# Cash Rent Bid Application

## 156.00 Tillable Crop Acres

Bowdre Township, Douglas County, Illinois

Cash Rent Bids Due:
**November 7, 2025**
*12:00 P.M. CST (Noon)*

**Megan E. Fredrickson**
First Illinois Ag Group
225 North Water St.
Decatur, Illinois 62523

Cell 217-809-4949
Fax 217-872-6297
Megan.Fredrickson@FirstIllinoisAgGroup.com

## FARM INFORMATION

### FSA Data

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Farm #** | 8040 | **Total Acres:** | 162.04 | **Corn Base** | 114.6 | **PLC YLD** | 143 |
| | | **Tillable Crop Acres:** | 156.00 | **Bean Base** | 38.2 | **PLC YLD** | 48 |

### Soil Test

| Acres | Date | pH | P | K |
|---|---|---|---|---|
| 156.3 | 5-19-2025 | 5.7 | 90.6 | 309.0 |

### Yield History

| YEAR | CORN | SOYBEANS |
|---|---|---|
| 2025 | 227.1 | ----- |
| 2024 | ----- | 71.9 |
| 2023 | 225.3 | ----- |
| 2022 | ----- | 69.6 |
| 2021 | 217.0 | ----- |
| 2020 | ----- | 57.9 |
| 2019 | 202.0 | ----- |
| 2018 | ----- | 73.7 |
| **AVERAGE** | **217.9** | **68.3** |

### Location of Farm

The property is situated one mile northwest of Hindsboro, Illinois.

