



For Sale: 928 Acres in 3 tracts

Wylie Resources—Illinois, LLC Farm

648.82 Acres in one section

\$11,750/Ac

Nicely landscaped farmhouse

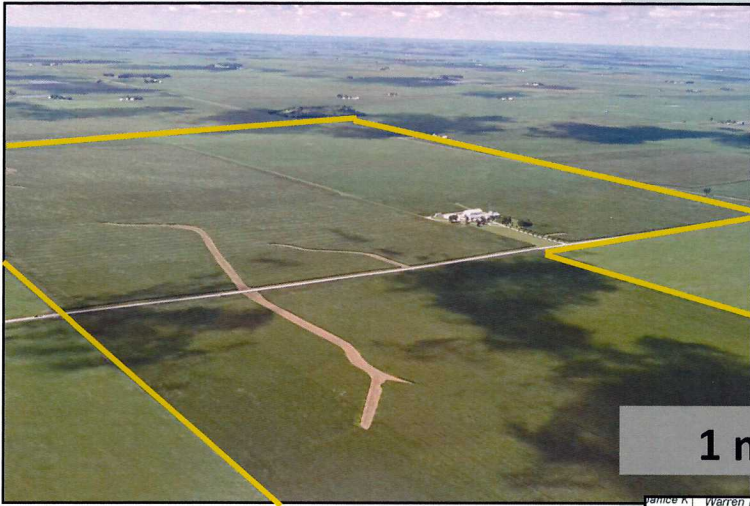
Machine shed with heated shop

Grain drying and storage complex

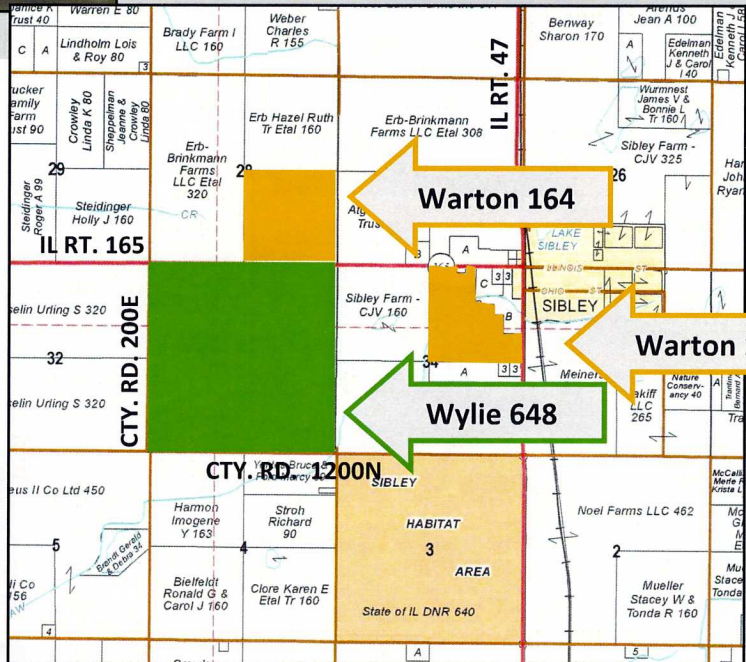
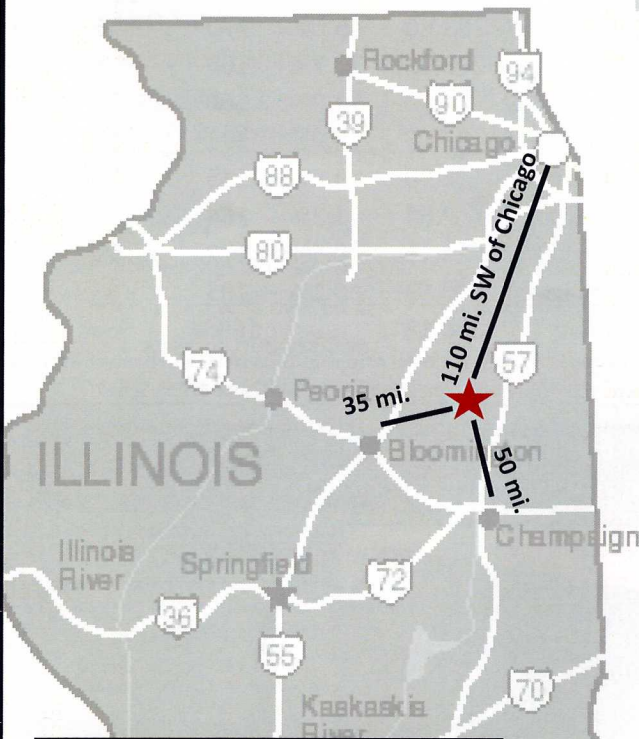
Warton Trust Farm

