

Nice Family Home and Farmland AUCTION

Whiteside County, IL
Located 5 Miles North of
Morrison, IL on State Hwy 78

239± acres

Offered in 7 Tracts

- A NICE 6-generation family-owned farm for over 150 years.
- 227± Contiguous Tillable Acres
- Quality Tillable Acres

INFORMATION BOOKLET

Storage of equipment
maintenance.



TRACT 3

Tuesday, October 1st • 6pm Central



Auction Location: Emmanuel Church Community Building,
202 E Morris St, Morrison, IL 61270.

2% Buyer's Premium

800.451.2709 | SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: Elwyn W and Shirley H Nice Family Trust

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

REAL ESTATE: Drew Lamle, 475.2011113 • Jason Minnaert, 475.182783

Schrader Real Estate and Auction Company, Inc., 478.025754

AUCTIONEER: Drew Lamle, 441.002567 • Rex D. Schrader, II, 441.001031

Schrader Real Estate and Auction Company, Inc, 444.000158



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts (subject to "swing tract" limitations) & as a total 239± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a General Warranty Deed(s) sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approxi-

mately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession will be delivered for Tract 3 and Tract 7 at the time of closing. The possession of the farm land is subject to a farm lease agreement signed and dated March 1st, 2024 ending February 28th 2026. Please contact the auction company for more details.

REAL ESTATE TAXES: On Tracts 1-6 Seller will pay all 2024 taxes payable 2025 and will be credited to the Buyer(s) at closing. The taxes for Tract 7 will be prorated to the time of closing.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS, preliminary survey work and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due

diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any & all existing easements.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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**For Information Call Auction Managers:
Drew Lamle, 260-609-4926 & Jason Minnaert, 309-489-6024**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 1, 2024

239± ACRES – WHITESIDE COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, September 24, 2024.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
239± Acres • Whiteside County, Illinois
Tuesday, October 1, 2024

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder’s Package for the auction being held on Tuesday, October 1, 2024 at 6:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, September 24, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

NICE FAMILY HISTORY

NICE FAMILY HISTORY

Generations of Nice Family Farming

From horses and buggies to modern technology of today (2024), the Nice family has plowed through it all. For over 150 years, the Nice family has continued the tradition of passing the farmland on to the next generation.

Henry Clemmer **Nice**- 04/17/1822-02/12/1892 and wife Levina Tyson purchased the land in 1869. The Nice Family originated in Germany and were forced to relocate because the mainstream Germans "didn't like us", Mennonites. So the family picked up and moved from Germany to The Netherlands. Not accepted in The Netherlands, the Nice Clan then made a monumental decision to move to the United States and landed in Montgomery Co, PA (Pennsylvania Dutch). The Nice Family again made another move to Medina Co, Ohio. Searching for the perfect fit, The Nice Family continued to move west, settling in Whiteside County, Morrison, IL. At last, the opposition to Mennonites had thinned out and Whiteside County became the Nice Family homestead. The Nice Family was instrumental in founding the Red Brick Church located north of Morrison on Highway 78, a few miles from this farm. Only the cemetery remains and many of the Nice ancestors are buried there today. Henry C was Bishop for the Old Mennonite Church and was a strong pillar of the church for 24 years.

Seventeen years later in September of 1886 Henry Tyson **Nice** born in Medina Co, OH. 12/12/1850-09/07/1927 and wife Barbara Gsell purchased and farmed the land. Henry T also had a prominent role in uniting the Mennonite Church in 1870 and was very involved until the day of his death.

In January of 1916, 30 years later, William "Will" Gsell **Nice** 11/01/1874-08/14/1940 and wife Anna Hensler purchased and farmed the land.

Lyle William **Nice** 12/17/1905-08/29/2003 and wife Lucille F Bechtel Nice 03/09/1914-02/16/2013 purchased the farmland in January of 1944. Years prior to purchasing the land, when Lyle began farming, they worked the land with eight workhorses. A quote from Lyle at age 93, "We raised our own horses. When they turned three, we broke 'em, we worked 'em and sold them off." Back then they farmed with kerosene lanterns, used outhouses, didn't have telephones and burned wood for heat. Corn was cultivated with two horses and a walking plow.

Lyle bought his first tractor in 1936 at Sam Milan's in Sterling, IL, a yellow Minneapolis Moline. When Pearl Harbor was bombed in 1942 he believed that he would never find help to run the thrashing machine. So the next morning he bought his first John Deere combine.

NICE FAMILY HISTORY

Generations of Nice Family Farming

In April of 1976 Elwyn W **Nice** 05/26/1934-11/28/2023 and Shirley H Enwright Nice 10/17/1934-01/11/2016 purchased the land and farmed it with the support of his Father Lyle, and help of his son William Elwyn Nice. Elwyn remembers when his Dad, Lyle, told him that he thought they could handle two train-car loads of cattle, about 120 head. Over the years, that head count grew to thousands with the construction of a confinement building and upright silos. With Elwyn's ambition and desire to grow the business, the Nice farm grew from its original acreage to thousands of acres, including custom farming and a commercial 4000-head capacity feedlot. All the while, the original acreage continued to be the foundation of the Nice Farm's generational success. Elwyn, with the support of Shirley, farmed the land for 20 years.

Elwyn W Nice always had a great love for trucking. Elwyn started "Elwyn Nice Trucking" and made the headquarters on this very land. He had up to 25 -18 wheelers and hauled mostly livestock and grain supporting the local farmer, also transported peat moss, steel, and anhydrous. For 30 years, both Elwyn and Shirley (Business Partner) always made time for their customers and team of employees. Elwyn's number one priority was customer service. No matter what time, day or night, both Shirley and Elwyn always on call and Elwyn was on location in person when cattle were loaded/unloaded to oversee the operation.

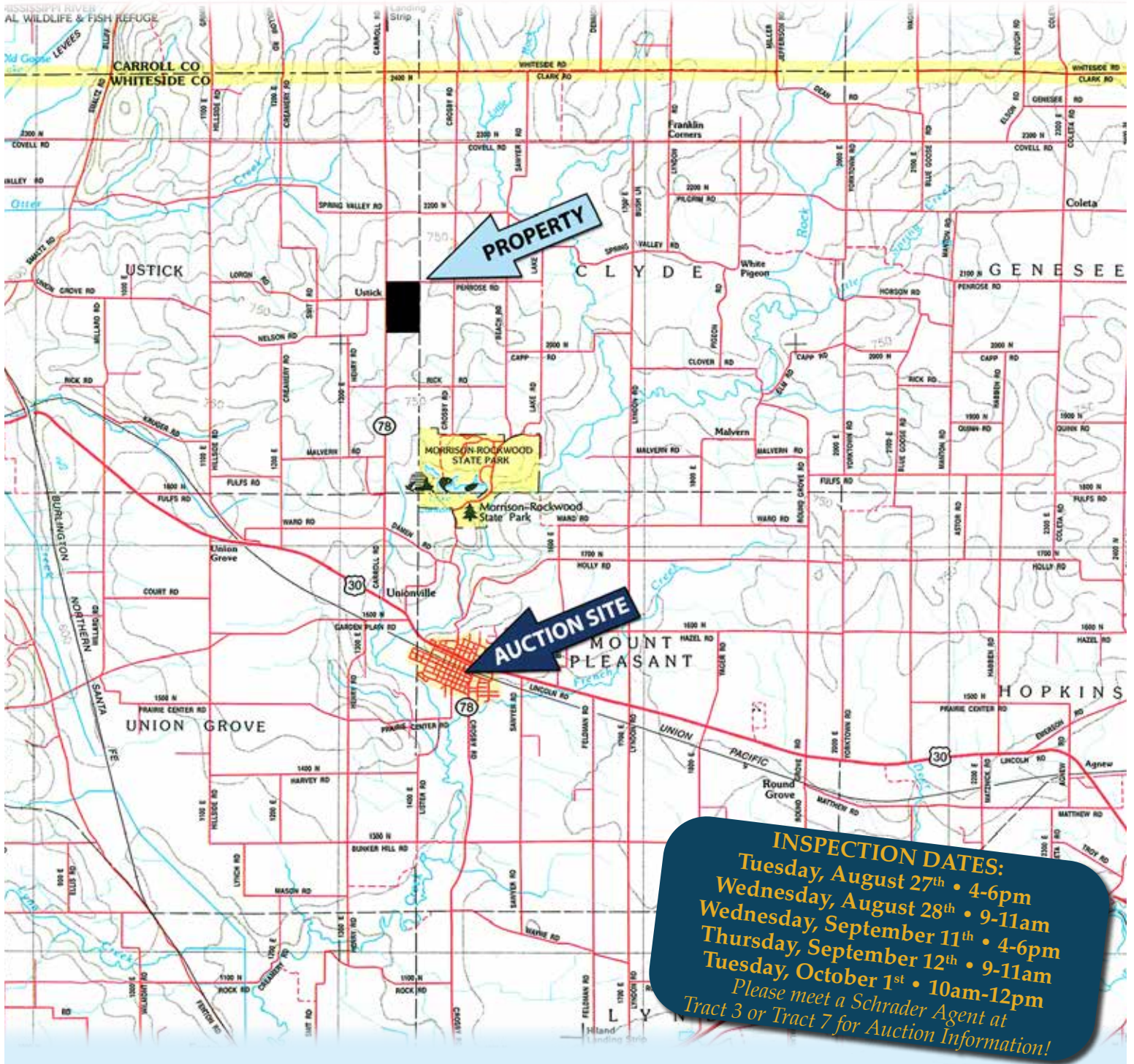
When Elwyn began his trucking business, his son William E "Bill" **Nice** took over the management of the farmland and cattle operation for many years. With his father Elwyn's support, Bill continued the tradition of growing and adapting to keep up with the agriculture movement of the 1990's.

The Nice Families' commitment to excellence in environmental management and efficiency earned them the 1995 National Quality Feedlot award presented by NCBA.