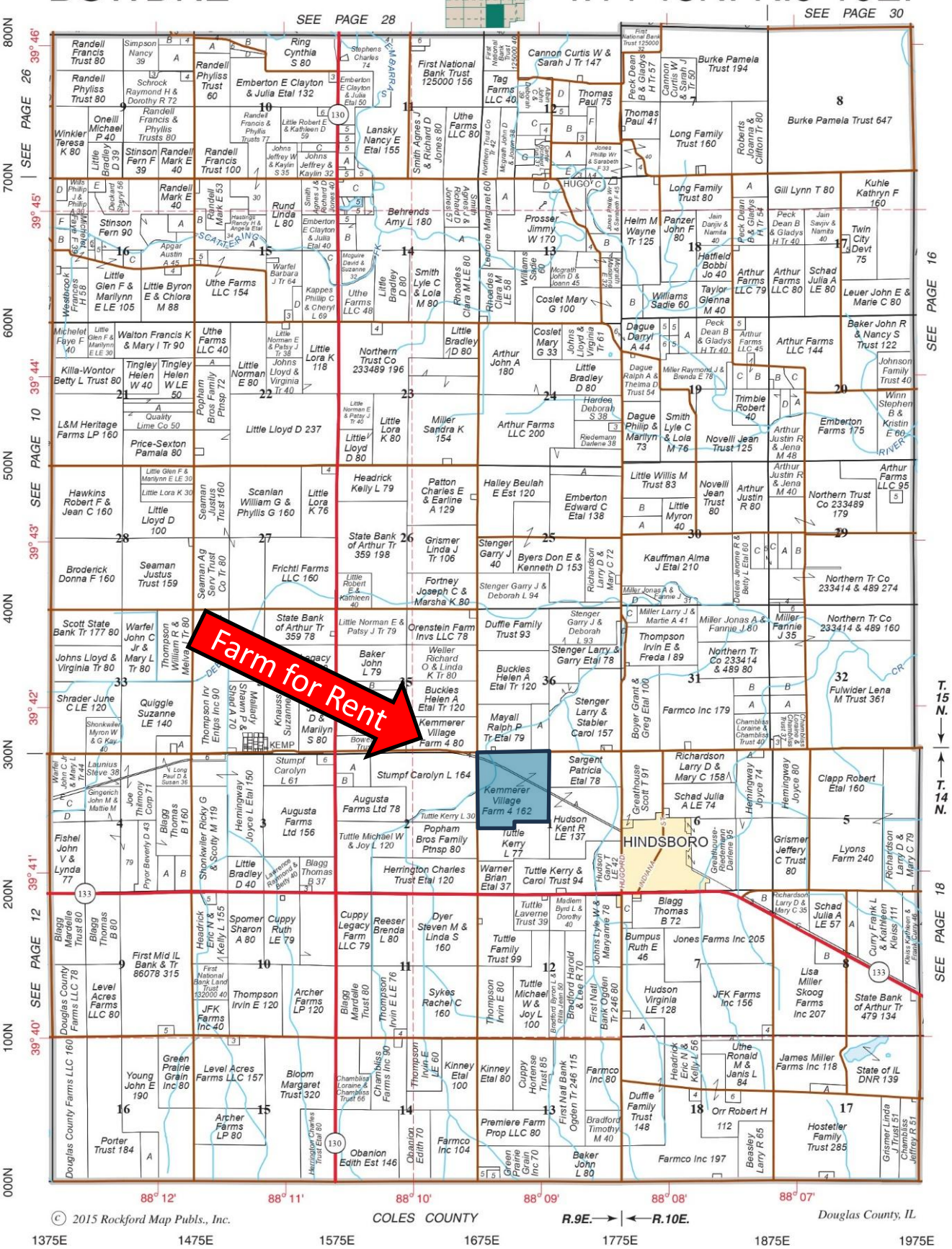
### Legal Description

The Northwest Quarter (NW 1/4) of Section One (1), and the North 6 acres of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section One (1), Township Fourteen North (T14N), Range Nine East (R9E) of the 3rd P.M., except the right-of-way of the Vandalia Railroad across the said Northwest Quarter (NW 1/4) of said Section One (1), Douglas County, Illinois, containing 161.28 acres, more or less.

