

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

90.28 ACRES M/L
LASALLE COUNTY, ILLINOIS

LISTING #459



DOUGLAS R. YEGGE

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ALAN MCNEIL

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LAND FOR SALE

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Woods Cove Investments, LLC, 90.28 Acres M/L, LaSalle Co., IL

TOTAL ACRES:	90.28 acres MOL
PRICE:	\$525,000
Price Per Acre:	\$5,833
Owner:	JSC
Operator:	Siegel
County & State:	LaSalle Co., IL
Location:	Hwy. 4, Marseilles, IL
Possession Date:	At closing
Drainage Info:	
Average Productivity:	117.9 PI
Taxable Acres:	40
Net RE Taxes:	\$1,189
Taxes Payable In:	2017
Topography:	Level

LEGAL DESCRIPTION:

The West 50 acres of the North 1/2 of the Northwest 1/4 of Section 2 and the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 33 North, Range 4 East of the 3rd P.M. Copy of the Plat of Survey available upon request.

COMMENTS & BUILDING INFORMATION:

90.28 acres of productive LaSalle Co., IL farmland in a strong area. Located NW of Marseilles and 1/2 mile South of I-80.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Email: total@totalrealtyco.com

Call: Alan McNeil

Cell: 563-321-1125

Email: alan@totalrealtyco.com

F.S.A. INFORMATION:

Farmland:	86.63
Crop Acres:	82.7
CRP Acres:	39.1
Wheat Base:	
Wheat Yield:	
Corn Base:	22.38
Corn Yield:	115
Soybean Base:	21.22
Soybean Yield:	43

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	90
Tillable Acres:	71.57
CRP Acres:	10.2
Farmstead:	
Roads:	3
Waterways:	4
Timber:	1.51
Pasture:	

***28 CRP acres converted to tillable acres.**

Office: 563-659-8185

www.totalrealtyco.com

LEASE/FSA INFORMATION:

Open for the 2017 crop year.

