

Davies Trust Farm



north tract looking north 6.18.20



July 8, 2020

Ray L. Brownfield, ALC AFM
Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager

Land Pro LLC

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Professional Land Specialists

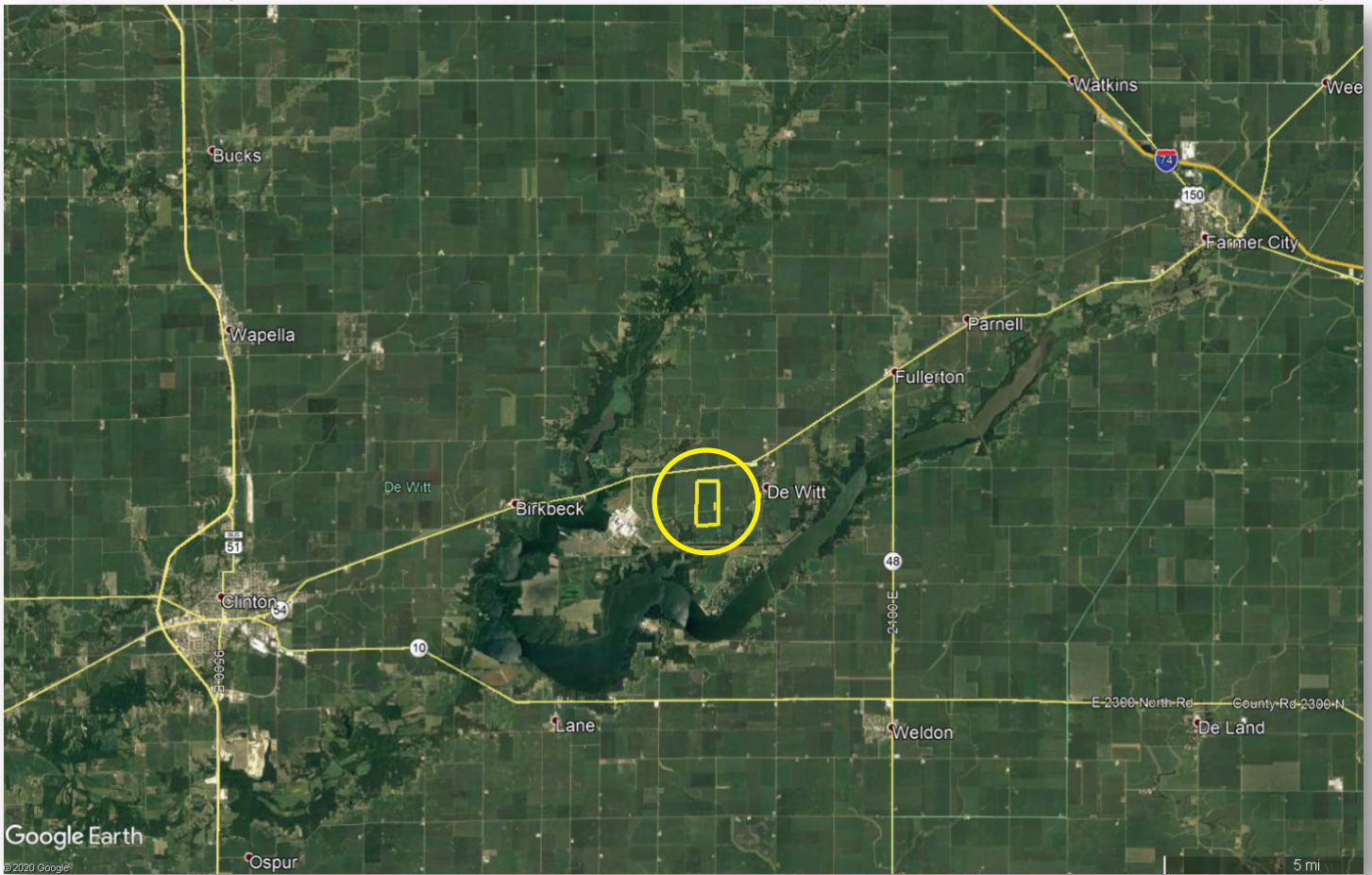


Buy Land. They're Not Making It Anymore.

~ Mark Twain

Davies Trust Farm

176.602 survey acres | 171.23± tillable acres | Section 24 | Harp Township | T.20N.-R.3E. | DeWitt County IL



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Boundaries and acreages are approximate.