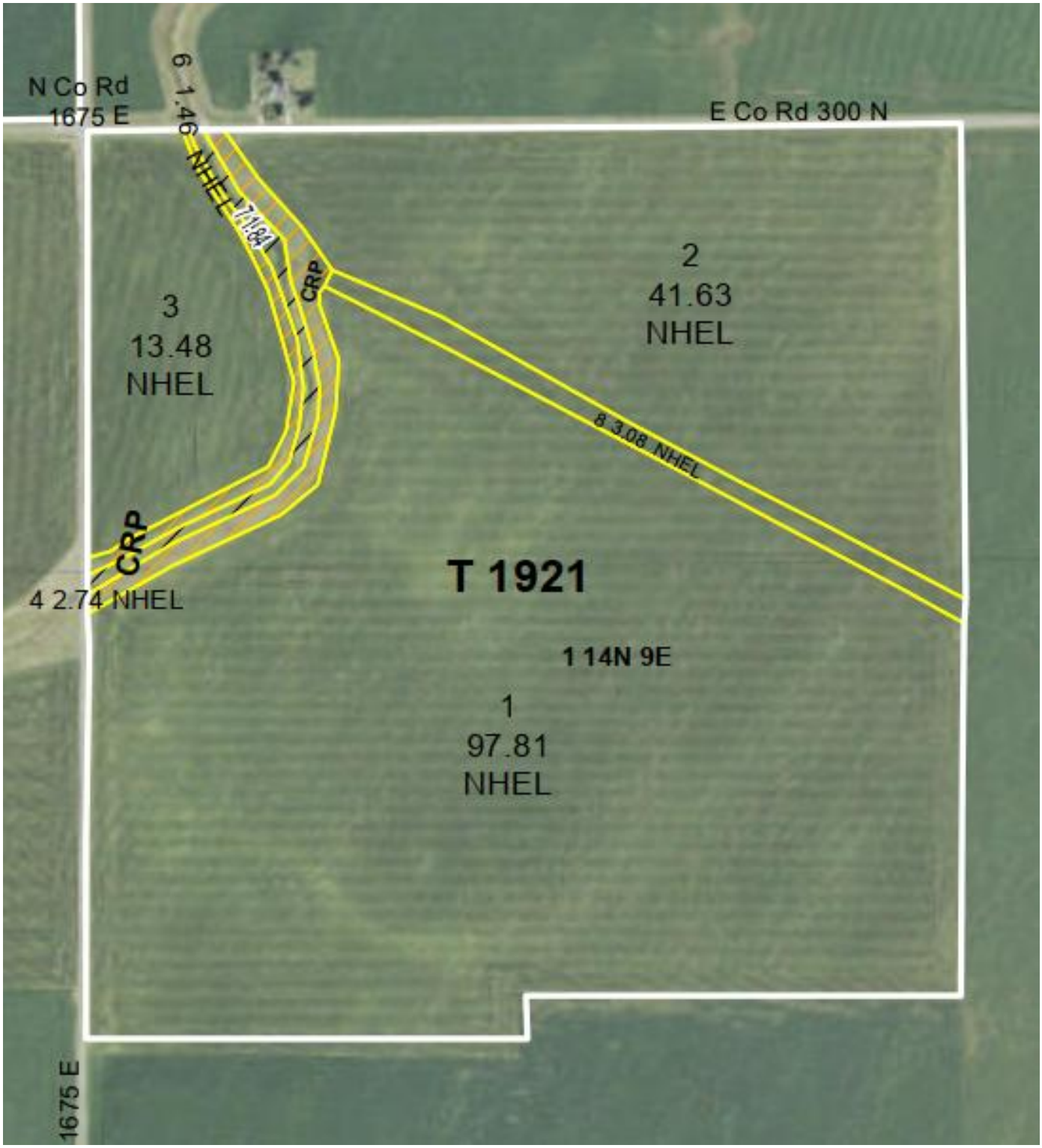
# BOWDRE

Refer to page 41 for keyed parcels

# T.14-15N.-R.9-10E.

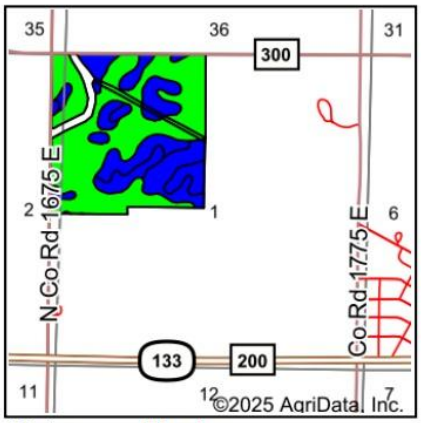


## Aerial Map


N Co Rd
1675 E
E Co Rd 300 N
6 1.46 NHEL
7 1.84
CRP
2
41.63
NHEL
3
13.48
NHEL
8 3.08 NHEL
CRP
4 2.74 NHEL
T 1921
1 14N 9E
1
97.81
NHEL
1675 E

## Soils Map

Soils data provided by USDA and NRCS.




State: **Illinois**
County: **Douglas**
Location: **1-14N-9E**
Township: **Bowdre**
Acres: **156**
Date: **10/21/2025**