With the passing of both Elwyn W and Shirley H, the farm and land is presently owned and being managed by their 4 children,
William E Nice, Linda A Nice McClung, Pamela S Nice and Judy F Meinsma.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP

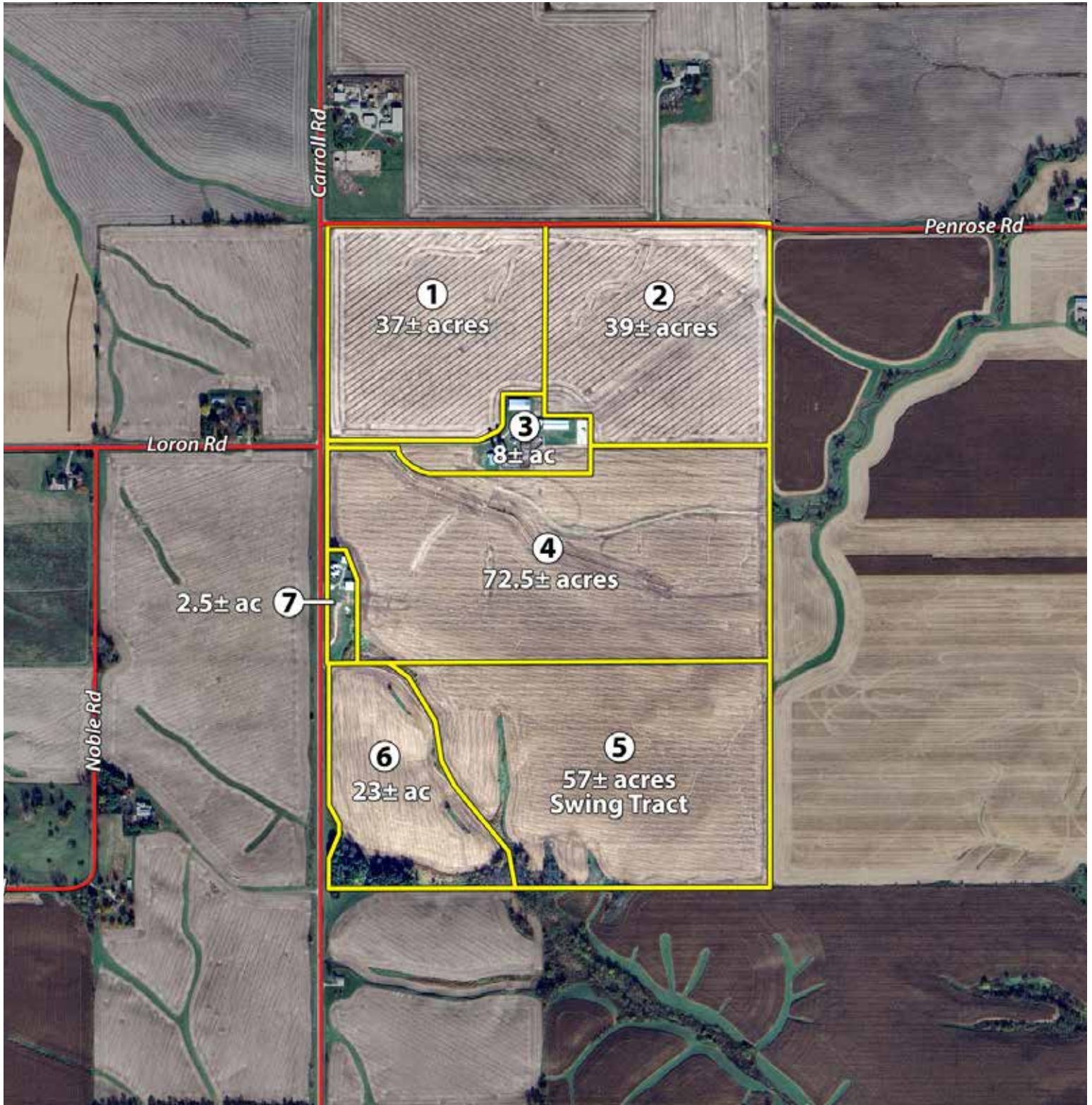


PROPERTY ADDRESS: 20608 Carroll Rd, Morrison, IL, 61270.

PROPERTY DIRECTIONS: From the intersection of US 30 (Lincoln Rd) and IL 78 (Carroll Rd) on the West side of Morrison: Travel North on IL 78 (Carroll Rd) Travel North on IL 78 for 4 Miles and the property will begin on the Right (East).

AUCTION LOCATION: Emmanuel Church Community Building
ADDRESS: 202 E Morris St, Morrison, IL 61270.

AERIAL MAP



TRACT DESCRIPTIONS

TRACT DESCRIPTIONS:

TRACT 1: 37± ACRES: This nearly all tillable tract is fronted by both IL 78 and Penrose Rd. This tract features gently rolling topography and quality tillable soils predominately consisting of Ogle Silt Loam and Richwood Silt Loam.

TRACT 2: 39± ACRES: High percentage tillable tract with quality soils. There is great access from Penrose Rd. Study the opportunity of combining with Tract 1 for a nearly all tillable 76± acre piece that indexes at 120 PI.

TRACT 3: 8± ACRES: Tract 3 is situated right in the heart of the Nice family farm and served as the hub for the cattle feeding operation for many years. This tract features a very nice 60' x 120' Pole building. Within this building there is Approximately 4,200 Sq. Ft. of finished area, and an Approx. 876 Sq.Ft. 2-Story Office Space with the remainder being cold equipment storage. This tract also offers an additional 36' x 58' Shop that would be great for storage or equipment maintenance! Also located on this tract is 56' x 262' cattle building that is in need of repair. With that the concrete bunk line and slatted feeding floors still intact. Tract 3 has great potential for a homestead or headquarters for your operation!

TRACT 4: 72.5± ACRES: This nearly all tillable tract features soils predominately consisting of Waukegan Silt loam, Joyce Silt loam, and Selmass Silt Loam. Yield records are available in the information book but study the good stand of 2024 corn and let that be the proof of this tracts producing potential!

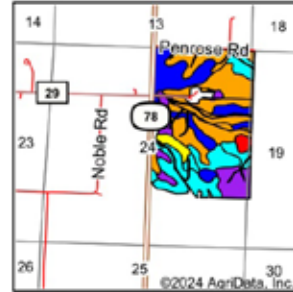
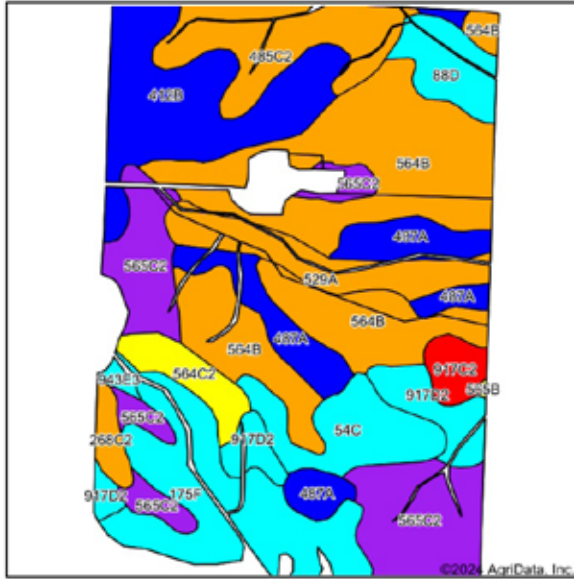
TRACT 5: "SWING TRACT" 57± ACRES: This tract can only be bid on by an adjoining landowner or with an auction tract that has road frontage. Look at combining this high percentage tillable tract with Tract 4 for a large tillable piece of 129.5± Acres or Tract 6 for a total of 80± acres!

TRACT 6: 23± ACRES: Tract 6 consists of mainly open farmland with access from IL-78 by a farm drive near the north boundary line. The wooded line to the south and waterway to the west create the feel of a secluded country setting! Add it to your farming operation or create your own homestead, the option is yours!

TRACT 7: 2.5± ACRES: This tract offers a great opportunity for country living with the basics already in place! The home is a very well kept 2,866 Sq. Ft., 4 bd 3 ba single family home that has a ton of potential. The main floor features an eat-in kitchen and dining room as well as a large living room, with a brick wood burning fireplace and built in cabinetry. Also found on the main level is a large master bedroom and bathroom, as well as mother-in-law suite that has in the past been used as an office. The upstairs has 3 bedrooms and 1 bathroom, all with central heat and air. The home sits on a large basement that is accessed from the kitchen and has a finished 14' x 39' area that would be a great playroom or extra living space. The basement and the main level can be accessed from the oversized two car garage. The home is also equipped with a Generac backup generator and security system. As a bonus this tract also has two outbuildings that are heated and insulated and are ready for use. The first is a 30' x 36' detached garage with solid concrete floors. The second is a large 50' x 70' shop with loft area. The large 14' 2" x 17' overhead door was replaced in August of 2023! Take advantage of the inspection dates to check out this great rural single-family home!

SOIL INFORMATION

SOIL MAP



State: Illinois
 County: Whiteside
 Location: 24-22N-4E
 Township: Ustick
 Acres: 224.72
 Date: 5/13/2024

SCHRADER
 Real Estate and Auction Company, Inc.

