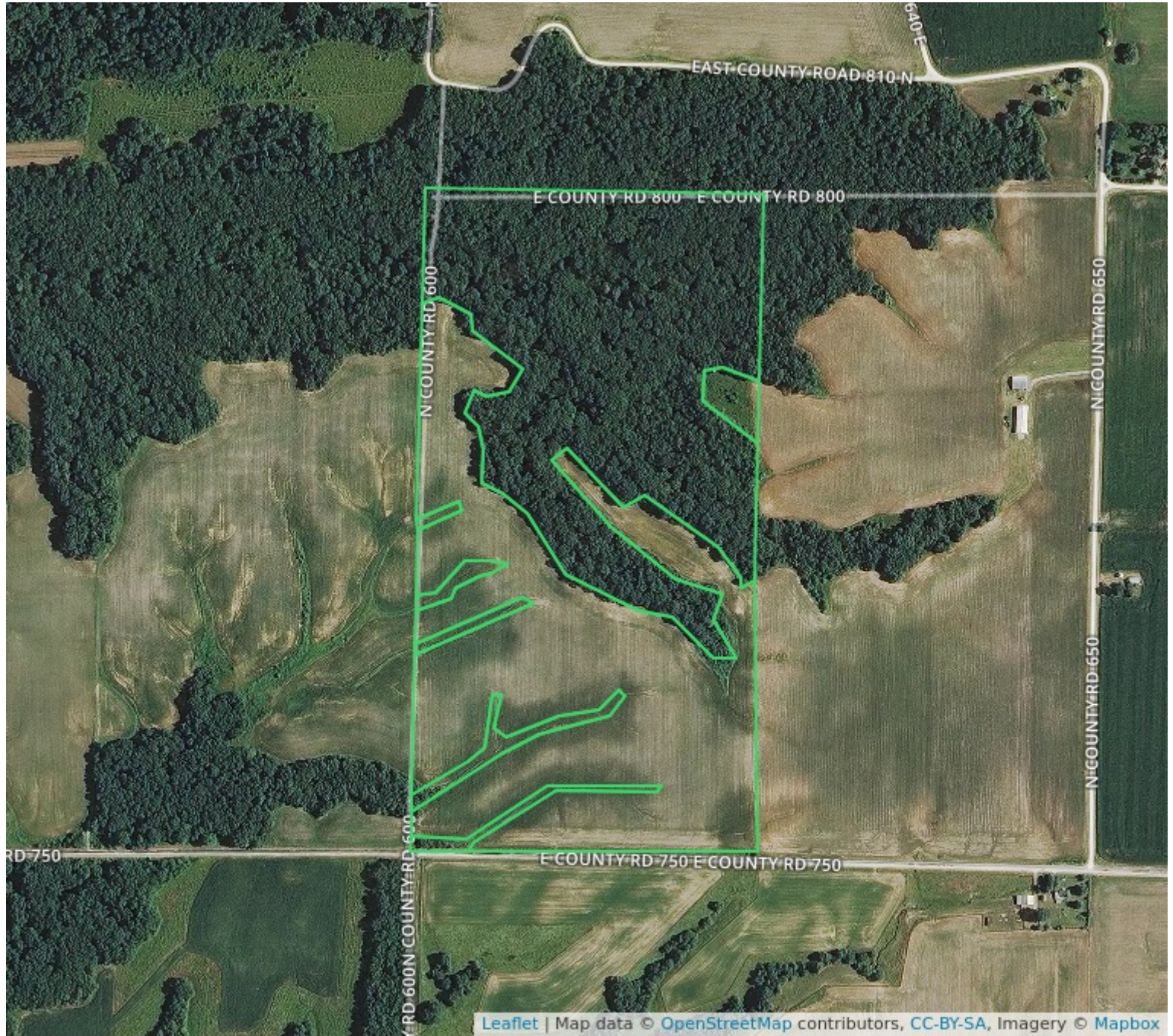


Aerial Map

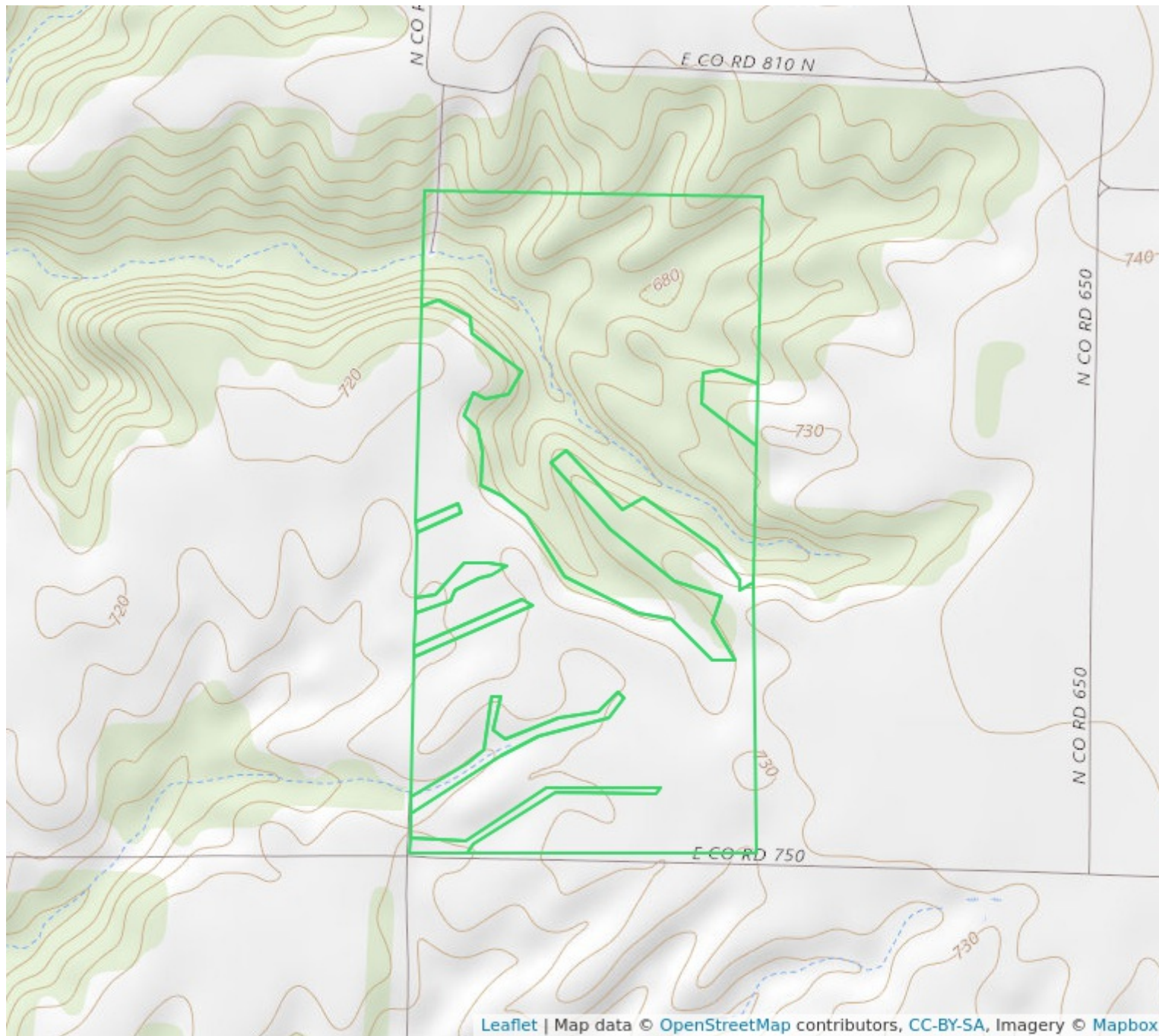


25 - 4N - 9W

Hancock County, Illinois

40°18'46.55" N, 91°23'30.69" W

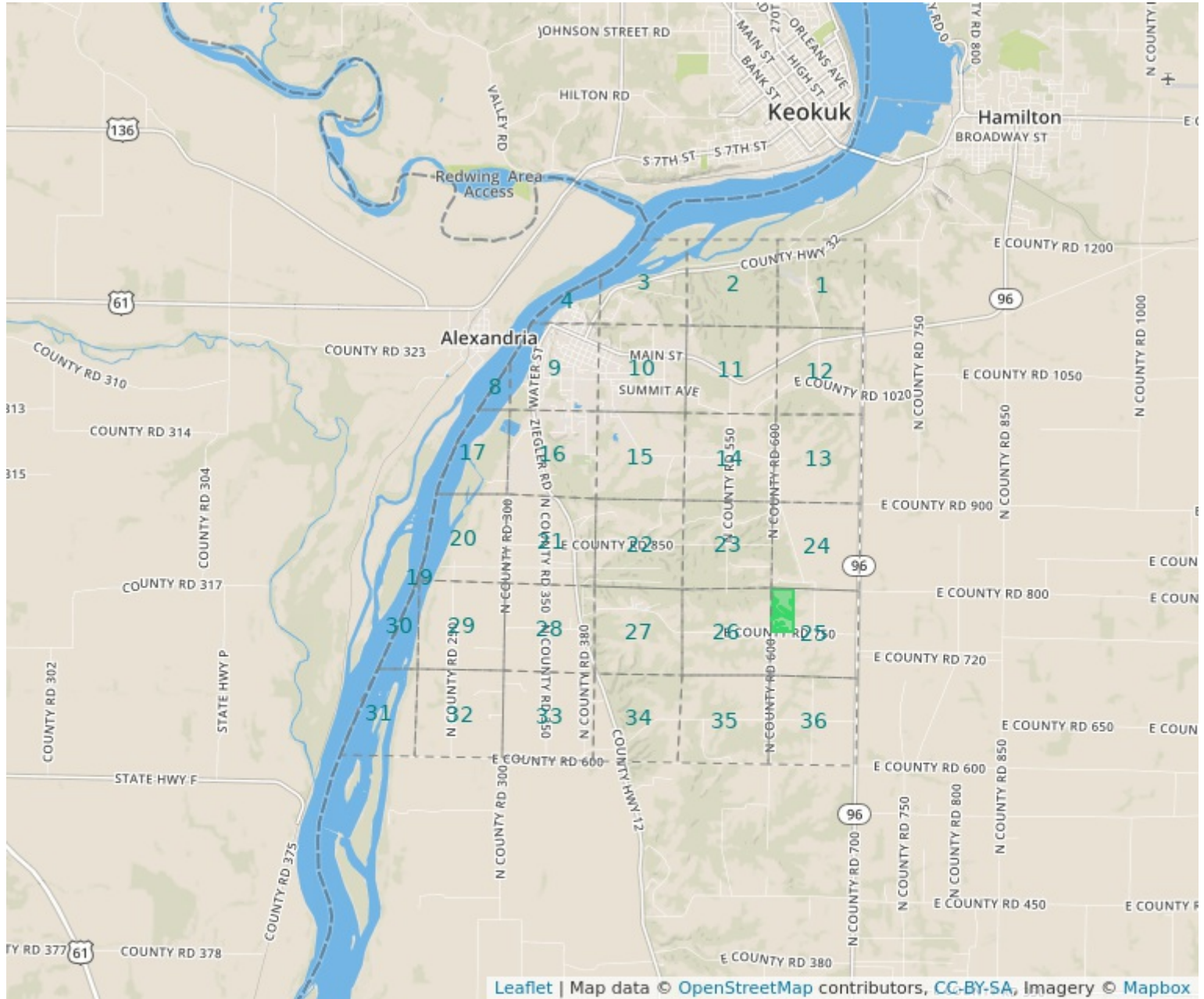
Topography Map