CLASS A SOILS

ACREAGE

176.602 surveyed acres
171.23± tillable acres

SOILS

Productivity Index - 135.8
predominantly Ipava, Sable, Catlin, Birkbeck

DESCRIPTION

Part of the E½ of Section 24 in Harp Township,
T.20N.-R.3E., DeWitt County Illinois

PRICE

\$1,713,039 (\$9,700/acre)

TAXES (2019)

\$4,884.16 (\$27.65/ac)

PIN

08.24.400.004
buildings (1 concrete grain bin, 3 metal bins, 1
dryer)

08.24.400.003 - leased to DeWitt Water
Treatment Plant (.285 ac) not taxed (SEC of
property)

FRONTAGE

DeWitt Road (825 N)
Heartland Road (1800E)



9.9± mi NE of Clinton IL

27.3± mi SE of I-55/I-74 Bloomington interchange

28.8± mi NE of Bloomington IL

56.2± mi NE of Springfield IL

150.0± mi SW of Chicago IL

163.0± mi SE of Moline IL

166.0± mi SE of Rockford IL

GPS 40.175266, -88.802061

(Points are to the center of the city)

Davis Trust Farm Yields

	Corn	Soybeans
2019	182.00	54.11
2018	135.00	55.00
2017	170.00	67.39
2016	257.58	57.59
2015	193.67	75.95
2014	236.46	53.26

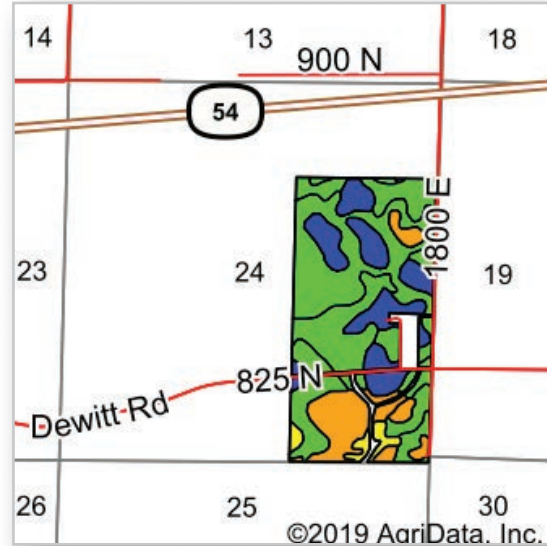
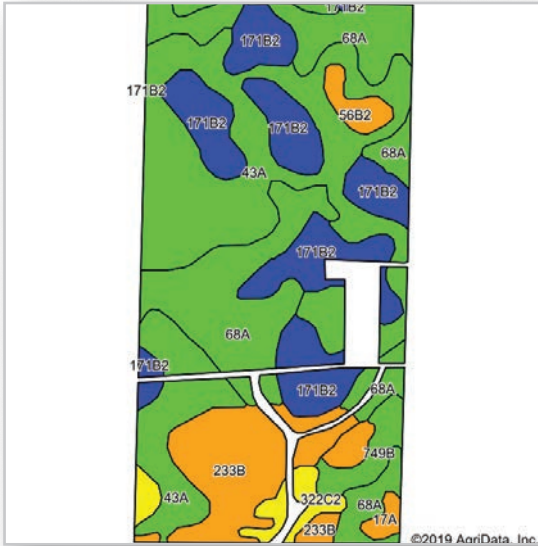
FSA Information

Farm 469 | Tract 779

Commodity	Base Acres	County Yield
Corn (PLC)	83.8	151
Soybeans (ARC-CO)	83.8	45

Boundaries and acreages are approximate.