Map Provided By
surety
 ESTABLISHED ONLINE SURVEYING
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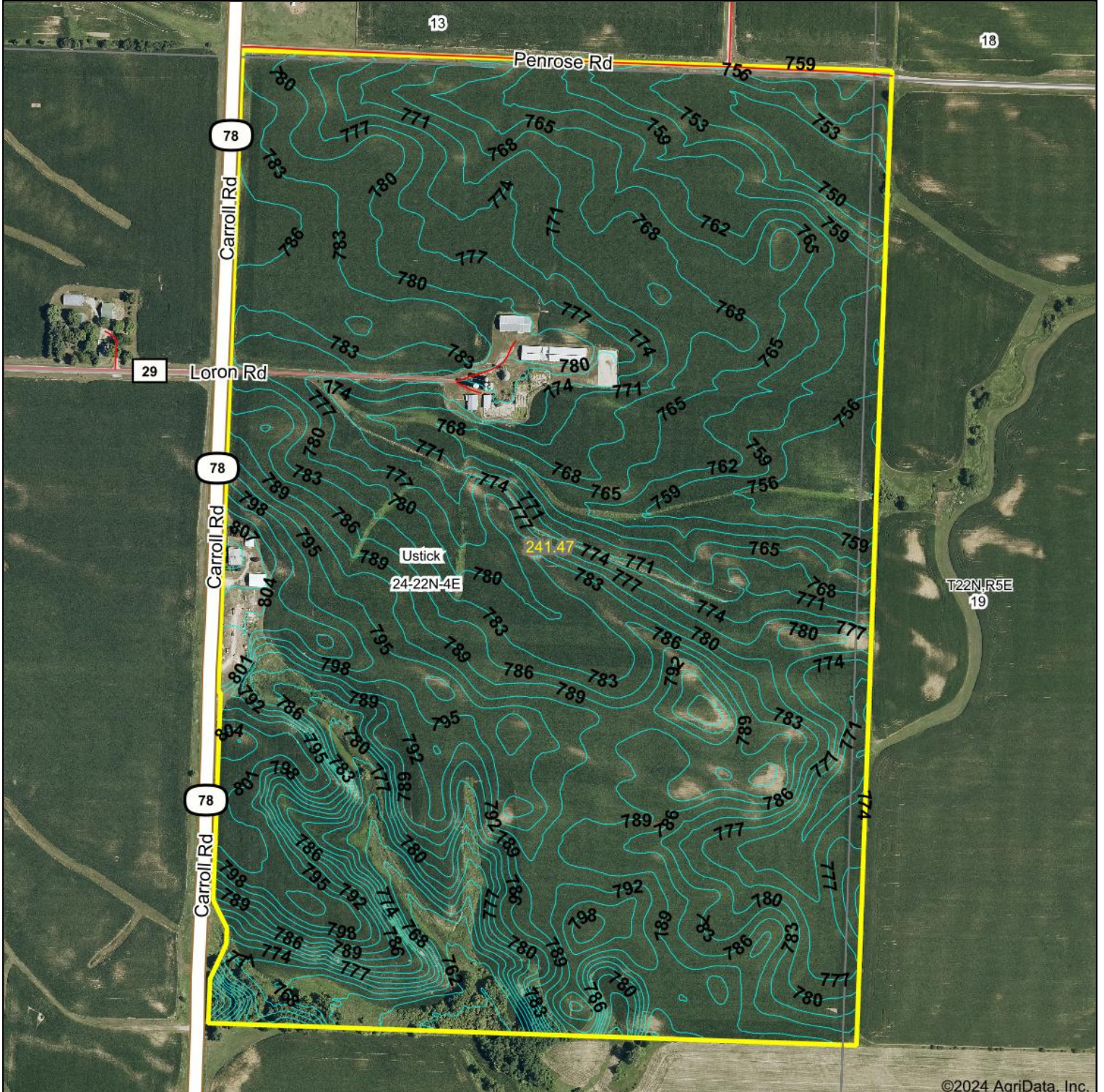
Soils data provided by USDA and NRCS.

Area Symbol: IL195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting #	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^e Bu/A	Grass-legume ^e Hay, T/A	Crop productivity index for optimum management
**564B	Waukegan silt loam, 2 to 5 percent slopes	56.55	25.2%		FAV	**160	**52	**82	**81	0	**4.40	**118
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	29.99	13.3%		FAV	**142	**47	**56	**72	0	**3.60	**104
**412B	Ogle silt loam, 2 to 5 percent slopes	26.38	11.7%		FAV	**175	**56	**89	**94	0	**5.80	**130
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	24.60	10.9%		FAV	**56	**32	**30	**49	0	**2.40	**72
487A	Joyce silt loam, 0 to 2 percent slopes	17.19	7.6%		FAV	180	57	70	95	0	5.50	132
**485C2	Richwood silt loam, 5 to 10 percent slopes, eroded	16.58	7.4%		FAV	**173	**53	**86	**95	0	**6.00	**128
**54C	Painfield sand, 6 to 12 percent slopes	11.80	5.3%		FAV	**83	**32	**38	**45	0	**3.20	**72
**526A	Saimess silt loam, 0 to 2 percent slopes	11.22	5.0%		FAV	**186	**54	**85	**88	0	**5.20	**123
**917D2	Oakville-Tell complex, 10 to 18 percent slopes, eroded	9.74	4.3%		FAV	**113	**39	**47	**58	0	**1.50	**64
**98D	Sparta loamy sand, Illinois silt plain, 6 to 12 percent slopes	7.48	3.3%		FAV	**113	**39	**48	**55	0	**3.80	**87
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	5.75	2.6%		FAV	**151	**49	**59	**76	0	**4.10	**111
**917C2	Oakville-Tell complex, 5 to 10 percent slopes, eroded	3.71	1.7%		FAV	**121	**41	**50	**60	0	**2.00	**90
**268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	2.67	1.2%		FAV	**170	**53	**85	**88	0	**5.80	**125
**943E3	Seaton-Timula silt loams, 15 to 25 percent slopes, severely eroded	0.98	0.4%		FAV	**108	**34	**41	**53	0	**2.50	**79
**505B	Tell silt loam, 2 to 5 percent slopes	0.11	0.0%		FAV	**151	**50	**88	**78	0	**3.90	**111
Weighted Average						147	47.8	67.8	75.8	*	4.2	108.7

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=52609>
 ** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG
^b Soils in the southern region were not rated for oats and are shown with a zero "0".
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 746.3

Max: 811.1

Range: 64.8

Average: 777.5

Standard Deviation: 12.89 ft



5/13/2024

24-22N-4E
Whiteside County
Illinois

Boundary Center: 41° 52' 55.48, -89° 58' 57.91



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FSA INFORMATION

FSA INFORMATION

ILLINOIS
WHITESIDE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7621
Prepared : 8/21/24 2:21 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-195-2011-127
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
240.89	229.99	229.99	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	229.99	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	224.30	0.00	180	0
Soybeans	5.00	0.00	41	0
TOTAL	229.30	0.00		

NOTES

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Tract Number : 5907

Description : Ustick T22N R4E Sec 24
FSA Physical Location : ILLINOIS/WHITESIDE
ANSI Physical Location : ILLINOIS/WHITESIDE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELWYN W NICE FAMILY TRUST, SHIRLEY H NICE FAMILY TRUST
Other Producers : JILL R VEGTER, MATTHEW J VEGTER
Recon ID : 17-195-2011-54

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
240.89	229.99	229.99	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

ILLINOIS
WHITESIDE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7621
Prepared : 8/21/24 2:21 PM CST
Crop Year : 2024

Tract 5907 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	229.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	224.30	0.00	180
Soybeans	5.00	0.00	41
TOTAL	229.30	0.00	

NOTES

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FSA INFORMATION



Whiteside County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created March 18, 2024

Farm 7621
Tract 5907

Tract Cropland Total: 229.99 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

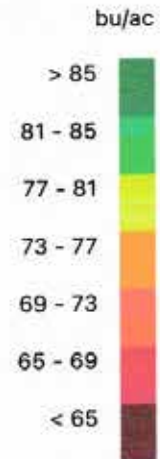
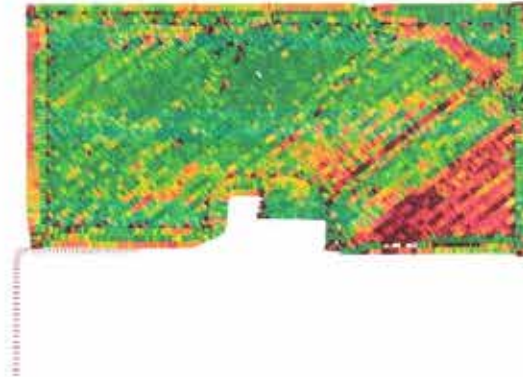
YIELD HISTORY

YIELD HISTORY



Nice • Yield • Avg Yield: 81 bu/ac

Default Client • Default Farm • 2022 Soybeans • 220.6 ac



Activity	Date	Avg Amount	Total	Product
Planted	Apr 27, 2022	142,695 seeds/ac	76.2 ac	P28A42X
Harvested	Oct 14, 2022 Oct 10, 2022 Oct 4, 2022	81 bu/ac 12.0% moisture	75.9 ac	

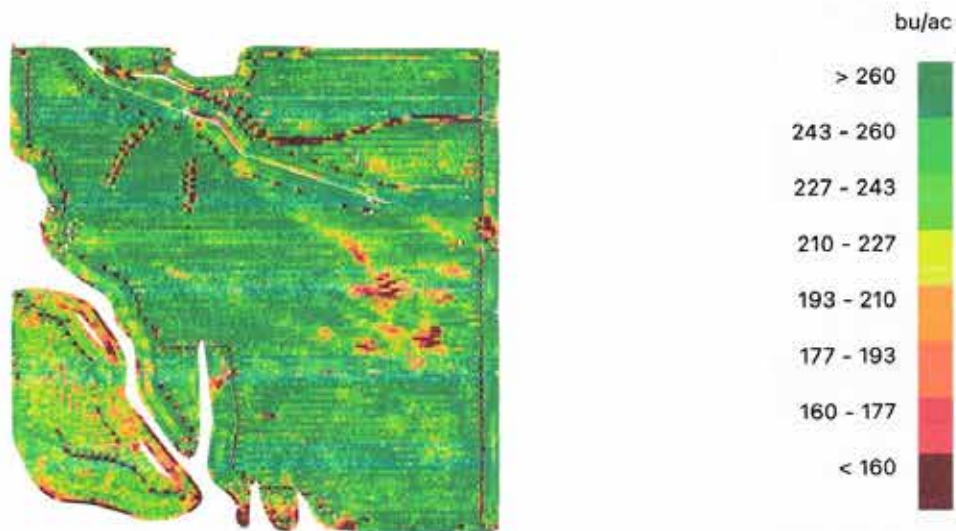
North of lane

YIELD HISTORY



Nice • Yield • Avg Yield: 253 bu/ac

Default Client • Default Farm • 2022 Corn • 220.6 ac



Activity	Date	Avg Amount	Total	Product
Planted	May 10, 2022	34,534 seeds/ac	145.8 ac	A639-70STX RIB
	May 11, 2022			A641-85TRCRIB
Harvested	Oct 14, 2022	253 bu/ac	144.4 ac	
	Oct 7, 2022	25.6% moisture		
	Oct 6, 2022			
	Oct 5, 2022			
	Oct 4, 2022			