164.778 Acres—\$11,250/Ac

114.425 Acres—\$9,800/Ac



1 mile west of Sibley, IL in Ford County



Map reproduced with permission of Rockford Map Publishers, Rockford, IL

For more information, contact:
Brian D. Waibel, Managing Broker
Waibel Farmland Services, Inc.
 303 E. Main St. Unit C
 P.O. Box 1188
 Mahomet, IL 61853

www.WaibelFarmlandServices.com
 brian@WaibelFarmlandServices.com
 O: 217-590-0233 or C: 217-898-2757

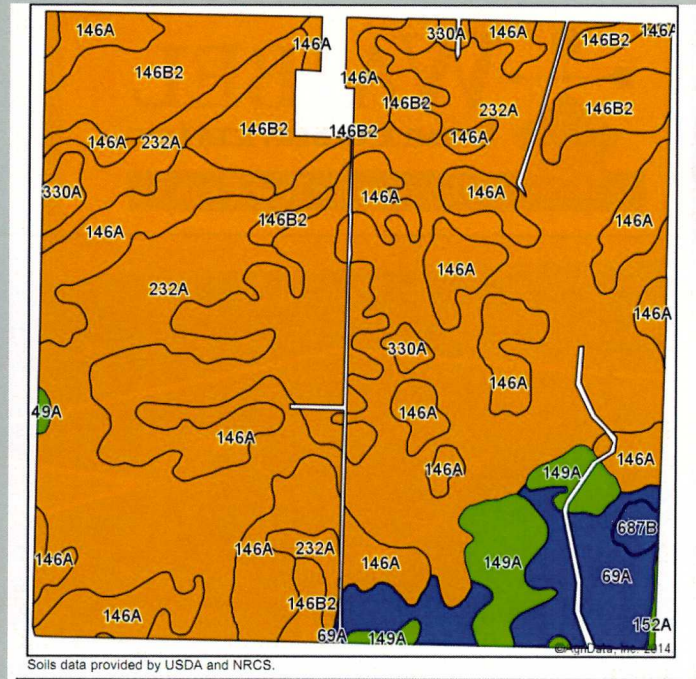


Wylie 648.82 Acres

The Wylie Resources LLC Farm is a rare, well-maintained property in one block. A modern farmstead offers an excellent base of operations, with superb field efficiency in the square shaped undulating farmland.



Legal Desc:
Section 33 in
T25N R7E of
the 3rd P.M.



Soil Code	Soil Description	Acres	%	Optimum Management		
				Corn	Beans	CPI
232A	Ashkum Silty Clay Loam	283.80	45.0%	170	56	127
146A	Elliott Silt Loam	200.03	31.7%	168	55	125
146B2	Elliott Silty Clay Loam	74.98	11.9%	160	52	119
69A	Milford Silty Clay Loam	37.05	5.9%	171	57	128
149A	Brenton Silt Loam	22.90	3.6%	195	60	141
330A	Peotone Silty Clay Loam	7.64	1.2%	164	55	123
687B	Penfield Loam	3.15	0.5%	172	56	129
152A	<u>Drummer Silty Clay Loam</u>	<u>0.63</u>	<u>0.1%</u>	<u>195</u>	<u>63</u>	<u>126</u>
Total / Weighted Avg		630.18		169.1	55.4	126

Soils data and maps provided by Surety Customized Online Mapping. Crop yields and Productivity Indices from University of Illinois Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soils"



Dwelling: Two-story wood frame home with beautiful landscaping and large front porch. Approx. 2400 sq. ft. living area. Recent updates include new siding, windows, roofing, well pump and septic system. Detached two car garage.

Machine Shed/Shop: 60'x104' FBI pole building constructed in 2000. Includes 60'x48' insulated heated shop with office, restroom, concrete floor, and 24' wide overhead door. Machinery storage is 60'x56' with 30' sliding end door.



SE Machine Shed: A 52'x80' pole building with 24' w by 14' h sliding end door and 19' w side door.