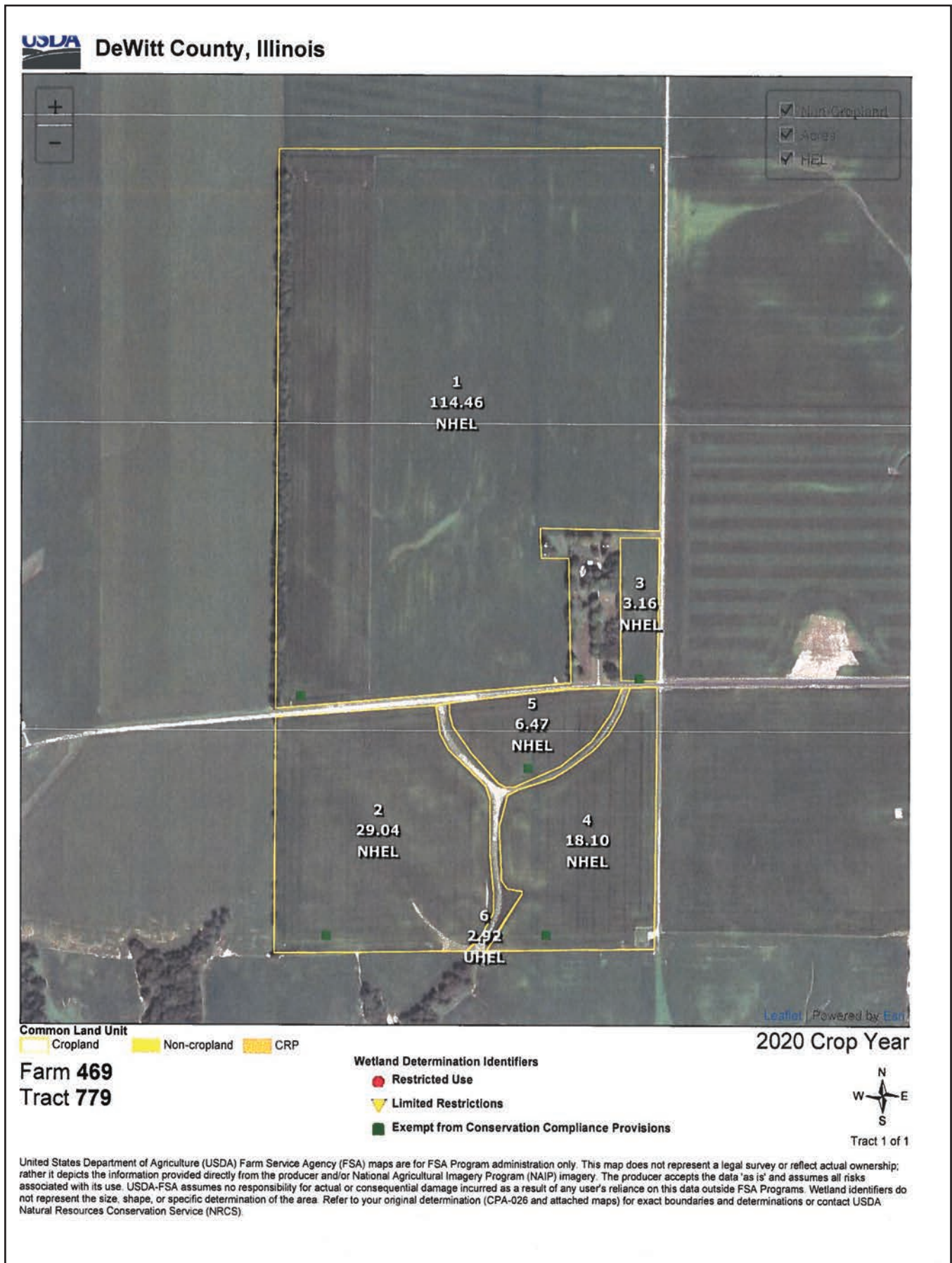


Area Symbol: IL039, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	59.35	34.7%		FAV	191	62	77	0.00	5.90	142
68A	Sable silty clay loam, 0 to 2 percent slopes	41.30	24.1%		FAV	192	63	74	0.00	5.77	143
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	35.44	20.7%		FAV	**178	**56	**69	**6.43	0.00	**131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	19.30	11.3%		FAV	**165	**51	**65	**5.09	0.00	**121
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	4.35	2.5%		FAV	**188	**60	**73	**7.33	0.00	**141
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	3.93	2.3%		FAV	**149	**47	**59	**4.20	0.00	**108
17A	Keomah silt loam, 0 to 2 percent slopes	3.30	1.9%		FAV	161	51	65	0.00	5.14	119
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.90	1.7%		FAV	**171	**53	**66	**5.96	0.00	**124
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	1.36	0.8%		FAV	**156	**48	**62	**5.01	0.00	**114
Weighted Average						183.4	58.9	72.2	2.33	3.54	135.8

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
 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.





