# SUBJECT LAND DESCRIPTION

## **Property Description:**

The subject property is located in the central portion of the County approximately 7 miles south of the Ogle/Stephenson County Line and 8 miles southwest of the Ogle/Winnebago County Line. The subject property is located approximately 1 mile south of Leaf River and 4 miles north of Mount Morris. The subject property has adequate road frontage along the northern boundary of the property on W Town Line Road. The subject property is a cash grain/expired CRP farm. Roughly 32 acres of the subject property is in expired CRP. It was reported to the appraiser that the CRP contract expired in 2020. The client plans on removing the overgrown trees located in the CRP and converting it back to tillable land. Roughly 100 acres of the subject property is currently tillable. The expired CRP land is currently not rented, providing no income to the property. The lack of income along with the market perception as tillable ground, leads the appraiser to evaluate the property as if it is tillable. The tillable acres are estimated based off the topography map. A significant portion of the expired CRP has trees of various heights. The trees would need removed and the farm would likely need shaping before being farmed. Roughly 7.5 acres of recreational/pasture land is located to the southwest of the subject's site. The buildings on the subject property are highly depreciated and have no contributory value. The house is reported to have been vacant since 2018.

Please reference the "Soils Map" and "Soils Breakdown" page for information regarding the subject property's tillable acreage including: tillable, wooded, recreational / pasture, site, and road / waste acreage; percentage tillable; soil types; topography; total PI; average PI per tillable acre;

# Intangibles & Personal Property:

An intangible may be categorized as a nonphysical asset, such as: patents, trademarks, franchises, copyrights, and reputation.

Personal property is movable and not permanently affixed to the real estate such as appliances, furniture, tools, and equipment. Intangible and personal property are not included in this report, unless otherwise stated. These non-realty items are not valued, and the final value conclusion excludes unaffixed equipment and chattel unless otherwise stated.

Mineral Activity: There is no mineral activity in the subject neighborhood. Therefore, market value is a reflection of agricultural crop production with no enhancing/detracting subsurface minerals. Fee simple title assumes the possession of all mineral rights although they would not have market impact in this neighborhood.

Water Rights: Water rights in the subject's neighborhood does not impact the market value of the subject property. Fee Simple title assumes the possession of water rights although they have no impact on the market value in this market area.

This Productivity Index (PI) has been established by the University of Illinois and the Natural Resource Conservation Service (formerly Soil Conservation Service) to represent the expected yields of corn and other commonly produced crops under high management. The top index number in this system is 147. Soils with Productivity Indexes in the range of approximately 75 to 147 are commonly cultivated in this area.

Cropland A Cropland with a PI of 133 or more

Cropland B Cropland with a Pl 117 to 132

Cropland C Cropland with a PI 100 to 116

Cropland D Cropland with a Pl of 99 or less.

Cropland D Cropland with a P	10199011	200.			•		Above		Below
Land Use	Ratio	Acres	Unit Size	Unit Type	Equiv. Units	Property Ranking:	Avg.	Avg.	Avg.
Cropland A	100%	57.93			58	Location		X	H
Cropland B	90%	14.91			13	Legal Access		X	
Cropland C	70%	24.73			17	Physical Access		X	$\square$
Cropland D	60%	36.47			22	Contiguity		X	
Pasture	20%					Shape/Manageability		X	X
Woods	30%	7.50			2	Utilities Adequacy			
Site	100%	2.00			2	Rentability		X	
Roads/Waste	0%	18.33				Compatibility		X	
1 Gada 1 adia						Market Appeal		X	
	Totals	161.87			114	Para Accessive Services		Н	
ER Land Use	E	quiv. Units	÷ Eff. Unit	Size = ER	Factor		H	H	
Cropland A		114	÷ 161.87	? =	71%				

### Easement/Encroachments:

No easements or encroachments that effects value were noted during the property observation other than typical road and utility easements.

### Hazards/Detriments:

There are old vehicles and equipment parked throughout the property's site. It is unknown if the vehicles are causing any hazards. An environmental screening has not been performed, nor is one implied in this appraisal process.

Ogle, Illinois

FSA - 578 (09-13-16)

Farm Number: 445

Operator Name and Address

6328 W TOWN LINE RD

ERIC J BOCKER

# REPORT OF COMMODITIES **FARM SUMMARY**

**PROGRAM YEAR: 2022** DATE: 06/30/2022

Original: MKC

PAGE: 3

Cropland: 144.74 Farmland: 159.67 Revision: MKC

EAF RIVER, IL 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 7 CFR Part 718, the Farm 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 crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of 61047-9760

data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this Variety/ Variety/ Commodity

Therein are true and correct and triat all required citys/communics and raid leave two coordinates and triat are required citys that the applicable crop, type, by crop for which NAP coverage has been purchased, I certify that the applicable crop, type, this form gives FSA representatives authorization to enter and inspect crops/commodities and	I herein are true and correct and that all required crops/continuouses and raise sections, by any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, this form gives FSA representatives authorization to enter and inspect crops/commodities are	enter and in	en purchase thorization to	erage has be entatives aut	NAP cove	erein are true a crop for which s form gives FS	ducer for any signing of this	es and land by any pro year. The	CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and mat all required crops/commodities and land uses listed herein are true and correct and mat all required control in the specific and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and practice and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and practice.	he acreage of our subsequent of Commodort	l belief that to contrary prid d on the Rep	owledge and y different or not included	st of my kn Absent an anted if it is	y to the be applicable. se is not pla	ATION: I certifor the farm as and intended up	CERTIFIC reported f
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land uses on the above identified land. A signature date (the date the producer signs the FSA-5/8) will also be captured. Title/Relationship of Individual Signing in the Representative Capacity

Operator's Signature (By)

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 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 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 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 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 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. 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 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 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 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 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.