RUTLAND TOWNSHIP**SECTION 1N**

1. Hulse Estate, Eleanor 10

SECTION 1S

1. Guinee, David 11

SECTION 2N

1. Nelson, Robert 12
2. Marsh, Alan 12
3. Wise, John 5
4. Wise, John 5

SECTION 2S

1. Damron, Kenneth 12
2. Green, William 8
3. Frankovich, Amy 16
4. Kersten, Juliann 8

SECTION 3N

1. Castro Trust, Ricardo 6

SECTION 4

1. Carretto, Mark 15

SECTION 5

1. North Ridge Properties LLC 13
2. Allen, Edward 9
3. Caruso, Lucian 7

SECTION 8S

1. Fox, Thomas 9

SECTION 9S

1. Archer Daniels Midland Company 17
2. Mason, R 10
3. Graham Family Partners LP 10

SECTION 10N

1. Boe, Mark 14

SECTION 11N

1. Saleh, Jamal 15

SECTION 11S

1. Maier, Virginia 9
2. Cooper, William 6
3. Johnson Trust, Dale 11

SECTION 12N

1. Gray, Steven 14
2. Highsmith, Sherry 5

SECTION 12S

1. Kersten, Juliann 12
2. Wheeler, Phyllis 6

SECTION 13

1. Huddleston, Ron 9

SECTION 14N

1. Williams Trus, Thomas 6

SECTION 14S

1. Cooper, William 20

SECTION 15N

1. Gualandri, Stephanie 20

SECTION 16N

1. Wieland, Roger 11

SECTION 16S

1. Chicago Title Land Trust Trust 14

SECTION 22

1. Ugland, Nancy 5
2. Smith, Brian 13

3. Wawerski, Marvin 5

4. Barbier, Will 6

5. Hermann, Wesley 13

SECTION 23

1. Hunt Trust, Wilhelmina 10

2. Mayer, David 5

SECTION 25

1. Marko, Richard 5

SECTION 26

1. Nelson, Larry 10
2. Dome Pipeline Corp 10

SECTION 28

1. Stegman, Norma 10

SECTION 29

1. Arwood Trust, Emma 5

SECTION 32

1. Nelson, Marcia 7

SECTION 33

1. Arthur Johnson Family Partnership 9
2. Trumbo Trust, Robert 14

3. Neurohr, Martin 7

4. Thoms, James 8

SECTION 35

1. Penn, Louise 10
2. Boe, Kent 10

SECTION 35

1. Penn, Louise 10

SECTION 35

2. Boe, Kent 10

SECTION 35

2. Boe, Kent 10

SECTION 35

2. Boe, Kent 10

SECTION 35

2. Boe, Kent 10

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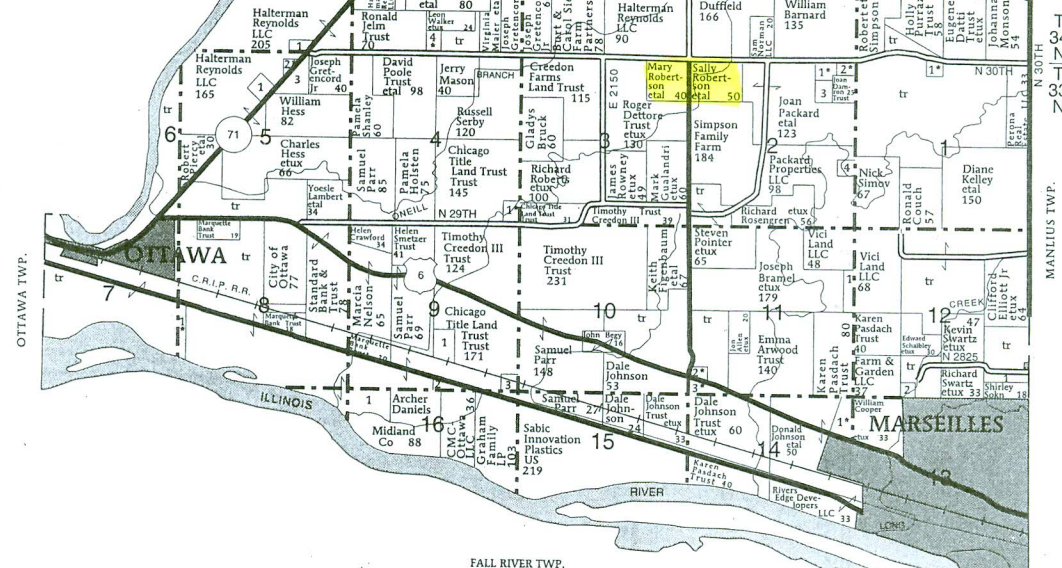
2. Boe, Kent 10