Grain Complex: 100,000 bushel grain storage with six grain bins, 500 bushel batch dryer, and 80 ft. 3000 bu/hr grain leg. Grain bins: 48' d 40,000 bushel, 36' d 15,000 bushel, 30' d 14,000 bushel (wet holding), (3) 27' d 9,000 bushel, 3,000 bushel overhead bin.

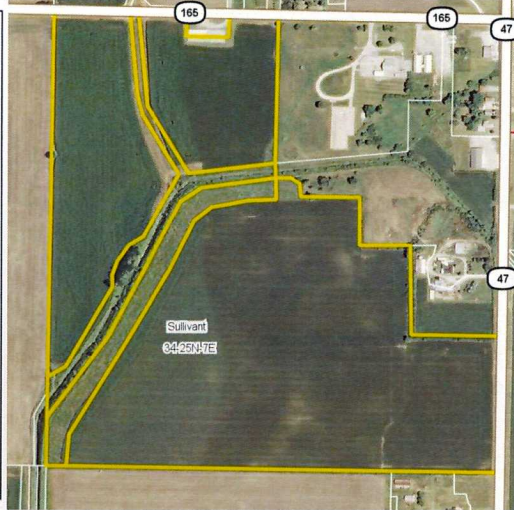
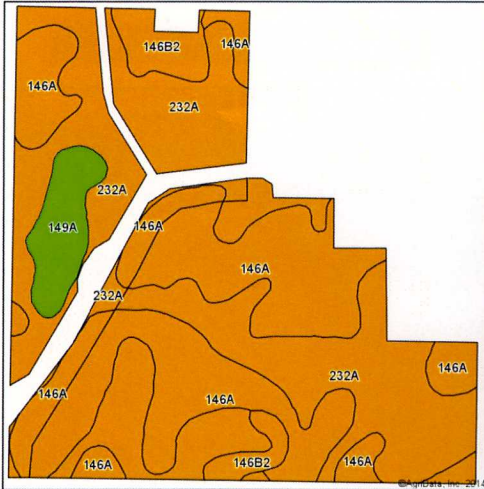
Inspection: By appointment only. Please contact Brian Waibel for inspection of the Wylie improvements.

Additional photos available on our website www.waibelfarmlandservices.com

Utilities: Nicor natural gas and Eastern Illini Electric

Warton 114.425 Acres

Legal Desc: Part of the NE 1/4 of Section 34 in T25N R7E of the 3rd P.M.



Soils data provided by USDA and NRCS.

Soil Code	Soil Description	Acres	%	Optimum Management		
				Corn	Beans	CPI
232A	Ashkum Silty Clay Loam	53.30	48.6%	170	56	127
146A	Elliott Silt Loam	45.45	41.5%	168	55	125
149A	Brenton Silt Loam	5.58	5.1%	195	60	141
146B2	Elliott Silty Clay Loam	5.31	4.8%	160	52	119
Total / Weighted Avg		109.64		170.0	55.6	126.5

Lease: The farms are leased to Merle McCallister on a crop-share lease for the 2014 crop year. Merle has done excellent work and would appreciate the opportunity to continue his tenancy with a new owner.

USDA/FSA Farm #	Warton Warton		
	Wylie 1518	164 2128	114 2128
Tract #	109	107	108
Tillable Acres	635.05	163.9	109.64
Corn Base	473.4	118.9	65.1
Direct Yield	122	119	119
CC Yield	122	119	119
Soybean Base	149.3	42.9	36.5
Direct Yield	38	36	36
CC Yield	38	36	36
CRP	none	2.1*	6.5**
* \$218/Ac annual pyt thru 9/30/21			
** \$177.35/Ac annual pyt thru 9/30/16			

Property Offering: The Wylie Resources LLC Farm is offered as one unit consisting of 648.82 surveyed acres with improvements. The Warton Farm is offered as two unimproved tracts of 164.778+/- acres and 114.425+/- acres.

Terms: Ten percent (10%) down payment required at contract execution. Balance due at closing.