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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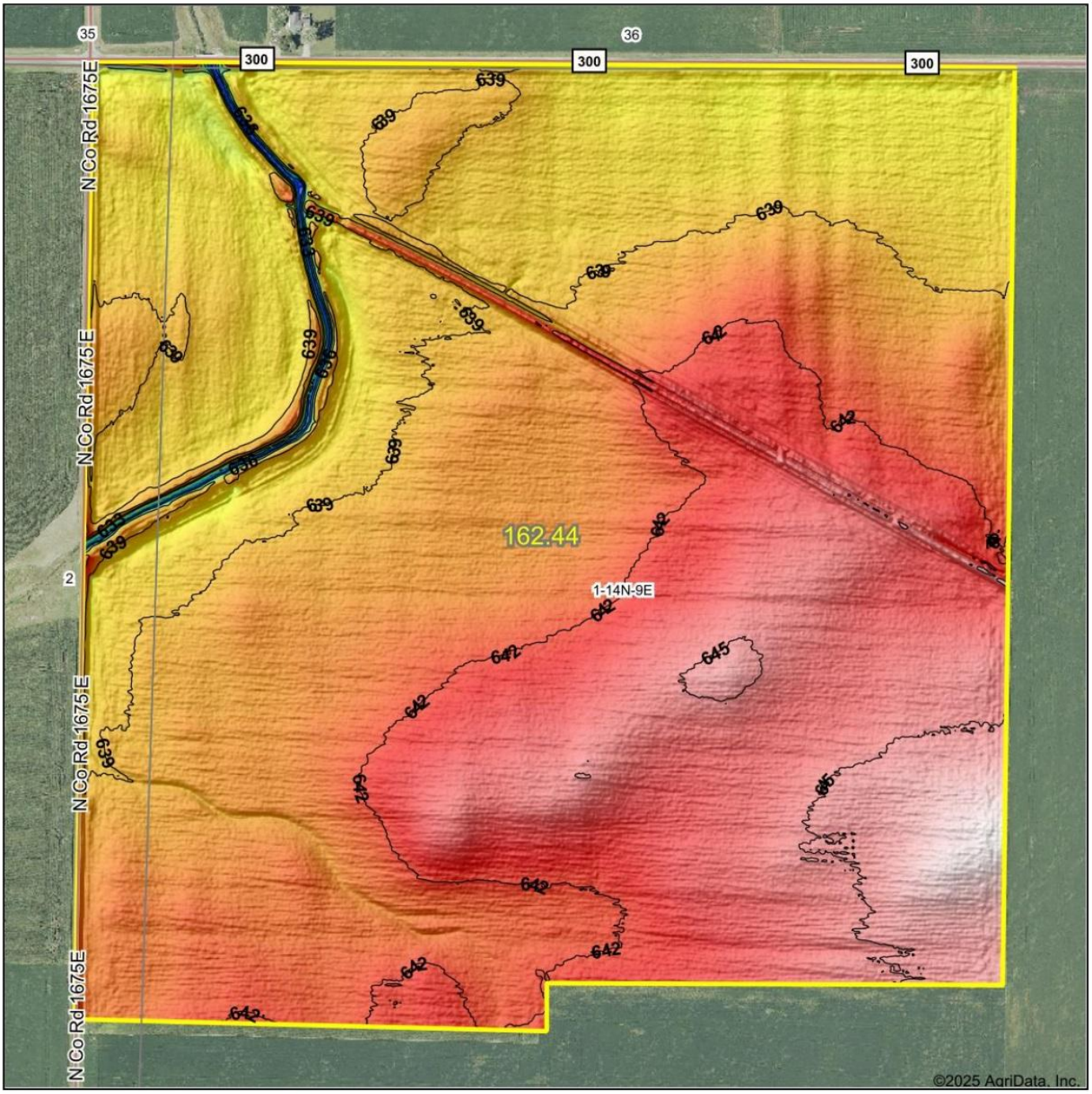
N W E S

| Area Symbol: IL041, Soil Area Version: 23 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Crop productivity index for optimum management |
| **69A | Milford silty clay loam, 0 to 2 percent slopes | 94.05 | 60.3% | | **171 | **57 | **68 | **128 |
| **722A | Drummer-Milford silty clay loams, 0 to 2 percent slopes | 27.78 | 17.8% | | **186 | **61 | **71 | **138 |
| 149A | Brenton silt loam, 0 to 2 percent slopes | 19.96 | 12.8% | | 195 | 60 | 74 | 141 |
| 375A | Rutland silt loam, 0 to 2 percent slopes | 14.21 | 9.1% | | 180 | 58 | 71 | 133 |
| | | | | **Weighted Average** | **177.6** | **58.2** | **69.6** | **131.9** |

**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 Il. Soils EFOTG

## Topography Hillshade




Low Elevation High

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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| | |
|---|---|
| Source: | USGS 1 meter dem |
| Interval(ft): | 3 |
| Min: | 627.7 |
| Max: | 647.5 |
| Range: | 19.8 |
| Average: | 640.8 |
| Standard Deviation: | 2.49 ft |

0ft 441ft 883ft

N W E S

10/21/2025

**1-14N-9E**
**Douglas County**
**Illinois**

Boundary Center: 39° 41' 29.88, -88° 9' 12.9

## GENERAL TERMS AND CONDITIONS OF 2026 LEASE

**Cash Rent Bids are Due** — November 7, 2025 -- 12:00 p.m. CST (noon) **and must be in writing.**

**Lease Term –** The bids submitted are for the 2026 lease year only.

**Crop Rotation –** Operator's choice.

**Mowing** — Appearance is important, and the successful bidder shall mow roadsides and waterways at least two times per year.