SECTION 35

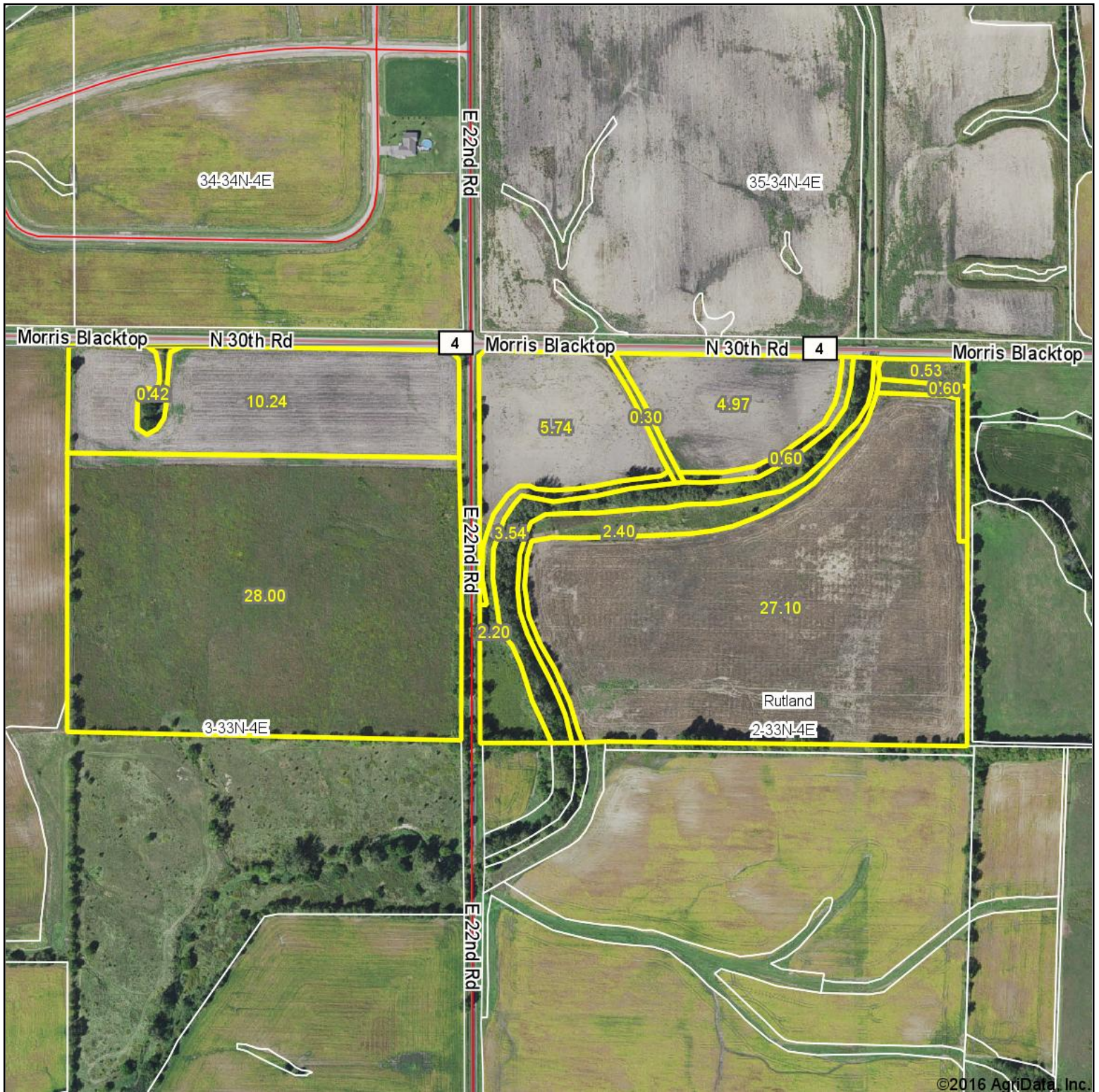
2. Boe, Kent 10

SECTION 35

2. Boe, Kent 10



Aerial Map



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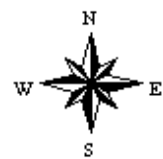
TOTAL
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map center: 41° 21' 59.9, -88° 44' 37.3

0ft 515ft 1030ft

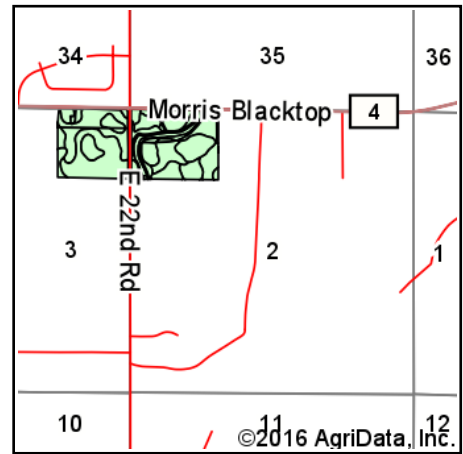
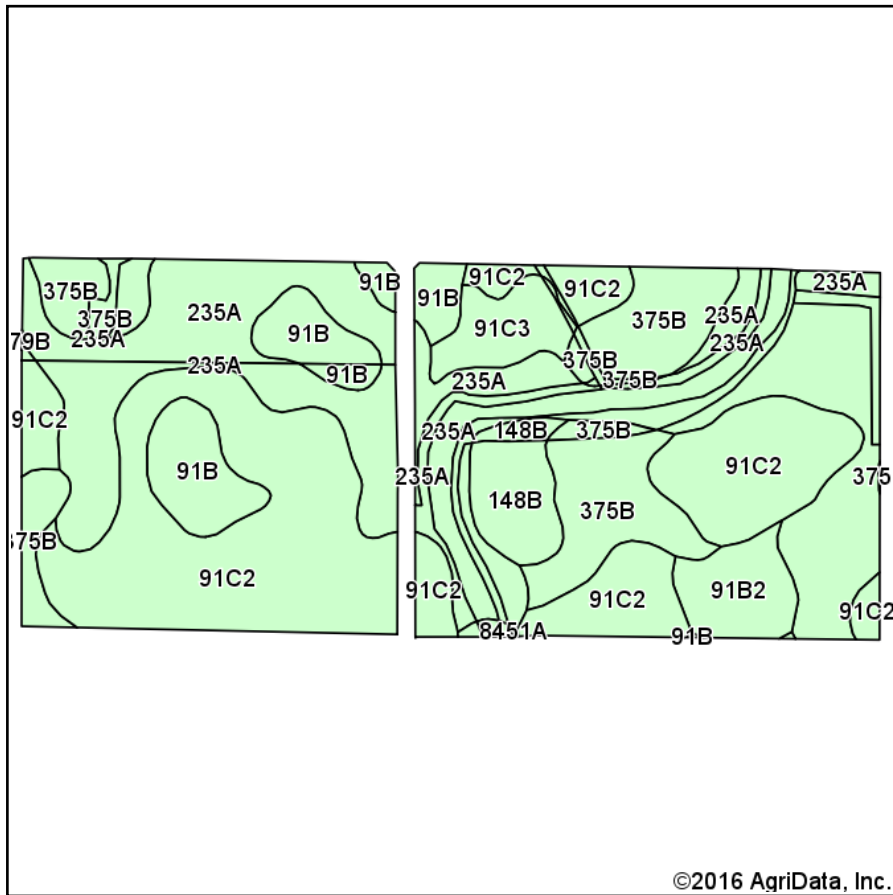
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2-33N-4E
La Salle County
Illinois