25 - 4N - 9W
Hancock County, Illinois

40°18'46.55" N, 91°23'30.69" W

Plat Map



25 - 4N - 9W

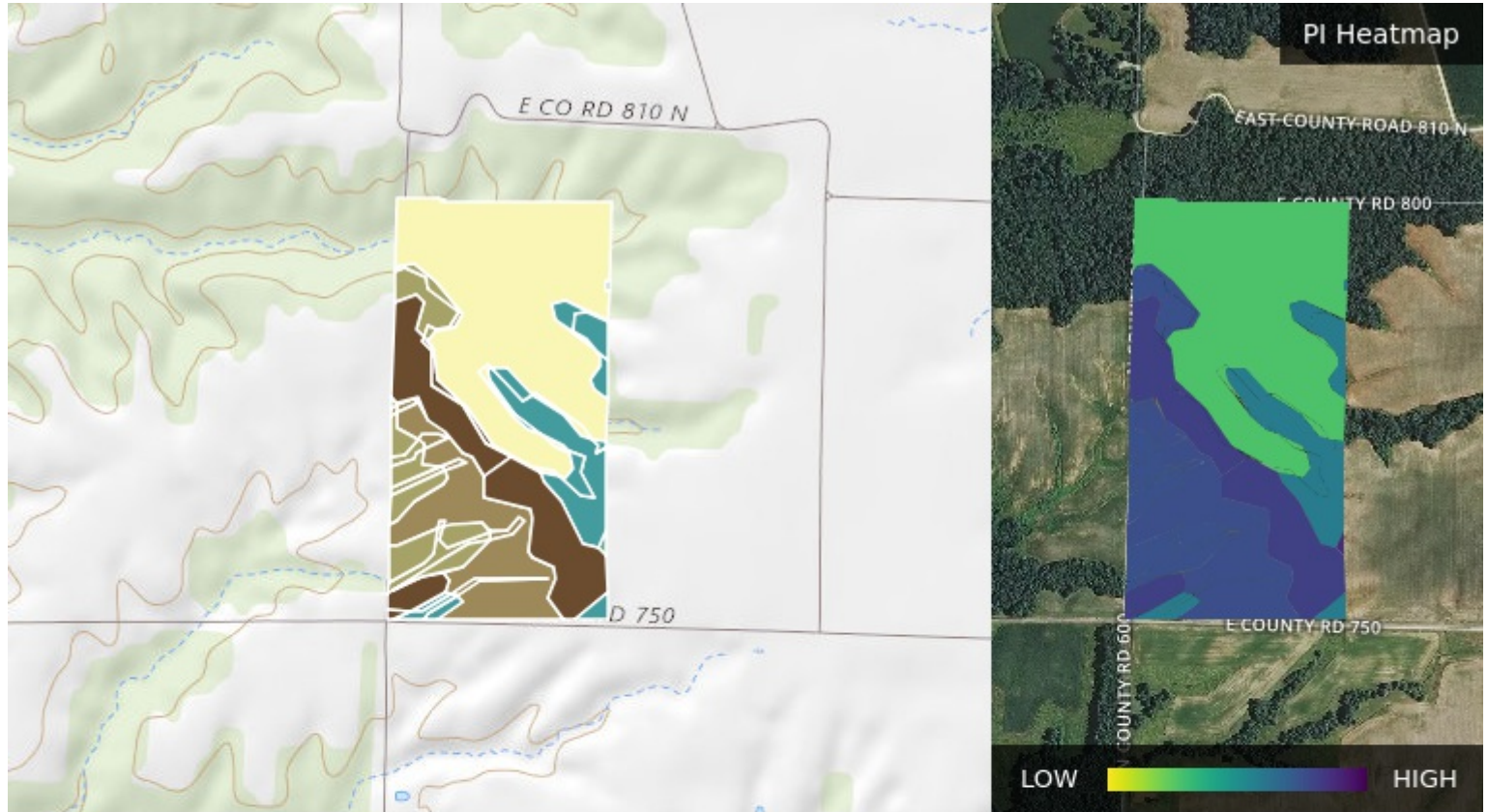
Hancock County, Illinois

40°18'46.55" N, 91°23'30.69" W



Soil Map – Total Acres

Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	PI
8cF	Hickory silt loam, cool mesic	33.91	42.8%	6	66
17B2	Keomah silt loam, 2 to 5% slopes	13.27	16.7%	2	113
6C2	Fishhook silt loam, 5 to 10% slopes	9.04	11.4%	3	87
477C2	Winfield silt loam, 5 to 10% slopes	8.59	10.8%	3	111
477B	Winfield silt loam, 2 to 5% slopes	7.27	9.2%	2	118
17A	Keomah silt loam, 0 to 2% slopes	7.06	8.9%	2	119
257A	Clarksdale silt loam, 0 to 2% slopes	0.1	0.1%	1	128
		79.23			90.60