**Ag Program Payment** —All farm program payments will go to the tenant for the corresponding lease year. **EXCEPT** Conservation Reserve Program Payments will be retained 100% by the owner.

**Fertilizer** — Tenant shall apply an analysis of 27-69-60 (N, P, K) for acreage planted to corn and 18-46-60 (or comparable analysis) for the acreage planted to soybeans and provide evidence of said application by March 15, 2026.

**Reporting** — The successful bidder shall report as requested all aspects of the farming operation, including planting dates, crops planted, and harvest results.

**Access/Possession** — Access will be granted following the harvest of the 2025 crops.

**Lime and Soil Testing** — Landowner will provide and pay for soil testing (every 4 years). All lime and application of lime shall be split 50%-50% between the tenant and landowner.

**Lease provision** — The tenant shall have no right to lease or sublet any part of the premises or to assign the lease to any person or persons whomsoever, without Landowner's prior written consent. The lease that the prospective tenant shall enter will be for one year and is for the row crop acreage only.

**Financial information** — Prior to lease signing, and if requested, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add owners of the property, and Hickory Point Bank & Trust, dba as First Illinois Ag Group, as additional insured to their policies with a minimum liability coverage of $1,000,000.

**Disclaimer** *The information contained in this brochure and the bid sheets attached are considered accurate, however, this information is subject to verification and no liability for errors or omission is assumed.* ***Owner reserves the right to reject any and all bids.***

**Agency Disclosure**

First Illinois Ag Group and its staff are agents of the landowner and, in that capacity, represent only the landowner.

**Bowdre Township, Douglas County Illinois**
**(One Year) Cash Rent Bid for 2026**

***Due:*** November 7, 2025***,*** 12:00 p.m. CST (noon)

Name: _____

Address: _____

_____

Email: _____ (required)

Cell Phone: _____ (required)

I offer $_____ per acre x 156.00 cropland acres = $_____, as cash rent for the farmland with general terms and conditions listed on the Farmland for Cash Rent brochure.

**Cash Rent Payment** — The cash rental payment shall be made in one payment and will be due on March 15, 2026.

**Limestone** — Landowner and tenant shall split the cost equally of all limestone and application. The tenant's portion of the expense shall be prorated over a period of 5 years.

**Fertility** — Tenant shall apply, at their expense, the equivalent of 150 pounds (DAP) and 100 pounds of Potash 0-0-60 per acre, for an analysis of 27-69-60, to the acreage going to corn and the equivalent of 100 pounds (DAP) and 100 pounds of Potash per acre, for an analysis of 18-46-60 to the acreage going to soybeans. It is understood that suppliers of agricultural fertilizer promote different products. The intent is that a successful bidder shall apply the minimum analysis referenced.

**Ag Program Payments** — Tenant is to receive 100% of the USDA production crop program payments for the corresponding lease year. ***The landowner shall receive 100% of the Conservation Reserve Program Payment and the successful bidder agrees to mow said conservation reserve program acres oncer per year after August 1st.***

**Possession** — Following the harvest of the 2025 crop.

**Financial Information** — Prior to lease signing, if requested, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add the property owners, and Hickory Point Bank & Trust, dba as First Illinois Ag Group, as additional insured to their policies.

If offer is accepted by owner, a written lease will be made available for potential tenants to review prior to signature.

_____ _____

Signature Date

*Applications may be made to Megan Fredrickson by email to Megan.Fredrickson@firstillinoisaggroup.com, hand delivered, by fax at 217-872-6297, or by mail to 225 North Water Street, Decatur, Illinois 62523.*