



# FIRST ILLINOIS AG GROUP

## FARMLAND FOR LEASE

**Bruce M. Huber, AFM, ARA**

Managing Broker, Auctioneer and  
State Certified General Appraiser  
First Illinois Ag Group  
225 North Water St.  
Decatur, Illinois 62523

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Applications are Due:  
**November 6, 2020**  
*12:00 P.M. CST (Noon)*

**105.03 Tillable Crop Acres  
Shelby County, Illinois**

## FSA DATA

Farm #	4430	Total Acres:	109.63	Corn Base	56.5	PLC YLD	174
Tract #	1143, 1162	Tillable Acres:	105.03	Bean Base	46.5	PLC YLD	57

## FERTILITY

Field	Acres	Date	pH	P	K
Pt. of SW ¼ SW ¼ Sec 36	24.68	2017	6.2	118	365
S ½ SW ¼ Sec 12	80.35	2017	6.4	58	295
<b>Average</b>	<b>105.03</b>		<b>6.3</b>	<b>73</b>	<b>313</b>

## ACTUAL PRODUCTION HISTORY

YEAR	CORN	SOYBEANS
2020	163.0	61.5
2019	170.1	76.3
2018	177.2	74.3
2017	232.1	70.3
2016	210.6	76.3
2015	190.7	69.7
2014	230.9	62.7
2013	207.6	63.4
2012	149.4	68.8
2011	178.4	56.9
<b>AVERAGE</b>	<b>191.0</b>	<b>68.0</b>

## LOCATION and DESCRIPTION OF FARM

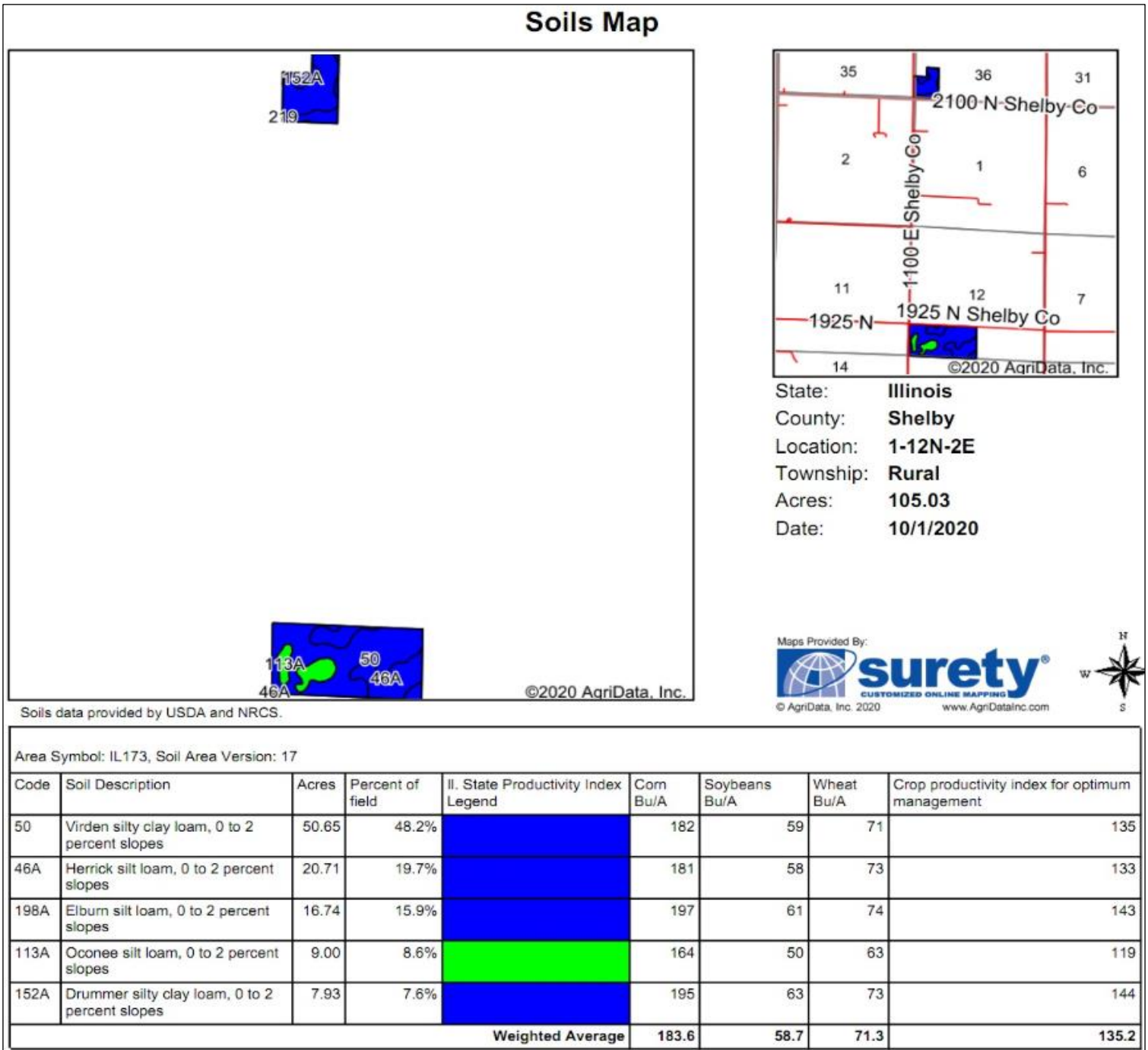
The property is located five to six miles east of Assumption, Illinois. The farm is nearly level, has highly productive prairie soils and is nearly all 100% tillable.

