



LAND FOR SALE

LANDGUYS



HENRY CO., IL | 78 ACRES

Exclusive Listing

Nearly 95% Tillable Henry Co.
Farm in Atkinson, IL



20505 N 2400th Ave,
Geneseo, IL 61254

\$509,145

\$6,500/ACRE



- 78.33 Total Acres
- 58.5 Acres Currently Farmed
- 16.3 CRP Acres
- \$15,700 Current Annual Income
- Open Lease for 2024
- 2022 Property Taxes - \$1,466.72
- Productivity Index (PI) 90



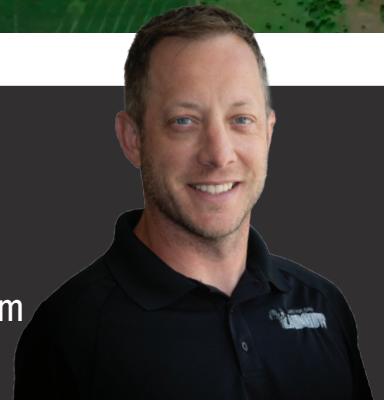
NATHAN CUMPTON

Illinois Land Broker

815.878.6780

nathan@landguys.com

Licensed in Illinois (471.021292)





Henry Co., IL
78 +/- Acres; Avg. PI 90

SOIL MAP



76.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
457A	Booker silty clay, 0 to 2 percent slopes	75.44	98.01	88	55	3w
261A	Niota silt loam, 0 to 2 percent slopes	1.36	1.77	98	82	2w
465A	Montgomery silty clay, 0 to 2 percent slopes	0.16	0.21	103	56	3w
565A	Tell silt loam 0 to 2 percent slopes	0.01	0.01	112	90	2s
TOTALS		76.97(*)	100%	88.21	55.48	2.98

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

ILLINOIS

HENRY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7305

Prepared : 12/20/23 9:27 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : 11018A, 11894
Recon ID : 17-073-2007-172
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.12	77.12	77.12	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	60.82	0.00		16.30	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	58.50	2.80	125	
TOTAL	58.50	2.80		

NOTES

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Tract Number : 8851

Description : L4 SEC 4 ATKINSON
FSA Physical Location : ILLINOIS/HENRY
ANSI Physical Location : ILLINOIS/HENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : REESE TRUST NO RKR1-2003
Other Producers :
Recon ID : 17-073-2007-171

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.12	77.12	77.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.82	0.00	16.30	0.00	0.00	0.00

ILLINOIS
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7305
Prepared : 12/20/23 9:27 AM CST
Crop Year : 2024

Tract 8851 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.50	2.80	125
TOTAL	58.50	2.80	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities 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 at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and 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 complaint form, call (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 Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 073	2. SIGN-UP NUMBER 46
	3. CONTRACT NUMBER 11018A	4. ACRES FOR ENROLLMENT 1.79
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HENRY COUNTY FARM SERVICE AGENCY 301 E North St CAMBRIDGE, IL61238-1176	6. TRACT NUMBER 8851	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (309)937-3377 x2	8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 234.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 419.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8851	36	CP21	1.79	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>REESE TRUST NO 8881-2003 C/O RANDAL REESE 979 N MAIN ST ROCKFORD, IL61103-7064</small>	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 073		2. SIGN-UP NUMBER 53
	3. CONTRACT NUMBER 11894		4. ACRES FOR ENROLLMENT 14.51
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HENRY COUNTY FARM SERVICE AGENCY 301 E North St CAMBRIDGE, IL61238-1176	6. TRACT NUMBER 8851	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
	8. SIGNUP TYPE: Continuous		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (309)937-3377 x2			

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9A. Rental Rate Per Acre	\$ 157.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,278.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8851	0010	CP9	4.50	\$ 4,230.00
(Item 9C is applicable only when the first year payment is prorated.)		8851	0031	CP21	3.95	\$ 553.00
		8851	0034	CP21	6.06	\$ 848.00