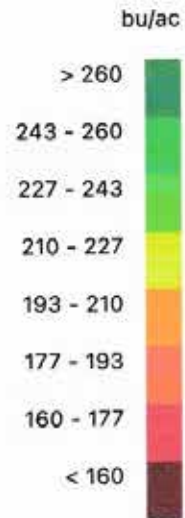
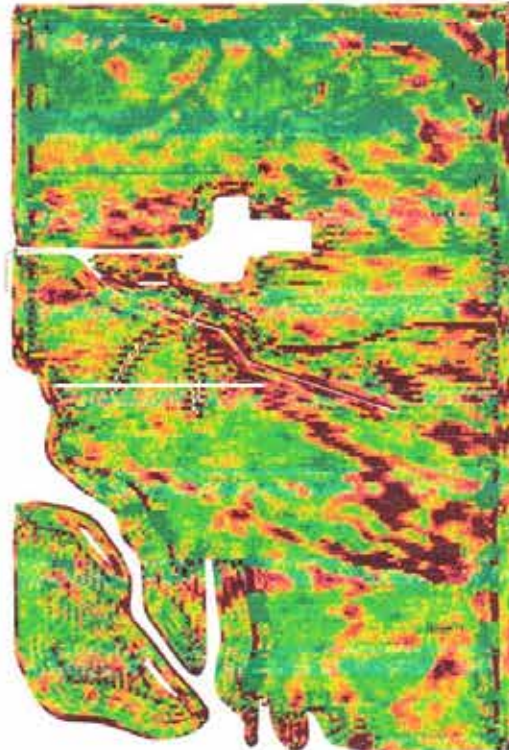
Rest of farm #2 corn

YIELD HISTORY



Nice • Yield • Avg Yield: 219 bu/ac

Default Client • Default Farm • 2023 Corn • 220.6 ac



Activity	Date	Avg Amount	Total	Product
Planted	May 2, 2023	34,324 seeds/ac	222.2 ac	A643-52STXRIB 58A7AM A639-91SSPRIB
Harvested	Oct 21, 2023 Oct 20, 2023 Sep 28, 2023 Sep 27, 2023	219 bu/ac 20.4% moisture	220.8 ac	

Total farm #2 corn

SOIL TESTS

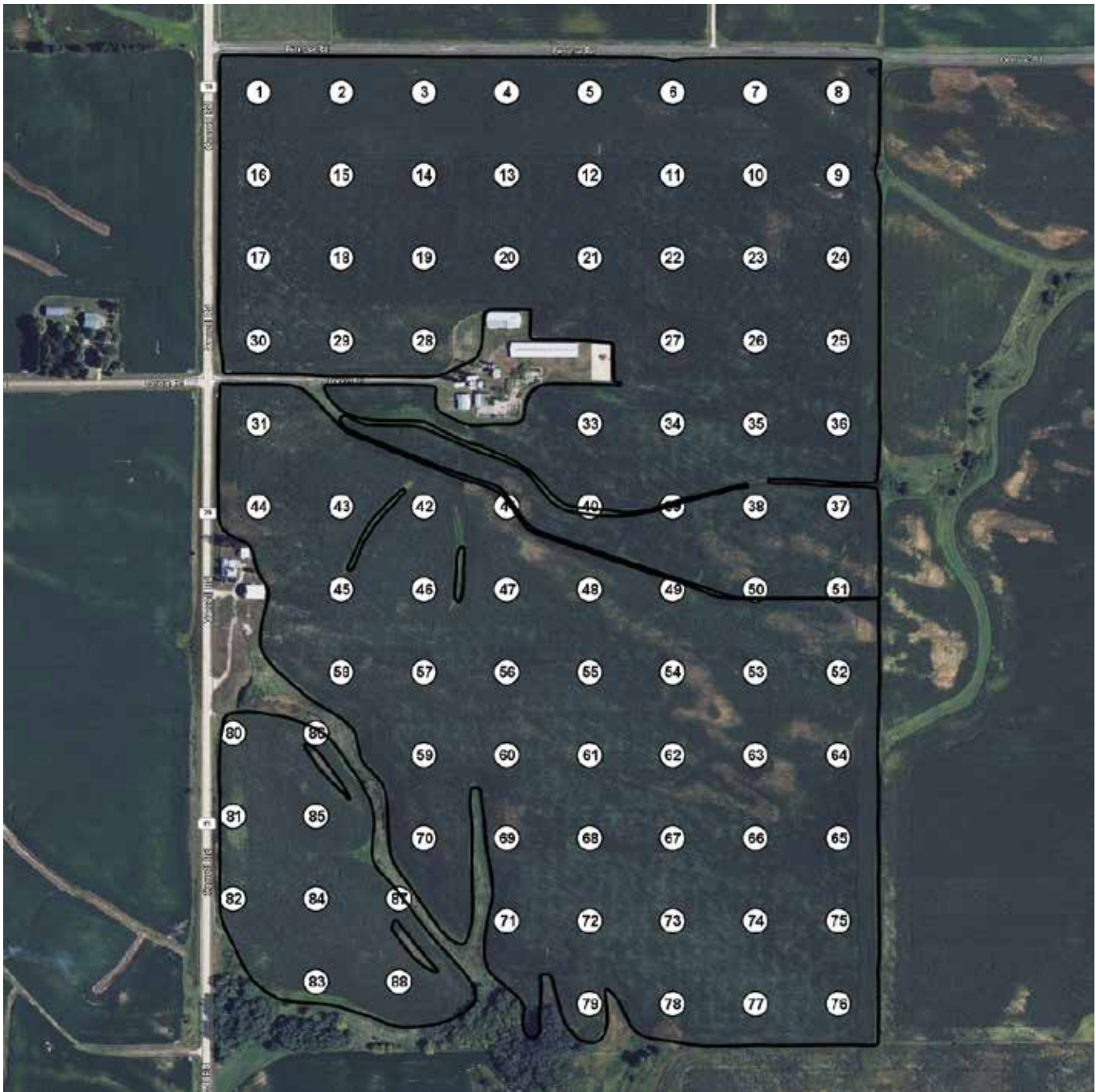
SOIL TESTS



Sample Management Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Dates: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36



SOIL TESTS



Soil Test Results

Location: Rock River-Morrison

Farm: Elwyn Nice Home

Customer: Vegter, Tim

Field: Elwyn Nice Home

Dates: 2023-11-04

Acres: 218.36

ID	pH	bpH	P (lb/ac)	K (lb/ac)	CEC	Ca (lb/ac)	Mg (lb/ac)	S (lb/ac)	Zn (lb/ac)	B (lb/ac)	Fe (lb/ac)	Mn (lb/ac)	Cu (lb/ac)	PerCa	PerMg	PerK	PerH	OM_LOI	Na (lb/ac)	PerNa
1	6.5	7.0	50	296	10.9	2586	688	14	8.4	0.8	291	110	2.6	59.5	26.4	3.5	10.0	3.6	30.2	0.6
2	6.6	7.0	55	308	10.2	2492	651	15	7.6	1.0	382	109	2.8	61.0	26.6	3.9	8.0	3.4	28.8	0.6
3	6.2	7.0	68	398	9.6	2096	541	16	9.0	0.8	298	104	2.4	54.6	23.5	5.3	16.0	2.9	26.0	0.6
4	6.1	6.9	77	395	9.1	1944	480	18	11.0	0.8	348	109	2.8	53.7	22.1	5.6	18.0	3.0	26.4	0.6
5	6.6	7.0	98	513	12.2	2978	724	16	13.4	1.0	301	95	3.4	61.3	24.8	5.4	8.0	4.4	25.2	0.5
6	6.8	7.0	103	527	10.0	2574	589	16	16.6	1.0	276	98	3.2	64.2	24.5	6.8	4.0	3.4	23.4	0.5
7	7.4	7.0	126	601	12.6	3356	811	15	17.0	1.2	306	144	4.0	66.6	26.8	6.1	0.0	4.3	26.0	0.5
8	6.3	7.0	61	324	11.7	2744	644	15	10.8	0.8	286	120	3.2	58.9	23.0	3.6	14.0	3.7	27.0	0.5
9	6.5	7.0	99	490	9.9	2322	578	17	10.8	1.0	372	93	3.0	58.7	24.4	6.4	10.0	3.5	25.0	0.6
10	6.1	6.9	69	463	10.7	2312	572	18	9.0	0.8	320	94	2.8	53.8	22.2	5.5	18.0	3.7	25.2	0.5
11	6.2	6.9	76	337	11.7	2640	648	19	11.0	0.8	325	90	3.2	56.6	23.2	3.7	16.0	4.2	27.0	0.5
12	6.0	7.0	76	351	11.3	2440	591	19	9.8	0.8	329	91	3.0	53.8	21.7	4.0	20.0	3.7	26.2	0.5
13	6.1	6.9	74	401	11.3	2402	640	16	11.2	0.8	359	125	3.2	53.3	23.7	4.6	18.0	3.9	23.4	0.5
14	6.2	7.0	98	468	10.7	2402	567	16	11.4	0.8	367	109	3.2	55.9	22.0	5.6	16.0	3.6	26.2	0.5
15	6.3	7.0	86	456	11.3	2558	637	15	11.2	0.8	328	102	3.0	56.8	23.6	5.2	14.0	4.2	24.2	0.5
16	6.1	7.0	89	385	11.3	2402	643	19	9.6	0.8	368	87	3.2	53.3	23.8	4.4	18.0	4.0	29.6	0.6
17	6.4	6.9	80	283	11.1	2628	658	18	11.2	0.8	315	91	3.4	59.3	24.7	3.3	12.0	3.9	36.6	0.7
18	6.3	7.0	59	285	11.8	2670	722	17	9.8	2.2	357	121	3.0	56.8	25.6	3.1	14.0	3.9	25.4	0.5
19	6.5	7.0	103	462	12.2	2894	730	15	11.8	1.2	457	120	3.8	59.5	25.0	4.9	10.0	4.0	30.4	0.5
20	6.5	6.9	106	403	11.6	2780	690	15	11.4	1.0	444	100	3.6	60.1	24.9	4.5	10.0	4.5	27.4	0.5
21	6.3	6.8	196	590	12.4	2884	625	19	16.0	1.2	627	70	4.2	58.4	21.1	6.1	14.0	4.4	24.6	0.4
22	6.2	6.9	200	508	12.4	2824	645	19	15.6	1.2	512	75	3.8	56.8	21.6	5.2	16.0	4.8	23.0	0.4
23	6.4	7.0	85	317	8.4	1916	516	16	10.8	0.8	306	88	2.6	57.0	25.6	4.8	12.0	2.9	19.6	0.5
24	6.2	6.8	80	304	11.0	2478	625	18	11.4	0.8	383	118	3.2	56.3	23.7	3.5	16.0	3.4	23.6	0.5
25	6.5	7.0	107	558	10.8	2598	599	15	15.2	0.8	359	93	3.2	59.9	23.0	6.6	10.0	3.8	22.6	0.5
26	6.4	7.0	161	511	9.4	2142	519	18	17.8	0.8	328	100	3.0	57.3	23.1	7.0	12.0	3.4	25.0	0.6
27	6.8	7.0	267	614	10.9	2948	546	17	30.8	1.0	435	127	4.6	67.6	20.9	7.2	4.0	3.8	17.6	0.4
28	6.3	6.9	60	281	9.5	2182	542	15	10.4	0.8	299	127	2.6	57.8	23.9	3.8	14.0	3.2	22.4	0.5
29	6.4	7.0	48	343	9.6	2170	604	18	8.6	0.8	306	106	2.6	56.6	26.2	4.6	12.0	3.0	26.4	0.6
30	6.3	6.9	96	438	12.6	2964	678	16	11.8	1.0	435	115	3.6	58.7	22.4	4.5	14.0	3.9	30.8	0.5