## LEGAL DESCRIPTION

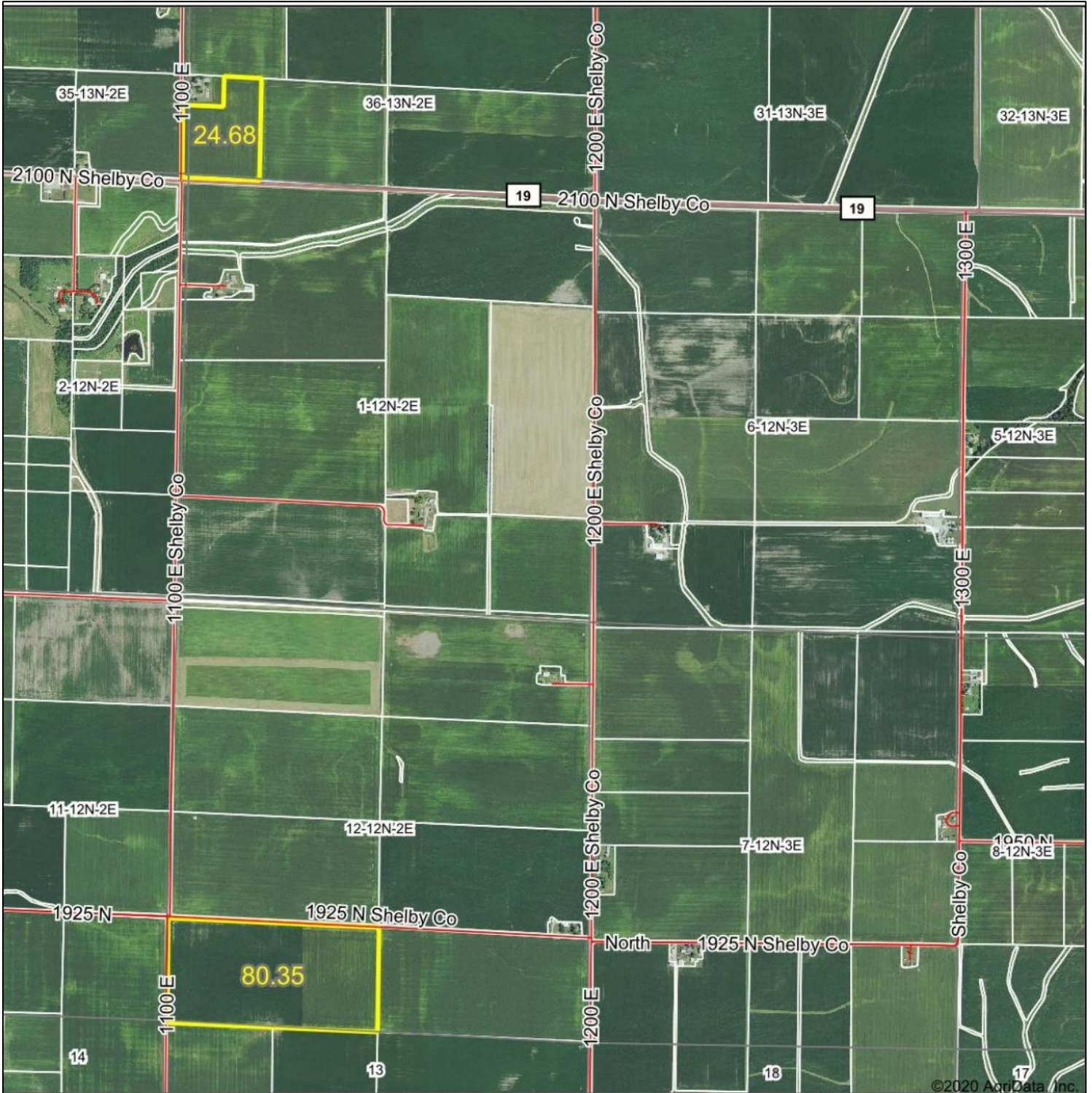
The South Half (S 1/2) of Southwest Quarter (SW 1/4) of Section Twelve (12), Township Twelve North (T12N), Range Two East (R2E) of the Third P.M. and part of the Southwest Quarter (SW 1/4) Southwest Quarter (SW 1/4), Section Thirty-Six (36), Township Thirteen North (T13N), Range Two East (R2E) of the Third P.M., all in Shelby County, Illinois, containing 105.0 acres.