Soil Map – Tillable Acres

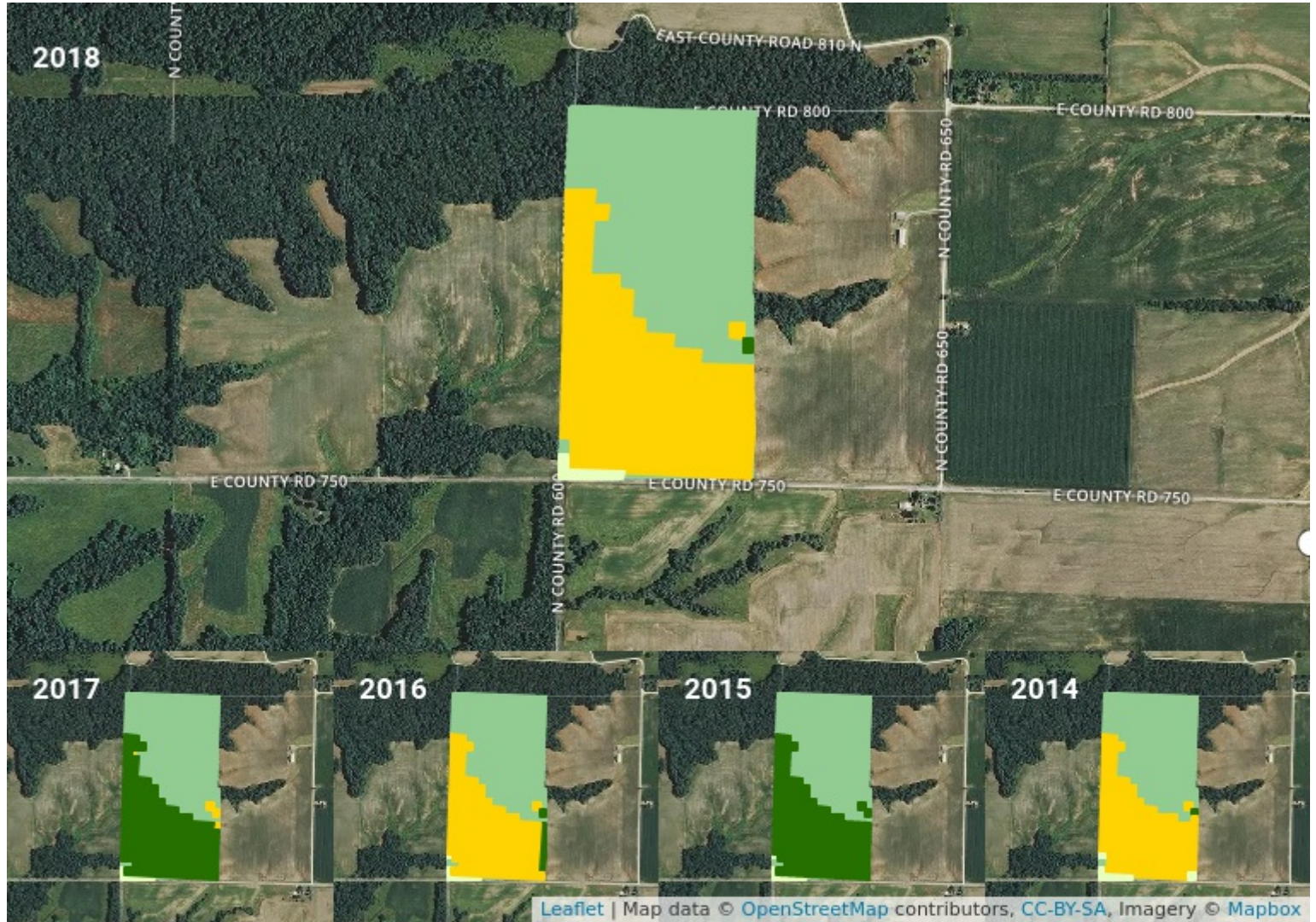
Source: NRCS SSURGO







Code	Description	Acres	% of Field	Soil Class	PI
17B2	Keomah silt loam, 2 to 5% slopes	12.27	31.6%	2	113
17A	Keomah silt loam, 0 to 2% slopes	7.06	18.2%	2	119
477B	Winfield silt loam, 2 to 5% slopes	6.64	17.1%	2	118
477C2	Winfield silt loam, 5 to 10% slopes	6.4	16.5%	3	111
6C2	Fishhook silt loam, 5 to 10% slopes	5.78	14.9%	3	87
8cF	Hickory silt loam, cool mesic	0.55	1.4%	6	66
257A	Clarksdale silt loam, 0 to 2% slopes	0.1	0.3%	1	128
		38.8			110.13