SOIL TESTS



Soil Test Results

Location: Rock River-Morrison
Customer: Vegter, Tim
Dates: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

ID	pH	bpH	P (lb/ac)	K (lb/ac)	CEC	Ca (lb/ac)	Mg (lb/ac)	S (lb/ac)	Zn (lb/ac)	B (lb/ac)	Fe (lb/ac)	Mn (lb/ac)	Cu (lb/ac)	PerCa	PerMg	PerK	PerH	OM_LOI	Na (lb/ac)	PerNa
31	6.2	6.9	102	272	10.2	2232	617	17	11.0	0.8	346	96	3.0	54.7	25.2	3.4	16.0	2.6	31.2	0.7
33	6.4	6.9	275	740	12.6	2900	671	17	22.4	1.4	627	66	4.0	57.7	22.3	7.6	12.0	4.1	25.6	0.4
34	6.5	6.9	232	762	12.6	2994	675	17	20.8	1.0	478	74	4.0	59.4	22.3	7.8	10.0	4.5	28.2	0.5
35	6.3	7.0	206	532	9.8	2192	537	15	13.4	1.2	632	69	3.0	55.7	22.7	6.9	14.0	2.9	28.8	0.6
36	6.7	7.0	169	666	12.0	2972	704	17	14.2	1.2	605	78	3.8	62.0	24.5	7.1	6.0	4.0	23.4	0.4
37	6.2	7.0	86	352	10.2	2228	591	17	8.6	1.0	517	68	2.6	54.8	24.2	4.4	16.0	3.3	28.8	0.6
38	6.5	7.0	130	415	13.2	3260	756	18	12.0	1.4	685	63	3.4	61.6	23.8	4.0	10.0	3.9	36.4	0.6
39	6.8	7.0	156	409	12.0	3168	723	14	14.4	1.4	626	62	3.4	65.9	25.1	4.4	4.0	3.8	34.6	0.6
40	7.1	7.0	132	297	9.3	2544	588	17	13.8	1.2	532	58	2.8	68.3	26.3	4.1	0.0	3.1	57.8	1.4
41	6.5	7.0	68	273	6.7	1522	441	11	9.8	0.6	257	71	2.0	56.5	27.3	5.2	10.0	2.0	31.6	1.0
42	6.4	6.9	46	265	12.7	2994	790	16	9.4	1.0	350	74	3.0	58.8	25.9	2.7	12.0	4.1	36.6	0.6
43	6.8	7.0	59	311	11.6	3056	728	16	9.4	1.2	468	123	3.4	65.7	26.1	3.4	4.0	4.0	43.2	0.8
44	6.2	6.7	68	349	9.1	1982	524	19	8.6	0.8	337	103	2.8	54.4	23.9	4.9	16.0	3.0	32.8	0.8
45	6.6	7.0	63	324	11.1	2720	705	19	8.2	1.0	439	136	3.4	61.2	26.4	3.7	8.0	3.9	36.6	0.7
46	6.2	6.6	57	302	11.9	2622	706	18	7.6	1.0	358	109	3.2	55.2	24.8	3.3	16.0	3.8	38.2	0.7
47	6.4	6.9	70	378	13.6	3182	829	17	10.4	1.0	499	110	3.6	58.6	25.4	3.6	12.0	4.3	27.4	0.4
48	6.7	7.0	65	268	10.1	2590	619	18	8.4	1.0	468	121	3.2	64.1	25.5	3.4	6.0	3.5	46.4	1.0
49	6.5	7.0	64	344	8.7	1962	579	17	8.6	0.8	297	98	2.4	56.2	27.7	5.1	10.0	2.8	40.2	1.0
50	6.5	7.0	70	366	11.1	2684	645	18	11.4	1.0	466	115	3.0	60.7	24.3	4.2	10.0	3.3	38.8	0.8
51	6.4	7.0	81	268	9.3	2220	529	13	9.4	1.2	611	98	2.6	59.8	23.8	3.7	12.0	2.9	29.8	0.7
52	6.4	7.0	45	295	9.0	2122	521	14	8.6	0.8	397	101	2.6	58.9	24.1	4.2	12.0	2.8	31.6	0.8
53	6.2	7.0	40	247	8.6	1848	538	14	7.6	0.6	290	93	2.2	53.6	26.0	3.7	16.0	2.5	25.0	0.6
54	5.9	6.8	37	213	5.8	1060	373	16	4.2	0.4	217	55	1.4	45.5	26.7	4.7	22.0	2.0	31.6	1.2
55	6.0	6.3	62	263	11.3	2434	622	15	9.2	1.0	564	114	3.2	53.7	22.9	3.0	20.0	3.5	25.6	0.5
56	6.5	7.0	71	259	12.4	3076	727	15	10.2	1.2	540	105	3.8	62.2	24.5	2.7	10.0	4.1	36.6	0.6
57	6.5	7.0	72	319	6.9	1584	432	12	8.4	0.6	296	79	2.4	57.3	26.1	5.9	10.0	2.4	23.8	0.8
58	6.3	6.8	84	373	10.3	2212	671	18	8.4	0.8	357	103	2.8	53.6	27.1	4.6	14.0	2.9	33.6	0.7
59	6.5	7.0	62	294	10.1	2320	683	15	7.4	0.8	291	109	2.4	57.4	28.2	3.7	10.0	3.5	28.4	0.6
60	6.6	7.0	35	266	8.6	1976	617	14	6.0	0.8	253	105	2.0	57.4	29.9	4.0	8.0	3.1	32.8	0.8
61	6.6	7.0	40	219	5.5	1210	406	12	4.2	0.6	248	67	1.6	54.9	30.7	5.1	8.0	1.8	32.6	1.3