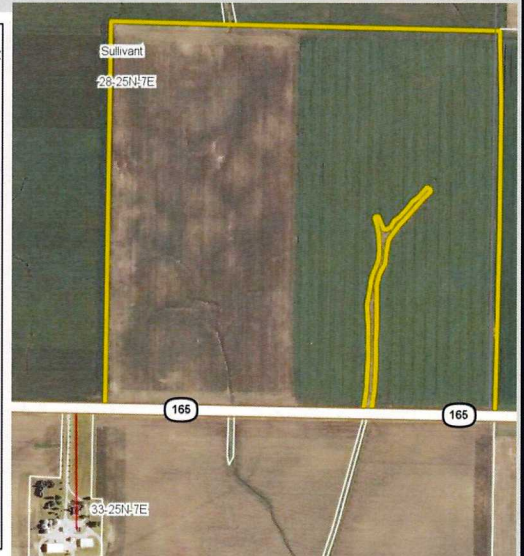
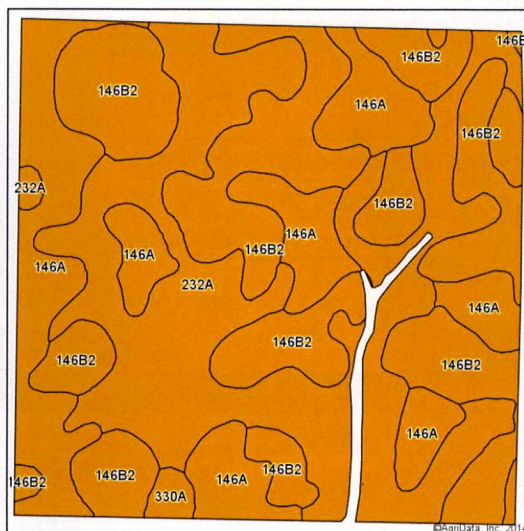
Mineral Rights: All seller's interest in mineral rights, if any, will be conveyed with the land.

1031 Exchange: It is the seller's intention to utilize a 1031 exchange in the sale of the property.

Pipeline: The Wylie farm is crossed by two underground pipelines.

Warton 164.778 Acres

Legal Desc: SE 1/4 of Section 28 in T25N R7E of the 3rd P.M.



Soils data provided by USDA and NRCS.

Soil Code	Soil Description	Acres	%	Optimum Management		
				Corn	Beans	CPI
146B2	Elliott Silty Clay Loam	61.26	37.9%	160	52	119
232A	Ashkum Silty Clay Loam	56.72	35.1%	170	56	127
146A	Elliott Silt Loam	42.51	26.3%	168	55	125
330A	Peotone Silty Clay Loam	1.33	0.8%	164	55	123
Total / Weighted Avg		161.82		165.6	54.2	123.4

Waibel Farmland Services, Inc.

303 E. Main St. Unit C
P.O. Box 1188
Mahomet, IL 61853

www.WaibelFarmlandServices.com
brian@WaibelFarmlandServices.com
O: 217-590-0233 or C: 217-898-2757

Presorted Std.
U.S. Postage
PAID
Permit No. 100
Champaign, IL



Fertility		Soil Tests			
Farm	Acres	Test date	pH	P	K
Wylie	SE 212 Ac	April '14	6.4	83	423
	SW 208 Ac	April '13	6.2	70	390
					VRT limed 201 T Fall 2013
	N 200 Ac	April '12	6.0	65	414
Warton	164 Ac	May '12	6.2	66	444
	114 Ac	April '14	6.4	74	406
					VRT limed 193 T Fall 2012

10-Year Average Yield History		
	Corn	Soybeans
Wylie	161.0 bu/ac	54.0 bu/ac
Warton	154.1 bu/ac	52.6 bu/ac

The Wylie and Warton Farms have been operated on a corn-corn-soybean crop rotation, with half food grade white corn and non-gmo soybeans. The properties are in high state of fertility.

Possession: Subject to lease for 2014 crop year. Tenants rights available for 2015.

Agency: Waibel Farmland Services Inc. is agent for the seller and represents only the sellers in this offering.

Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

RE Taxes				
Farm	PIN	Acres	13 Tax Pd 14	Tax/ Ac
Warton Trust	08-05-28-400-001	160.00	\$2,288.28	\$14.30
	08-05-34-251-001	114.43	\$1,757.44	\$15.36
Wylie Resources LLC	08-05-33-400-001	160.00	\$3,031.54	\$18.95
	08-05-33-300-001	160.00	\$2,503.78	\$15.65
	08-05-33-100-001	260.00	\$7,557.44	\$29.07
	08-05-33-100-002	60.00	\$948.60	\$15.81
Totals		640.00	\$14,041.36	\$21.94