
<td>16-09-06-400-003</td>
<td>40.0</td>
<td>$22,250.00</td>
<td>$1,491.32</td>
</tr>
</tbody>
</table>

Yield History

<table>
<thead>
<tr>
<th>Year</th>
<th>Tract 1</th>
<th>Tract 2</th>
<th>Tract 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>240 Crn/73 Soy</td>
<td>73 Soy</td>
<td>250 Corn</td>
</tr>
<tr>
<td>2016</td>
<td>234 Crn/75 Soy</td>
<td>241 Corn</td>
<td>75 Soy</td>
</tr>
<tr>
<td>2015</td>
<td>225 Crn/71 Soy</td>
<td>71 Soy</td>
<td>231 Corn</td>
</tr>
<tr>
<td>2014</td>
<td>249 Crn/70 Soy</td>
<td>252 Corn</td>
<td>74 Soy</td>
</tr>
<tr>
<td>2013</td>
<td>214 Crn/53 Soy</td>
<td>61 Soy</td>
<td>236 Corn</td>
</tr>
</tbody>
</table>

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**2016 Soil Test Results**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>43A</td>
<td>Ipava silt loam, 0 to 2 percent slopes</td>
<td>50.1</td>
<td>39.3%</td>
<td><strong>191</strong></td>
<td>62</td>
<td>142</td>
<td></td>
</tr>
<tr>
<td><strong>86B</strong></td>
<td>Osco silt loam, 2 to 5 percent slopes</td>
<td>54</td>
<td>35.9%</td>
<td><strong>199</strong></td>
<td><strong>59</strong></td>
<td><strong>140</strong></td>
<td></td>
</tr>
<tr>
<td>68A</td>
<td>Sable silt loam, 0 to 2 percent slopes</td>
<td>22</td>
<td>16.6%</td>
<td><strong>192</strong></td>
<td>63</td>
<td>143</td>
<td></td>
</tr>
<tr>
<td><strong>259C2</strong></td>
<td>Assumption silt loam, 5 to 10 percent slopes, eroded</td>
<td>13.7</td>
<td>9.1%</td>
<td><strong>195</strong></td>
<td><strong>46</strong></td>
<td><strong>111</strong></td>
<td></td>
</tr>
<tr>
<td><strong>705B</strong></td>
<td>Buckhart silt loam, 2 to 5 percent slopes</td>
<td>1.6</td>
<td>1.1%</td>
<td><strong>198</strong></td>
<td><strong>60</strong></td>
<td><strong>141</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average:**

- pH: 6.4
- P: 24.00
- K: 340.0
- OM: 3.2
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Aerial Map and Soil Information Tract 2

2016 Soil Test Results

pH: 6.4  P: 56.18  K: 398.23  OM: 3.8

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Tract 2 Contains:

1—10,000 bushel drying bin

1—10,000 bushel bin

Licensed Real Estate Broker Corporation

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Tom Courson, Broker  Phone 217-425-8291
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Aerial Map and Soil Information Tract 3

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2016 Soil Test Results

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Ill. State Productivity Index Legend</th>
<th>Corn BuA</th>
<th>Soybeans BuA</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>68A</td>
<td>Sable silty clay loam, 0 to 2 percent slopes</td>
<td>29.74</td>
<td>72.7%</td>
<td>192</td>
<td>63</td>
<td>143</td>
<td></td>
</tr>
<tr>
<td>43A</td>
<td>Ipava silt loam, 0 to 2 percent slopes</td>
<td>6.83</td>
<td>16.7%</td>
<td>191</td>
<td>62</td>
<td>142</td>
<td></td>
</tr>
<tr>
<td>&quot;705B&quot;</td>
<td>Buckhart silt loam, 2 to 5 percent slopes</td>
<td>4.31</td>
<td>10.5%</td>
<td>&quot;195&quot;</td>
<td>&quot;50&quot;</td>
<td>&quot;141&quot;</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average: 191.4 BuA, 62.5, 142.6

pH: 6.1  P: 32.0  K: 406.0  OM: 3.3

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