John Ullrich Foundation—Coles County Farm

**Location**
This farm is located approximately 2 miles southeast of Humboldt in Humboldt Township.

**Legal Description**
The Northeast 1/4, the Northeast 1/4 of the Northwest 1/4, and the North 1/2 of the Southeast 1/4, all in Section 14, Township 13 North, Range 8 East of the 3rd Principal Meridian, Coles County, Illinois.

**Listing Price**
280.0 acres x $12,000/acre = $3,360,000.00

**Lease/Possession**
The farm is currently leased for the 2016 crop year on a 50/50 basis with Mike Zuhone. The seller and tenant will retain all rights to the 2016 crop. Mike has been an excellent steward for many years on this farm and would enjoy the opportunity to continue farming this land under new ownership.

**Contact Information**
Dean Kyburz, Managing Broker 217-425-8290
Kyle Ogden, Listing Broker 217-425-8279
Tom Courson, Broker 217-425-8291
Corey Zelhart, Broker 217-425-4245
Nick Suess, Broker 217-425-8296

**County FSA Data**
- Farm # 481
- Tract # 1059
- Total Acres: 273.35
- Cropland Acres: 271.95
- Corn Base Acres: 135.50
- Soybean Base Acres: 135.50
- Farm Program: ARC-County

**Price Loss Coverage (PLC) Yields**
- Corn Yield: 163
- Soybean Yield: 49

**Real Estate Tax Information**
- Parcel ID #: 04-0-00461-000
- Acres: 280.00
- 2015 Assessed Value: 107,196
- 2015 Taxes Payable 2016: $8,563.12

**Soil Test Results**
- Soil Test—Helena Chemical Company—June 2016
  - South 140 acres
  - pH: 6.0
  - P1: 95
  - K: 473

**Disclaimer:** The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

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## Soil Information

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent Tillable</th>
<th>Corn Bu/A</th>
<th>Soybean Bu/A</th>
<th>Crop Productivity Index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>722A</td>
<td>Drummer-Milford Silty Clay Loam</td>
<td>172.33</td>
<td>63.4%</td>
<td>184</td>
<td>60</td>
<td>137</td>
</tr>
<tr>
<td>481A</td>
<td>Raub Silt Loam</td>
<td>49.41</td>
<td>18.2%</td>
<td>183</td>
<td>58</td>
<td>134</td>
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<tr>
<td>154A</td>
<td>Flanagan Silt Loam</td>
<td>45.00</td>
<td>16.5%</td>
<td>194</td>
<td>63</td>
<td>144</td>
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<tr>
<td>56B</td>
<td>Dana Silt Loam</td>
<td>5.21</td>
<td>1.9%</td>
<td>178</td>
<td>55</td>
<td>130</td>
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<tr>
<td></td>
<td>Building Site</td>
<td>1.40</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Weighted Average</strong></td>
<td><strong>273.35</strong></td>
<td><strong>185.4</strong></td>
<td></td>
<td><strong>60</strong></td>
<td></td>
<td><strong>137.5</strong></td>
</tr>
</tbody>
</table>

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In Spring 2015, Dean Drainage installed a new main tile system through the north half of this farm. This main, shared with a neighbor to the west, consists of 1,300’ of 10” plastic tubing and 1,650’ of 12” plastic tubing. It outlets through a new 24” dual wall pipe that crosses the road bordering the north side of this farm. A tile map is available upon request.

**Building Site**
- Machine Shed—60’ x 32’
- Machine Shed—50’ x 36’
- 12,000 bushel grain bin
- Two 8,000 bushel grain bins