Crop History

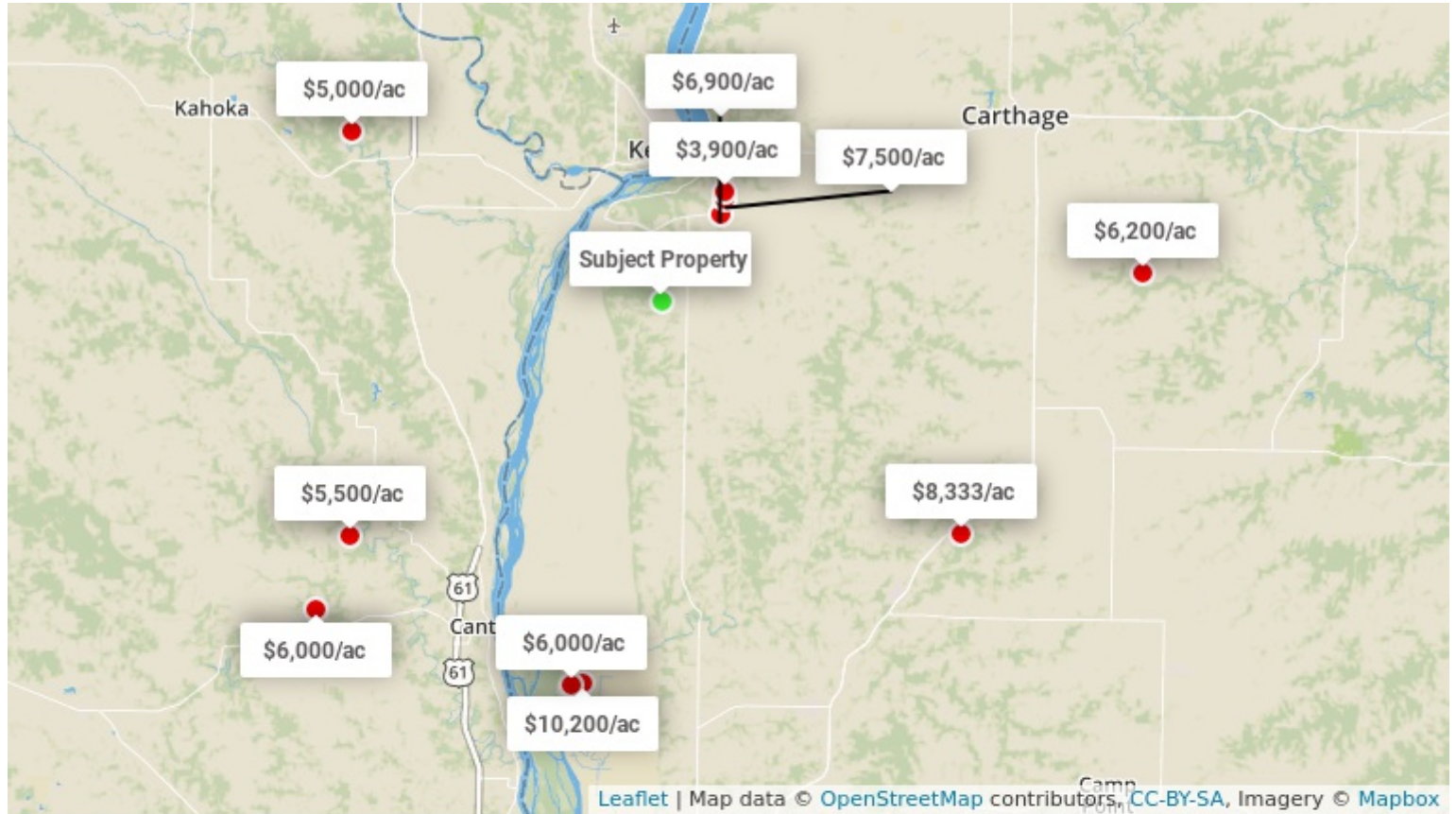
Source: USDA NASS Cropland Data Layer



	2018	2017	2016	2015	2014
 Corn	45.51%	1.12%	42.98%	—	45.51%
 Soybeans	0.27%	44.38%	2.25%	45.22%	0.27%
 Grass/Pasture	1.69%	1.69%	1.96%	1.97%	2.25%
 Other	52.53%	52.81%	52.81%	52.81%	51.97%