11/2/2016

Soils Map



State: **Illinois**
 County: **La Salle**
 Location: **2-33N-4E**
 Township: **Rutland**
 Acres: **86.64**
 Date: **11/2/2016**

TOTAL
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Maps Provided By:



Area Symbol: IL099, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	30.81	35.6%		162	54	64	82	0.00	121
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	28.58	33.0%		**147	**48	**59	**73	0.00	**110
**375B	Rutland silty clay loam, 2 to 5 percent slopes	12.27	14.2%		**178	**57	**70	**96	0.00	**132
**91B	Swygert silty clay loam, 2 to 4 percent slopes	6.24	7.2%		**156	**51	**62	**78	0.00	**117
**148B	Proctor silt loam, 2 to 5 percent slopes	3.08	3.6%		**183	**57	**69	**98	**6.34	**134
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	2.86	3.3%		**147	**48	**59	**73	0.00	**110
**91C3	Swygert silty clay loam, 4 to 6 percent slopes, severely eroded	2.57	3.0%		**123	**41	**49	**62	0.00	**92
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.3%		190	61	73	97	0.00	140
Weighted Average					158.1	51.8	62.6	80.4	0.23	117.9

Area Symbol: IL099, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

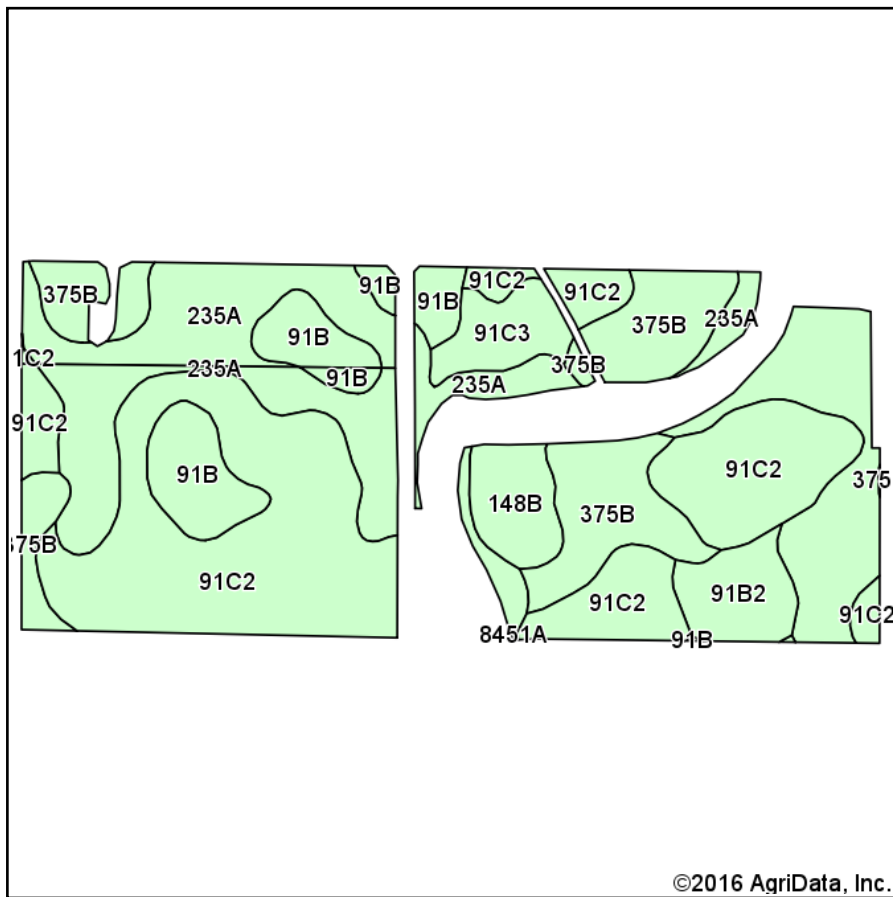
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