FARM: 469

Illinois

U.S. Department of Agriculture

Prepared: 7/2/20 4:11 PM

DeWitt

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page:

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name **Farm Identifier**
Not Applicable

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
174.15	174.15	174.15	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	174.15	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	83.8	151	0.0	
SOYBEANS	83.8	45	0.0	0
Total Base Acres:	167.6			

Tract Number: 779 **Description:** D-12 SEC 24
FSA Physical Location : DeWitt, IL **ANSI Physical Location:** DeWitt, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
174.15	174.15	174.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	174.15	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	83.8	151	0.0
SOYBEANS	83.8	45	0.0
Total Base Acres:	167.6		

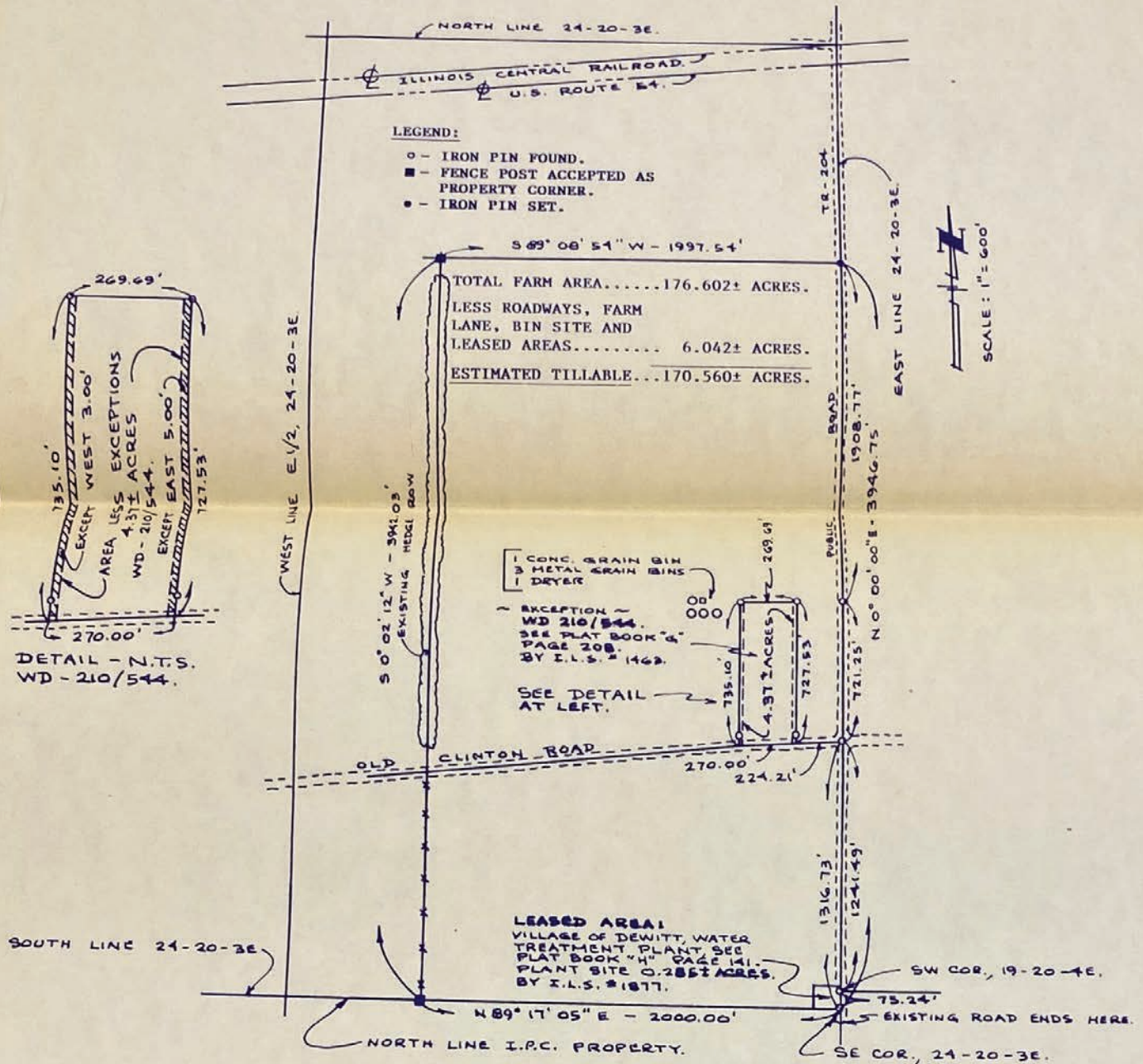
Owners:



Boundaries and acreages are approximate.

PLAT OF SURVEY

PART OF THE EAST HALF (E1/2) OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE THIRD
(3RD) PRINCIPAL MERIDIAN, DEWITT COUNTY, ILLINOIS.



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