Nearby Sales

Source: FarmlandFinder Sales Data



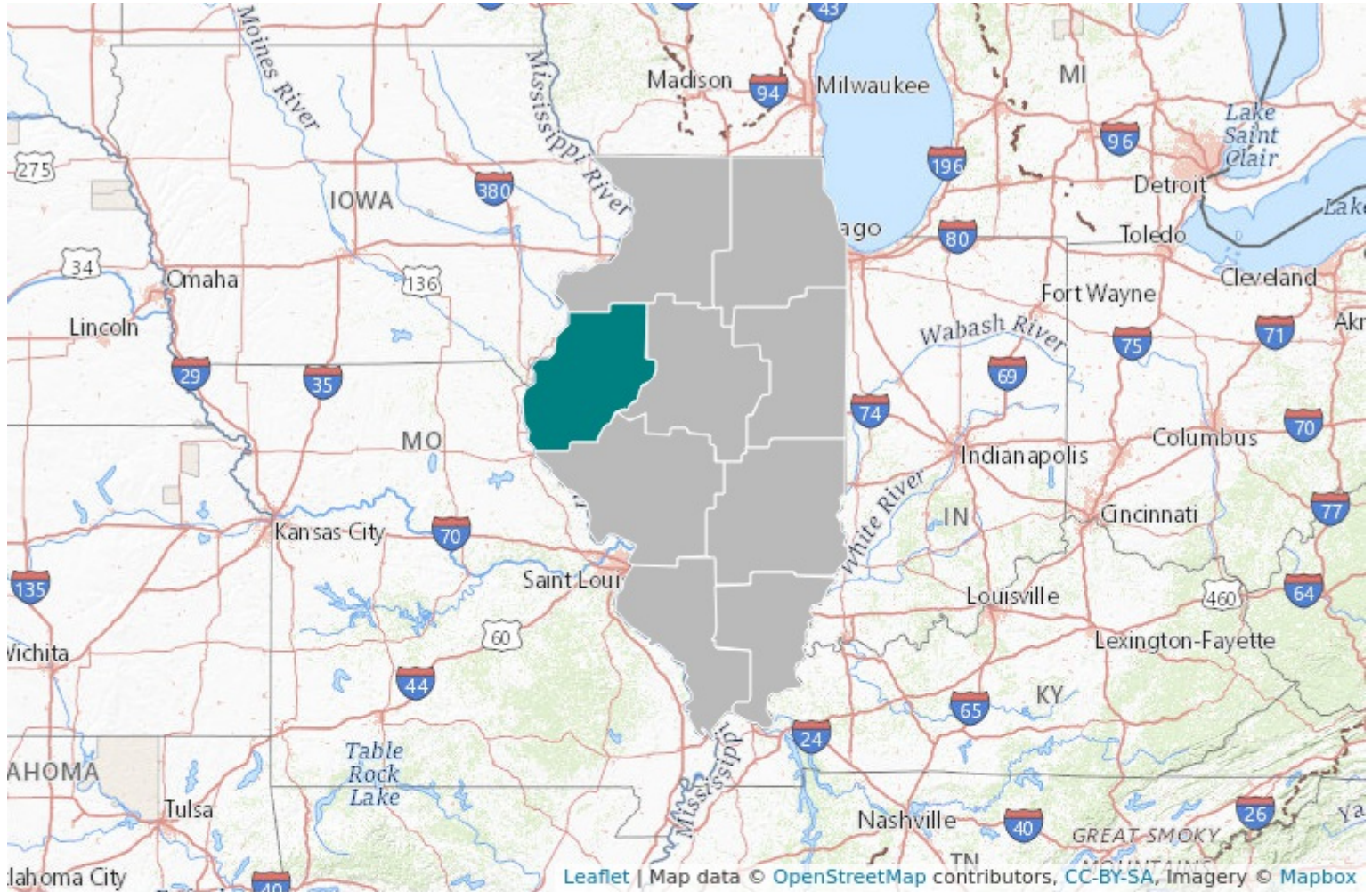
Distance	Sale Date	Gross Acres	Tillable Acres	Percent Tillable	PI	Sale Price	\$/Acre	\$/Tillable Acre	\$/PI
4.15 mi	09/11/18	39.99	39.99	100%	122.6	\$275,931	\$6,900	\$6,900	\$56
4.59 mi	09/11/18	84.44	83.48	99%	121.1	\$633,300	\$7,500	\$7,586	\$62
4.82 mi	09/11/18	72.98	49.19	67%	104.8	\$284,622	\$3,900	\$5,786	\$37
13.53 mi	For Sale	56	52.5	94%	65.35	\$280,000	\$5,000	\$5,333	\$77
14.53 mi	For Sale	66	66	100%	116.09	\$550,000	\$8,333	\$8,333	\$72
14.89 mi	04/30/19	52	46.06	89%	52.66	\$286,000	\$5,500	\$6,209	\$104
14.92 mi	08/25/18	131.64	129.94	99%	128.4	\$1,342,728	\$10,200	\$10,333	\$79
14.94 mi	08/25/18	143.17	129.12	90%	126.2	\$859,020	\$6,000	\$6,653	\$48
17.59 mi	For Sale	176	146	83%	46.4	\$1,056,000	\$6,000	\$7,233	\$129
18.42 mi	07/09/19	8.99	6.67	74%	113.92	\$55,738	\$6,200	\$8,357	\$54
							\$6,553	\$7,272	\$72

* For Sale means the property is currently for sale.