SOIL TESTS



Soil Test Results

Location: Rock River-Morrison

Farm: Elwyn Nice Home

Customer: Vegter, Tim

Field: Elwyn Nice Home

Dates: 2023-11-04

Acres: 218.36

ID	pH	bpH	P (lb/ac)	K (lb/ac)	CEC	Ca (lb/ac)	Mg (lb/ac)	S (lb/ac)	Zn (lb/ac)	B (lb/ac)	Fe (lb/ac)	Mn (lb/ac)	Cu (lb/ac)	PerCa	PerMg	PerK	PerH	OM_LOI	Na (lb/ac)	PerNa
62	6.5	7.0	165	537	9.2	2054	570	14	7.0	1.0	516	36	2.2	56.0	25.9	7.5	10.0	3.6	25.2	0.6
63	6.1	6.6	70	284	10.1	2180	576	17	8.4	0.6	263	95	2.6	53.8	23.7	3.6	18.0	3.6	41.4	0.9
64	6.5	7.0	23	161	7.9	1718	600	13	3.6	0.6	229	75	1.6	54.7	31.9	2.6	10.0	2.3	28.0	0.8
65	6.5	7.0	32	192	8.9	2010	645	15	4.0	0.6	259	42	1.8	56.3	30.1	2.8	10.0	2.5	33.8	0.8
66	6.4	7.0	45	245	5.9	1330	361	10	7.2	0.6	340	64	2.0	56.2	25.4	5.3	12.0	2.1	31.6	1.2
67	6.5	7.0	42	218	7.4	1642	530	13	5.4	0.6	329	81	2.0	55.5	29.8	3.8	10.0	1.9	32.0	0.9
68	6.2	7.0	37	260	11.0	2512	614	14	6.6	1.0	506	153	3.0	57.1	23.2	3.0	16.0	3.3	31.4	0.6
69	6.0	7.0	48	152	4.9	894	348	8	2.6	0.4	223	42	1.2	45.4	29.5	4.0	20.0	1.1	27.8	1.2
70	6.1	7.0	21	121	9.5	1886	687	12	3.2	0.6	218	85	1.8	49.5	30.1	1.6	18.0	2.1	34.4	0.8
71	6.7	7.0	40	235	10.5	2414	834	12	5.4	0.8	289	118	2.4	57.4	33.1	2.9	6.0	3.0	31.4	0.7
72	6.2	7.0	41	247	8.3	1692	571	15	4.8	0.6	261	82	2.0	50.8	28.6	3.8	16.0	2.7	29.4	0.8
73	6.4	7.0	56	347	9.6	2126	630	16	6.6	0.8	246	92	2.2	55.4	27.3	4.6	12.0	3.1	28.8	0.7
74	6.5	7.0	75	376	10.5	2486	639	12	7.0	1.2	582	102	3.0	59.4	25.4	4.6	10.0	3.4	28.0	0.6
75	6.8	7.0	79	377	10.5	2624	704	14	6.8	1.2	522	110	2.8	62.8	28.0	4.6	4.0	3.4	27.2	0.6
76	6.5	7.0	58	373	10.9	2570	677	15	6.2	1.0	420	144	2.8	59.1	25.9	4.4	10.0	3.6	28.6	0.6
77	6.3	7.0	45	370	10.2	2158	682	15	6.0	0.8	305	117	2.4	52.9	27.8	4.7	14.0	3.1	30.2	0.6
78	6.7	7.0	30	191	9.4	2136	755	14	3.6	0.6	260	119	2.0	57.1	33.6	2.6	6.0	2.6	27.0	0.6
79	5.7	7.0	38	104	5.8	990	399	10	2.2	0.4	205	60	1.2	42.3	28.5	2.3	26.0	1.3	25.2	0.9
80	6.7	7.0	64	261	10.0	2382	726	15	6.2	0.8	312	117	2.8	59.6	30.3	3.4	6.0	3.3	35.2	0.8
81	6.0	6.8	78	388	11.7	2506	613	19	8.8	0.8	313	96	2.6	53.5	21.8	4.2	20.0	4.7	26.6	0.5
82	6.3	7.0	30	250	12.3	2672	843	15	5.0	2.6	313	108	2.4	54.2	28.5	2.6	14.0	3.1	35.4	0.6
83	6.5	7.0	33	111	6.6	1438	511	9	4.4	1.6	252	122	1.6	54.7	32.4	2.2	10.0	1.5	21.6	0.7
84	5.9	7.0	51	190	8.6	1674	531	15	4.6	0.8	252	89	1.8	48.8	25.8	2.8	22.0	2.6	24.8	0.6
85	5.9	7.0	39	138	9.1	1744	596	12	3.8	2.0	270	80	1.6	48.0	27.4	1.9	22.0	2.4	29.6	0.7
86	6.4	7.0	35	118	6.3	1418	432	9	4.6	2.4	328	88	1.6	56.0	28.4	2.4	12.0	1.8	35.2	1.2
87	6.6	7.0	38	170	6.4	1484	465	10	4.6	2.0	253	96	1.4	57.5	30.1	3.4	8.0	2.1	29.4	1.0
88	6.5	7.0	35	163	6.4	1444	449	9	4.0	1.6	243	90	1.6	56.6	29.3	3.3	10.0	3.1	23.0	0.8
Avg.	6.4	7.0	81	343	10.0	2303	612	15	9.4	1.0	372	96	2.8	57.0	25.7	4.3	12.5	3.3	29.6	0.7

SOIL TESTS

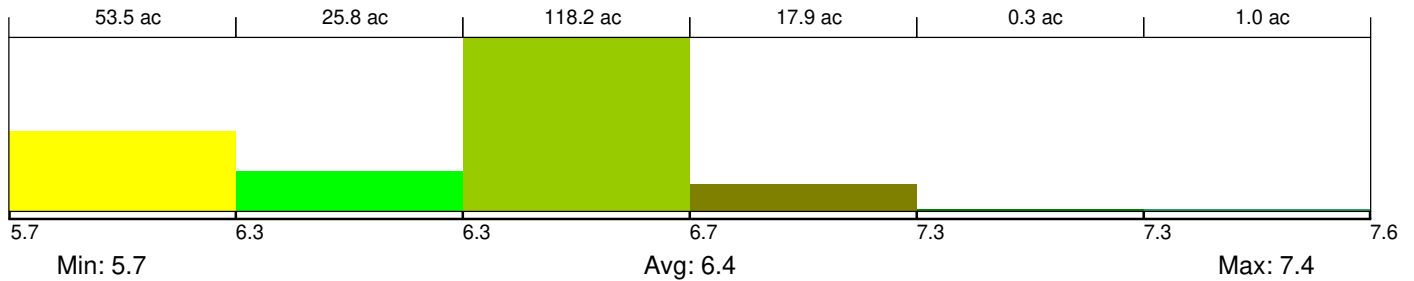
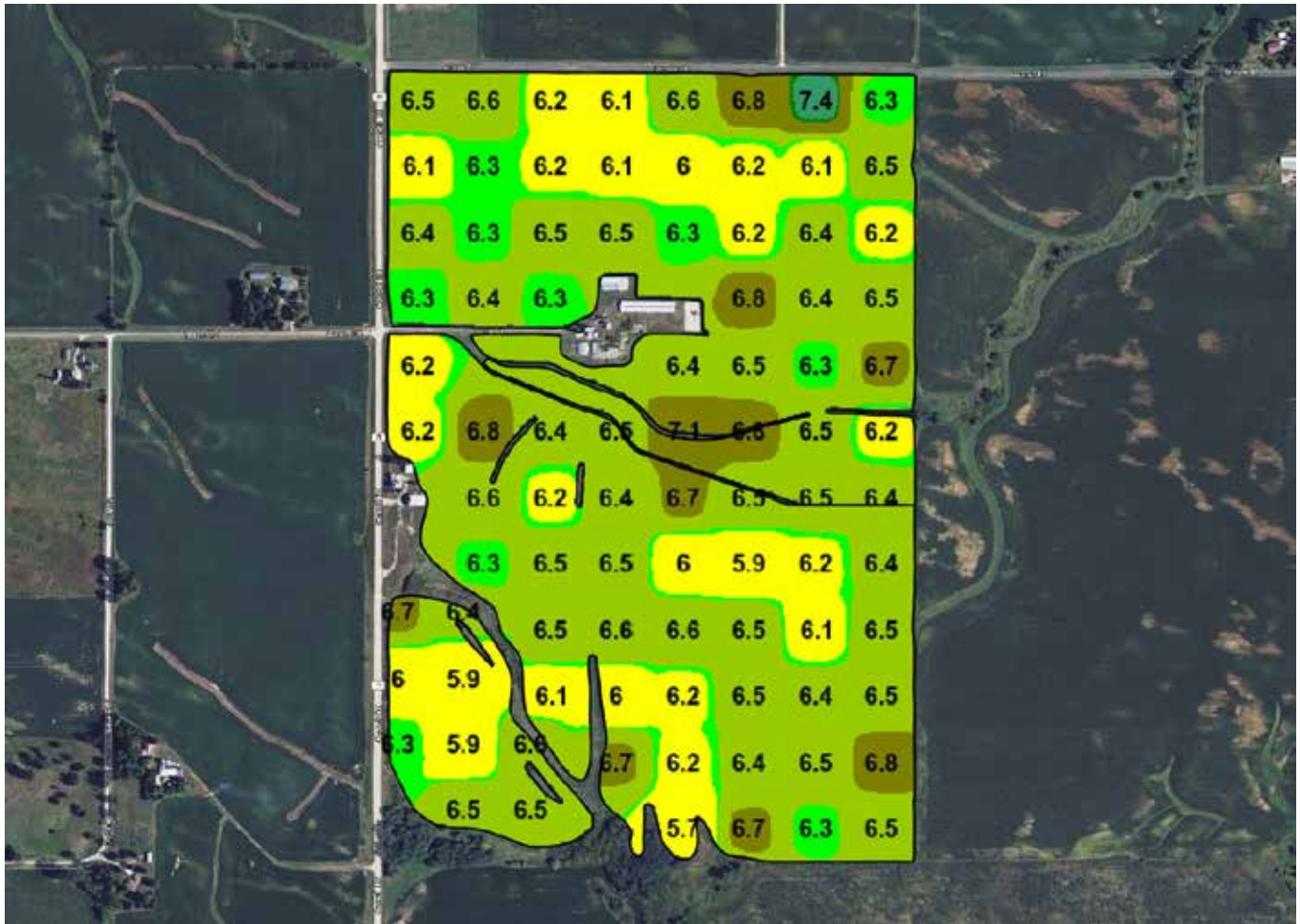


Data Analysis Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Date: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