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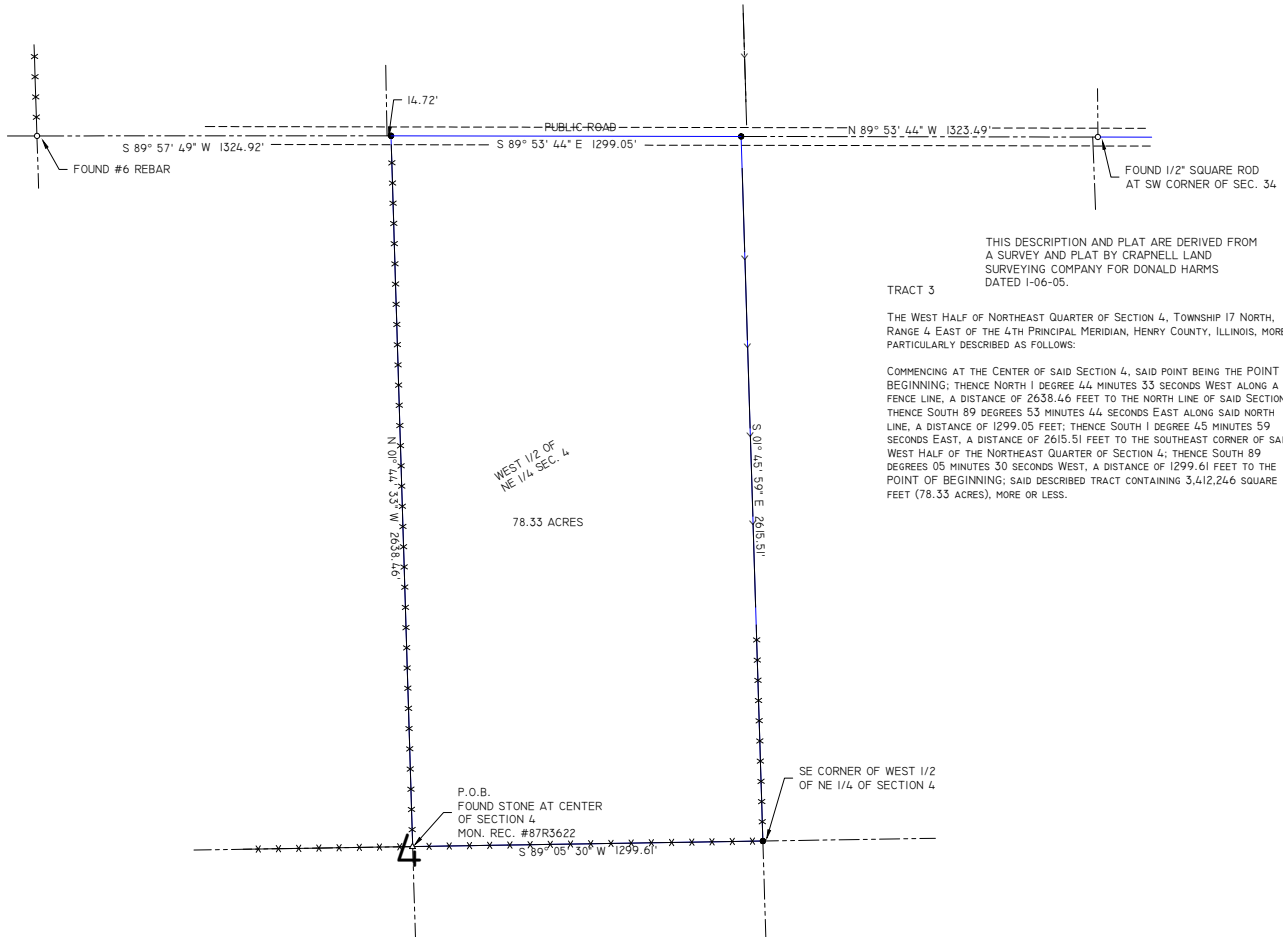
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PLAT OF SURVEY



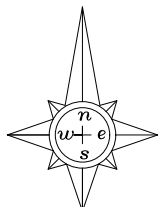
THIS DESCRIPTION AND PLAT ARE DERIVED FROM A SURVEY AND PLAT BY CRAPNELL LAND SURVEYING COMPANY FOR DONALD HARMS DATED 1-06-05.

TRACT 3

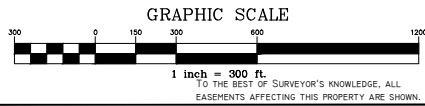
THE WEST HALF OF NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN, HENRY COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 4, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 44 MINUTES 33 SECONDS WEST ALONG A FENCE LINE, A DISTANCE OF 2638.46 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 53 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1299.05 FEET; THENCE SOUTH 1 DEGREE 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 2615.51 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4; THENCE SOUTH 89 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 1299.61 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 3,412,246 SQUARE FEET (78.33 ACRES), MORE OR LESS.

WEST 1/2 OF NE 1/4 SEC. 4
78.33 ACRES



PREPARED FOR:
ROB DEVRIES



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEY STANDARDS.

MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2008

DATE: NO. 35-2390

LEGEND:

DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MONUMENTS FOUND = ○
MONUMENTS SET = # REBAR
CAPPED "CRAPNELL NO. 35-2390" = ●
FENCE LINE = - x - x - x - x - x - x -

CRAPNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256

PROFESSIONAL LAND SURVEYING FIRM #184-002745

DATE	3-29-07	LOCATION	HENRY COUNTY, IL.
SCALE	1" = 300'	DRAWN	KLC
		CHK'D	MDC
		DWG NO.	2489



Henry Co., IL
78 +/- Acres; Avg. PI 90

CRP MAP



Henry County, Illinois

W=Wheat,SWR,GR,C=Corn,Yel,GR 2023 Produce Shares: _____
 SB,S,B=Soybeans,Com, GR Hay=MixFG,LGM,FG _____
 Alf=Alfalfa, FG, Past=MixFG,LGM,GZ, _____
 WW=Grass,BR,LS, *Non-Irrigated unless noted on map

Farm 7305

Tract 8851

2023 Program Year



CLU	Acres	HEL	Crop
8	43.54	NHEL	
10	4.5	NHEL	CRP
30	14.98	NHEL	
31	3.95	NHEL	CRP
33	1.29	NHEL	
34	6.06	NHEL	CRP
35	1.01	NHEL	
36	1.79	NHEL	CRP

Page Cropland Total: 77.12 acres

Map Created December 21, 2022

Common Land Unit

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.