# SOILS

The property is comprised of productive soils which are typically found in Shelby County. An inventory of these soils follow and is supported by the map below. The soil information was taken from AgriData Mapping.



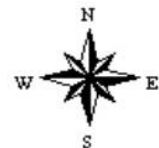
AERIAL MAP



Map Center: 39° 30' 34.63, -88° 55' 14.68



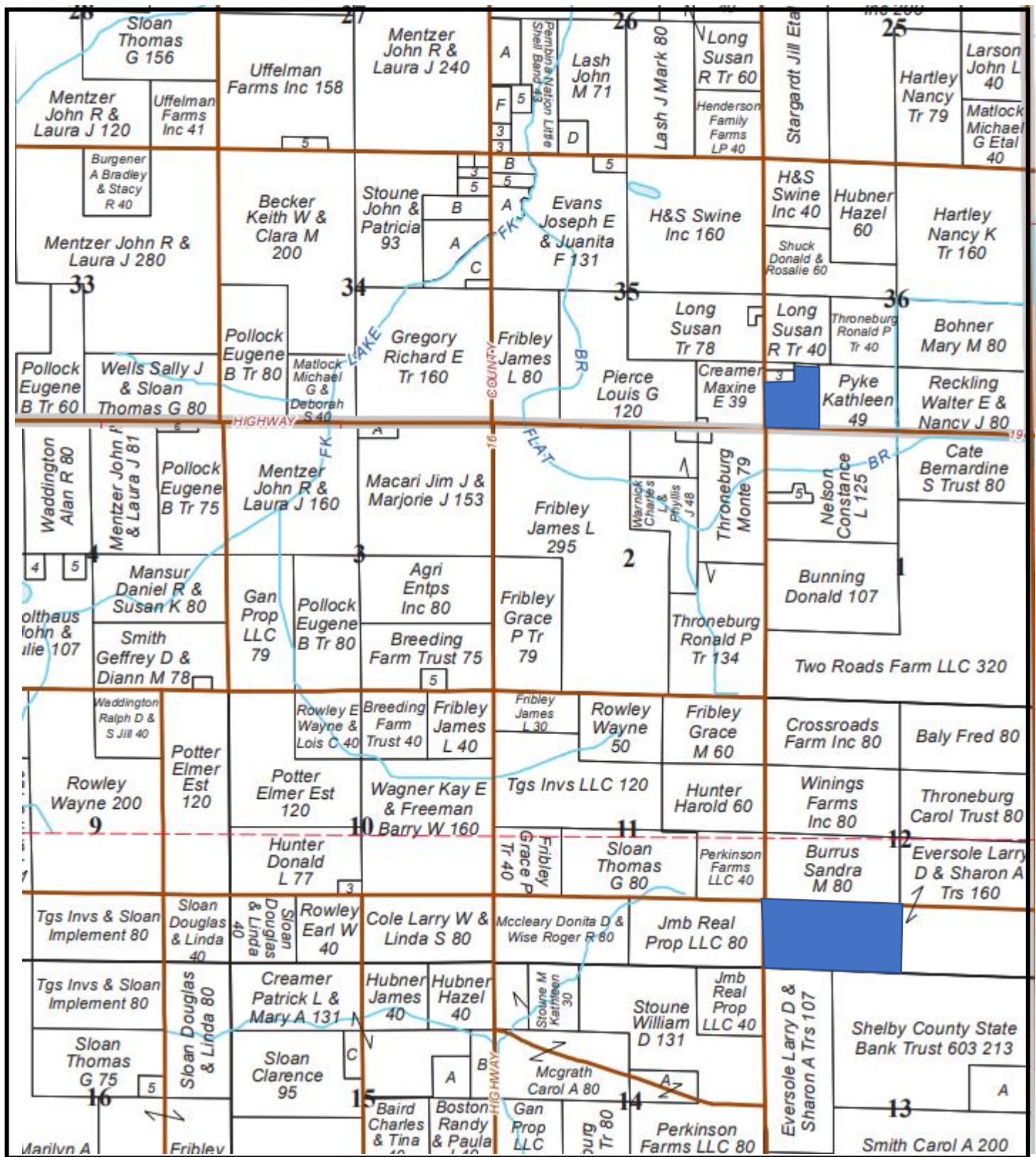
1-12N-2E  
Shelby County  
Illinois



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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10/1/2020