pH



SOIL TESTS

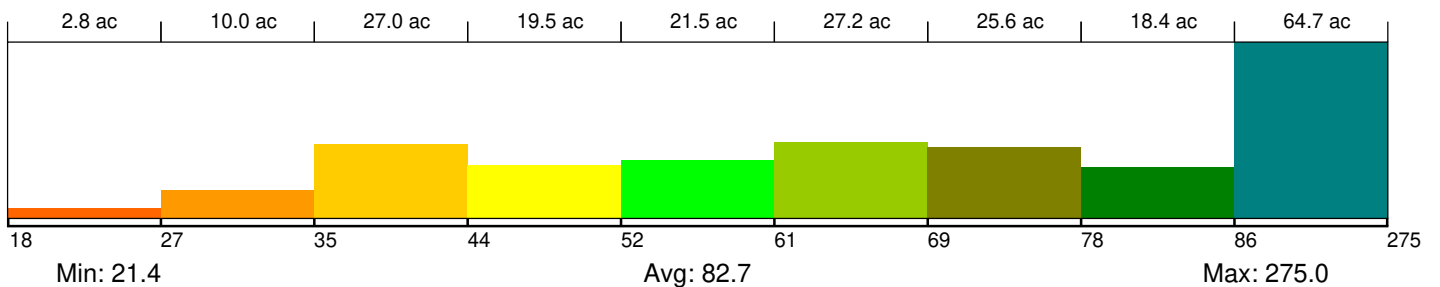
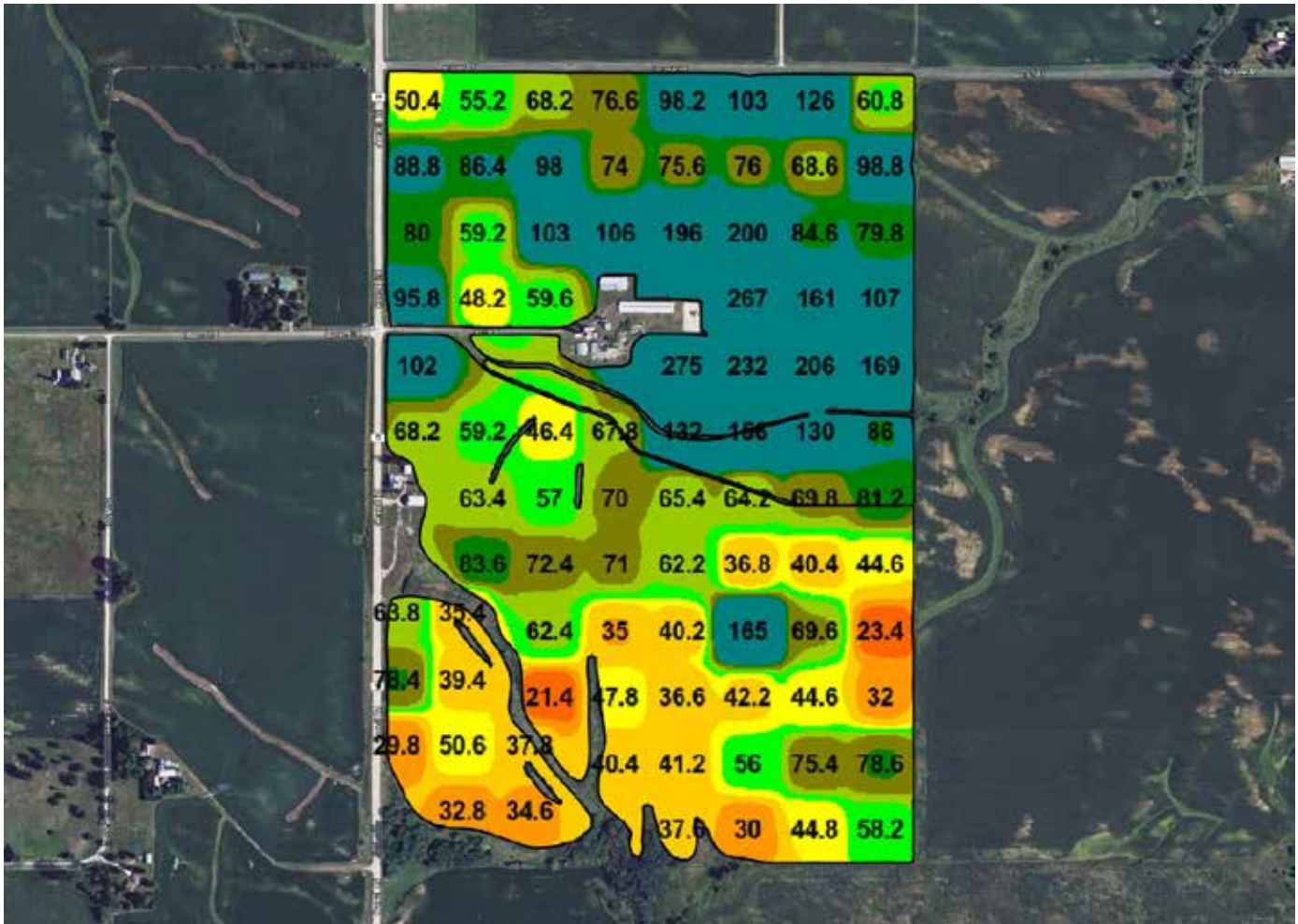


Data Analysis Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Date: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

Phosphorus (lb/ac)



SOIL TESTS

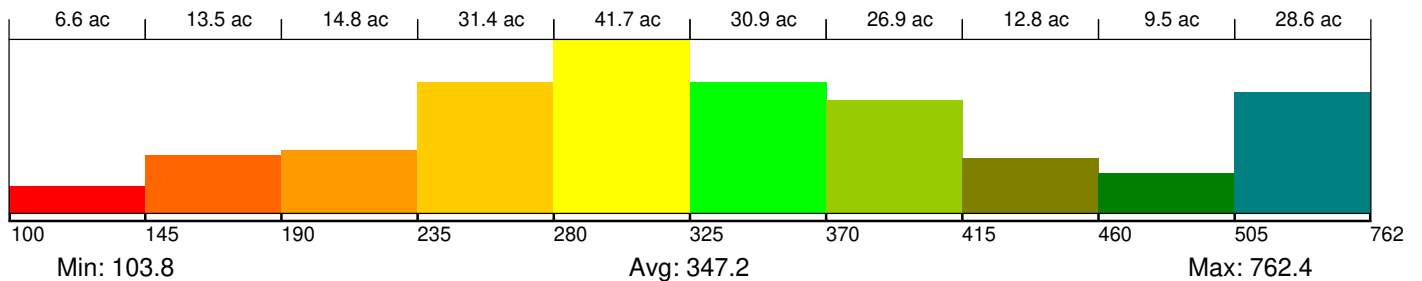
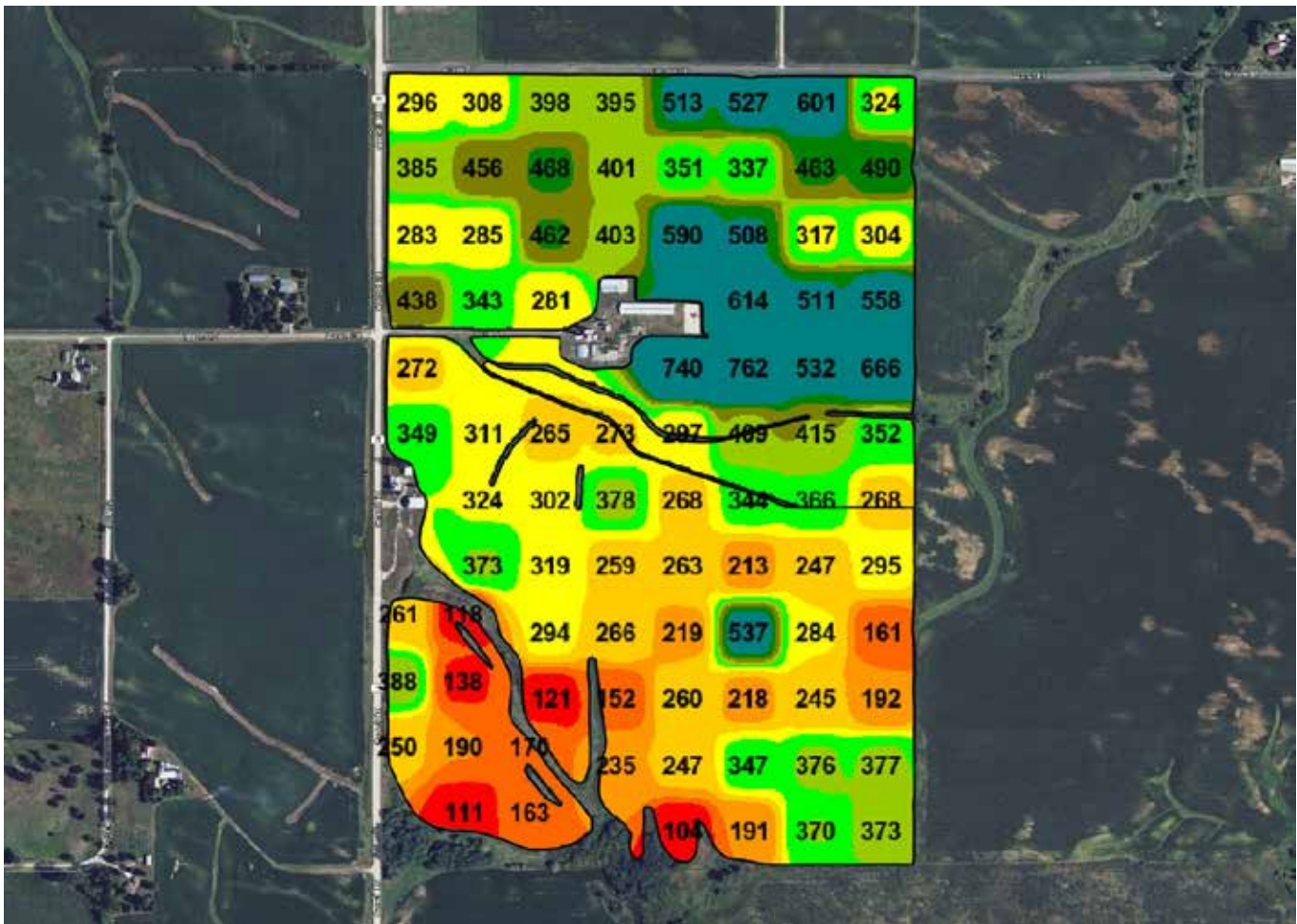


Data Analysis Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Date: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

Potassium (lb/ac)