* Expired means the property listing expired and the information shown is from when the listing was active.

Price Trends

Source: FarmlandFinder Sales Data



Average Listing Price for West Illinois

All Active Listings	\$4,780/ac
85% Tillable Active Listings	\$6,599/ac

Average Auction Price for West Illinois

All Auctions (past 6 months)	\$5,472/ac
85% Tillable Active Listings (past 6 months)	\$9,518/ac

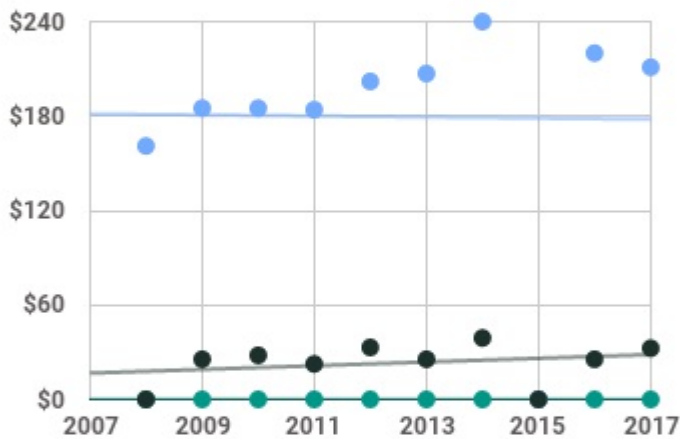
USDA Data

Hancock County Average Yields



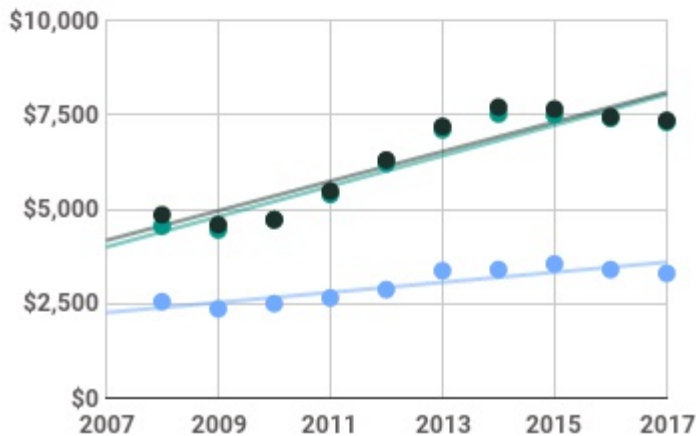
Year	Corn (bu/ac)	Soybeans (bu/ac)
2017	222.9	66.1
2016	207.6	63.7
2015	180.3	56.2
2014	218.5	52.1
2013	178.5	47.7
2012	134.3	48.7
2011	134.9	45.5
2010	116.9	49.5
2009	179	50
2008	190	50

Hancock County Average Cash Rent



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2017		\$211	\$33
2016		\$220	\$26
2015			
2014		\$240	\$39
2013		\$207	\$26
2012		\$202	\$33
2011		\$184	\$23
2010		\$185	\$28
2009		\$185	\$26
2008		\$161	

Illinois Statewide Average Land Values



Year	Ag Land, Incl. Buildings (\$/ac)	Pastureland (\$/ac)	Cropland (\$/ac)
2017	\$7,300	\$3,300	\$7,350
2016	\$7,400	\$3,400	\$7,450
2015	\$7,500	\$3,550	\$7,650
2014	\$7,520	\$3,400	\$7,700
2013	\$7,100	\$3,370	\$7,190
2012	\$6,210	\$2,870	\$6,300
2011	\$5,390	\$2,650	\$5,480
2010	\$4,720	\$2,500	\$4,720
2009	\$4,450	\$2,360	\$4,590
2008	\$4,550	\$2,550	\$4,850