Plat Map



## GENERAL TERMS AND CONDITIONS OF 2020 LEASE

**Applications are Due** — November 6, 2020, 12:00 p.m. CST (noon) and must be in writing.

**Mowing** — Appearance is important and the successful bidder shall mow road sides at least twice per year.

**Ag program payment** —All farm program payments will go to the tenant for the corresponding lease year.

**Fertilizer**—Landowner will apply fertilizer and the successful tenant shall reimburse the landowner at lease signing for the fertilizer applied. The application will consist of 150# per acre of MES10 and 100# of potash per acre. The cost of this has been booked at \$47.38 per acre (Applied).

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

**Access/Possession** — Access will be granted following the harvest of the 2020 crops.

**Lime and Soil Testing** – Landowner will provide and pay for soil testing all lime and application of lime.

**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.

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

**Additional Land** – In the Northwest corner, of the northern parcel, there is approximately 1.5 to 1.7 acres of cropland, which is not part of the bid process (separate owner). In the past, this area has been operated in conjunction with this farm. Any rent paid to the Ruth Rhoades Trust does not cover this area and a separate agreement will need to be made with that owner. Contact information is available upon request.

**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.*

**Flat Branch and Rural Townships, Shelby Co. Illinois  
2021 Cash Rent Bid**

**Due:** November 6, 2020, 12:00 p.m. CST (noon)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_ (required)

Cell Phone: \_\_\_\_\_ (required)

I offer \$\_\_\_\_\_ per acre x 105.03 FSA cropland acres = \$\_\_\_\_\_, as cash rent for the farmland with general terms and conditions listed on the Farmland for Cash Rent brochure. **This amount is over and above the amount to be reimbursed for fertilizer.**

**Cash Rent Payment** — The cash rental payment shall be made in one payment and will be due on March 15, 2021.

**Limestone** --- Landowner shall be responsible for all limestone and application.

**Fertility** — Landowner shall apply 150 pounds (MES10) of 12-40-0-10 and 100 pounds of 0-0-60 per acre, for an analysis of 18-60-60-15, to the acreage. **The tenant shall reimburse the landowner at the signing of this lease for the fertilizer applied. The estimated cost is \$47.38 per acre.**

**Ag Program Payments** — Tenant is to receive 100% of the USDA production crop program payments for the corresponding lease year.

**Possession** — Following the harvest of the 2020 crop.

**Financial Information** — Prior to lease signing, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add 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 Bruce M. Huber by fax at 217-872-6297, by email to [bruce.huber@firstillinoisaggroup.com](mailto:bruce.huber@firstillinoisaggroup.com), hand delivered or by mail to the address below.*





# FIRST ILLINOIS AG GROUP

## APPLICATION TO LEASE FARM

Name \_\_\_\_\_ Date \_\_\_\_\_

Cell Phone \_\_\_\_\_ (Requirement) Email \_\_\_\_\_ (Requirement)

Address of headquarters \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

What is your educational background? \_\_\_\_\_

How many acres do you currently operate? \_\_\_\_\_

How many acres could you add to your present operation? \_\_\_\_\_

Who provides additional labor for this operation? \_\_\_\_\_

What mapping programs do you use? \_\_\_\_\_

### CURRENT FARM INFORMATION

Owner	Type of Lease	Years on Farm	Acreage Farmed

**Attach plat book copies showing the location of these farms you are currently operating or, at a minimum, provide a geographical reference for your farming footprint.**

## MACHINERY AND EQUIPMENT

	Make and Model	Size	Year	Condition
Tractors				
Planting Equip.				
Tillage Equip.				
Harvesting Equip.				
Grain Handling Equip. Equip.				
Misc. & Personal				

*You may use a copy of your own current machinery and equipment inventory.*

## FINANCIAL INFORMATION

Financial institutions currently doing business with:

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

## REFERENCES

	Name	Address	Phone	Relationship
Current Landowner				
Banker				
Agri-business				
Personal				

Give a brief outline of your tillage practices; fertility, seed, and herbicide program.

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**WHY ARE YOU APPLYING TO LEASE THIS PROPERTY**

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**GENERAL COMMENTS**

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I hereby certify that all statements in this application are true and correct to the best of my knowledge.

Signed \_\_\_\_\_

**Bruce M. Huber, AFM, ARA**

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