SOIL TESTS

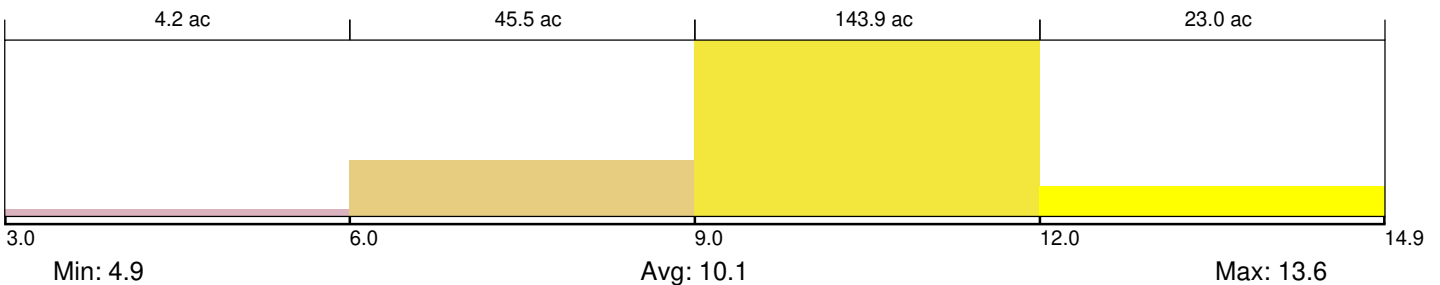
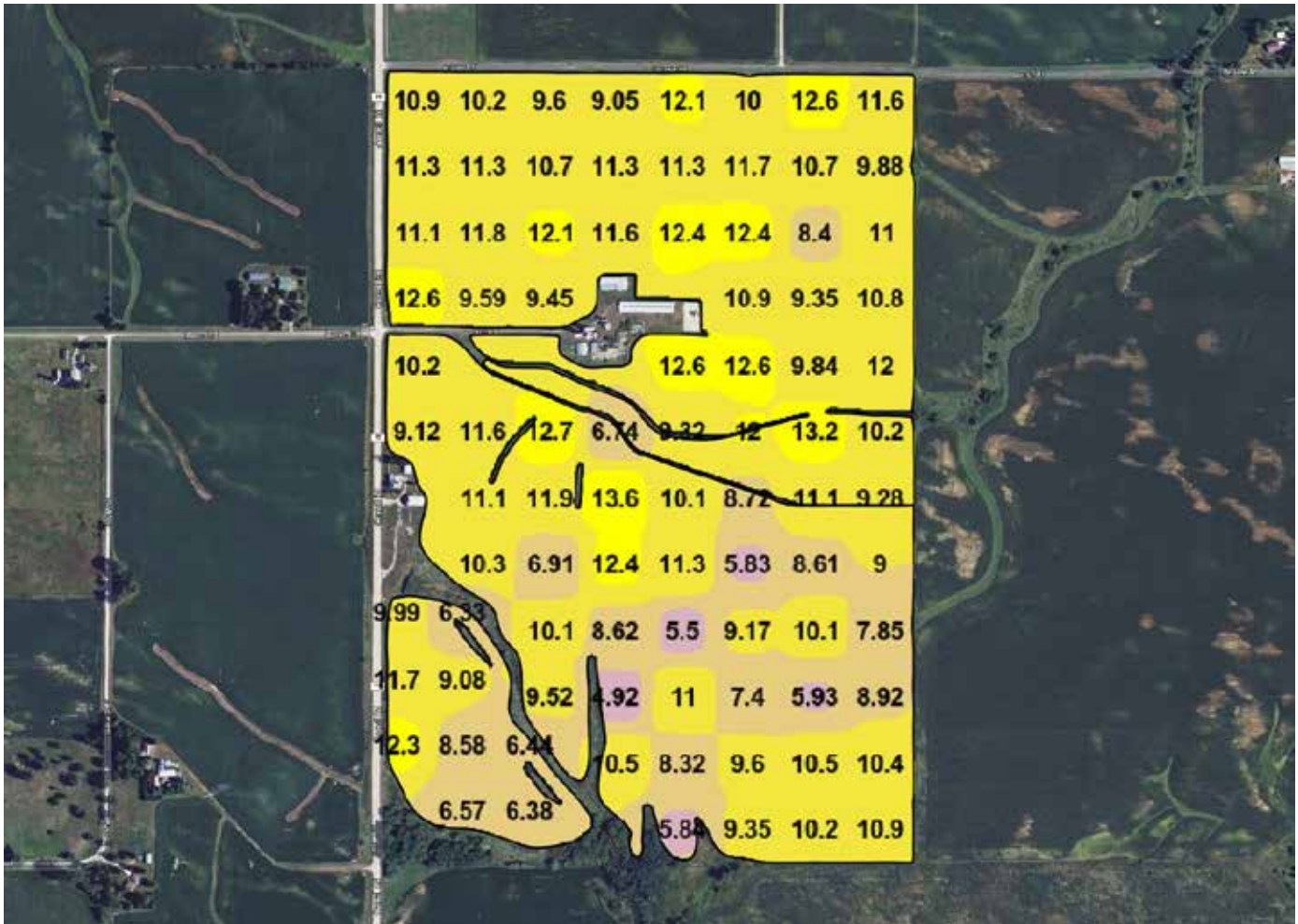


Data Analysis Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Date: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

Cation Exchange Capacity



SOIL TESTS

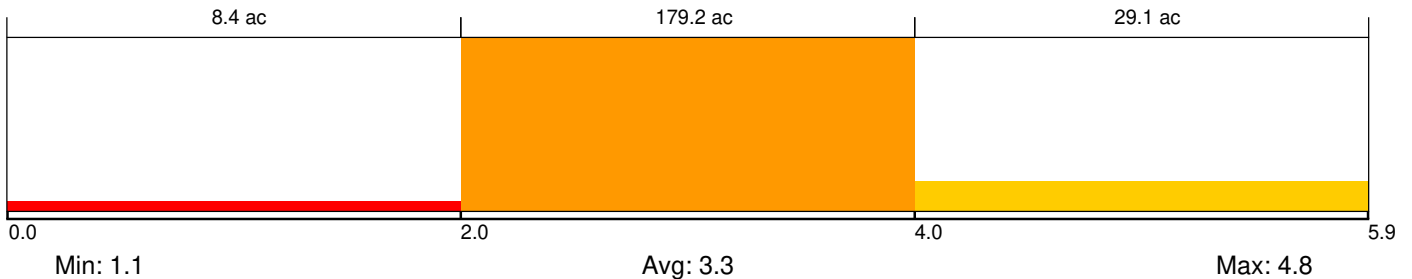
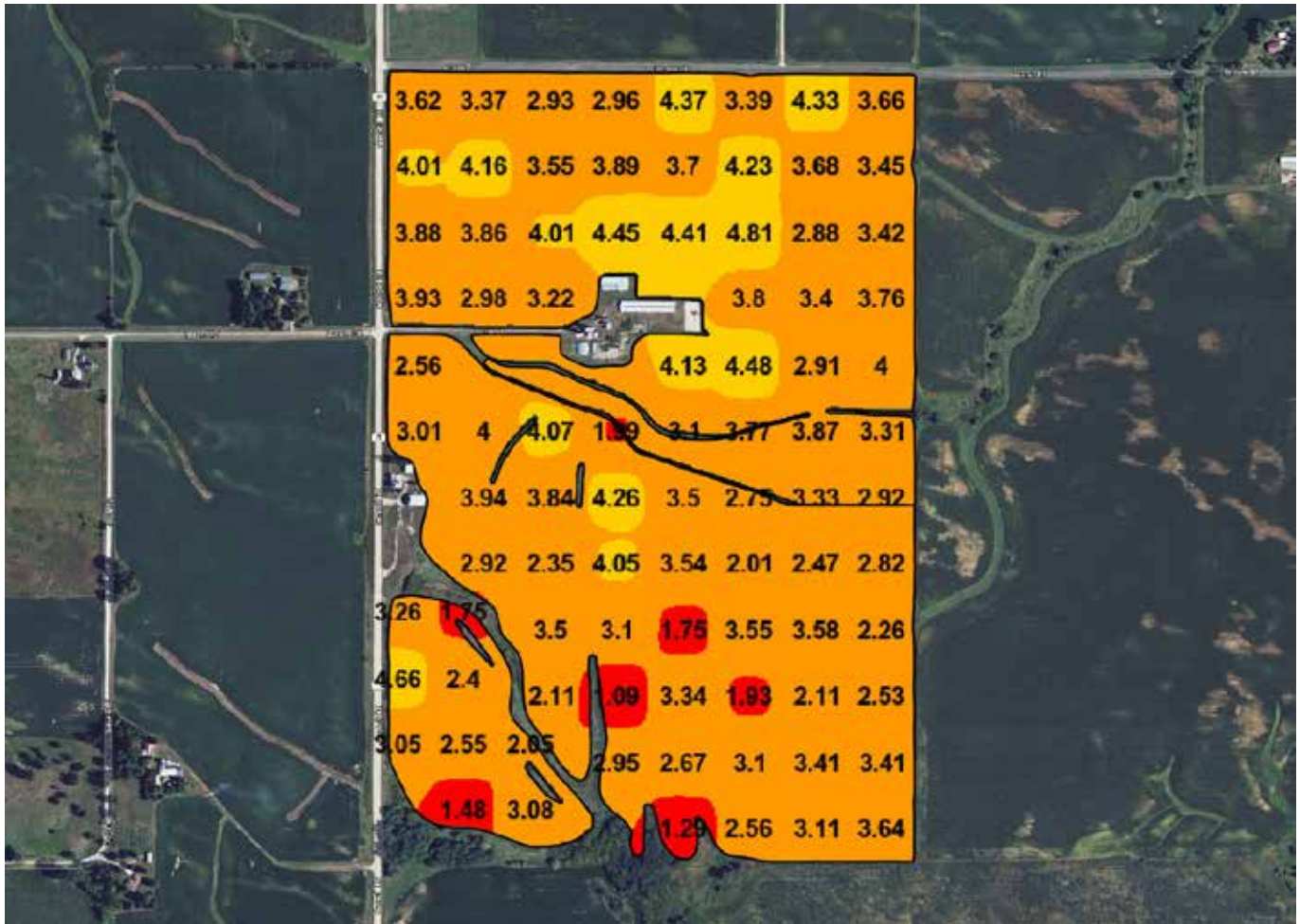


Data Analysis Report

Location: Rock River-Morrison
Customer: Vegter, Tim
Date: 2023-11-04

Farm: Elwyn Nice Home
Field: Elwyn Nice Home
Acres: 218.36

Organic Matter LOI (%)



PHOTOS

PHOTOS



TRACTS 1-3



NORTHWEST CORNER

PHOTOS



TRACTS 3 & 4



PHOTOS



TRACTS 4 & 5



TRACT 7

PHOTOS



TRACT 7



TRACT 7

PHOTOS



TRACT 7



TRACT 3

PHOTOS



VIEW FROM TRACT 7



TRACTS 1 & 2



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