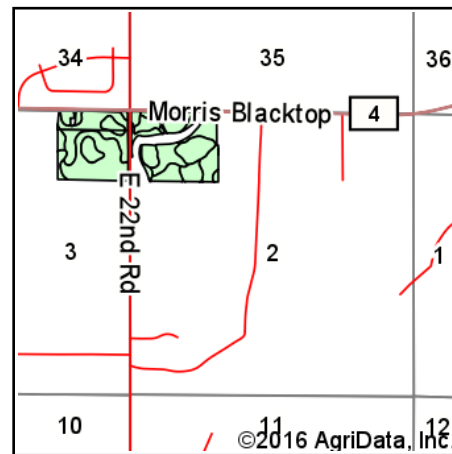
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **2-33N-4E**
 Township: **Rutland**
 Acres: **76.05**
 Date: **11/2/2016**

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Maps Provided By:



Area Symbol: IL099, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	27.52	36.2%		**147	**48	**59	**73	0.00	**110
235A	Bryce silty clay, 0 to 2 percent slopes	23.02	30.3%		162	54	64	82	0.00	121
**375B	Rutland silty clay loam, 2 to 5 percent slopes	11.25	14.8%		**178	**57	**70	**96	0.00	**132
**91B	Swygert silty clay loam, 2 to 4 percent slopes	6.24	8.2%		**156	**51	**62	**78	0.00	**117
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	2.86	3.8%		**147	**48	**59	**73	0.00	**110
**148B	Proctor silt loam, 2 to 5 percent slopes	2.66	3.5%		**183	**57	**69	**98	**6.34	**134
**91C3	Swygert silty clay loam, 4 to 6 percent slopes, severely eroded	2.50	3.3%		**123	**41	**49	**62	0.00	**92
Weighted Average					157.3	51.5	62.4	80	0.22	117.4

Area Symbol: IL099, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Illinois
LaSalle

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 12071
Prepared: 1/5/16 11:42 AM
Crop Year: 2016
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number

KATHRYN BRAGO

Farms Associated with Operator:

0460, 0338, 0350, 12071

CRP Contract Number(s): 1662B, 1949B, 2022B, 2209B, 11343

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
86.63	82.7	82.7	0.0	0.0	39.1	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	43.6	0.0	0.0			N	

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	22.38		115	0.0
SOYBEANS	21.22		43	0.0
Total Base Acres:	43.6			

Tract Number: 1614 Description: N9-NE1/4 NE1/4 Sec 3, NW1/4 NW1/4 Sec 2 T33N R4E

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
86.63	82.7	82.7	0.0	0.0	39.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	43.6	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	22.38		115	0.0
SOYBEANS	21.22		43	0.0
Total Base Acres:	43.6			

Owners: SALLY ROBERTSON AMY L ROBERTSON
WILLIAM B ROBERTSON III

Other Producers: None



United States
Department of
Agriculture

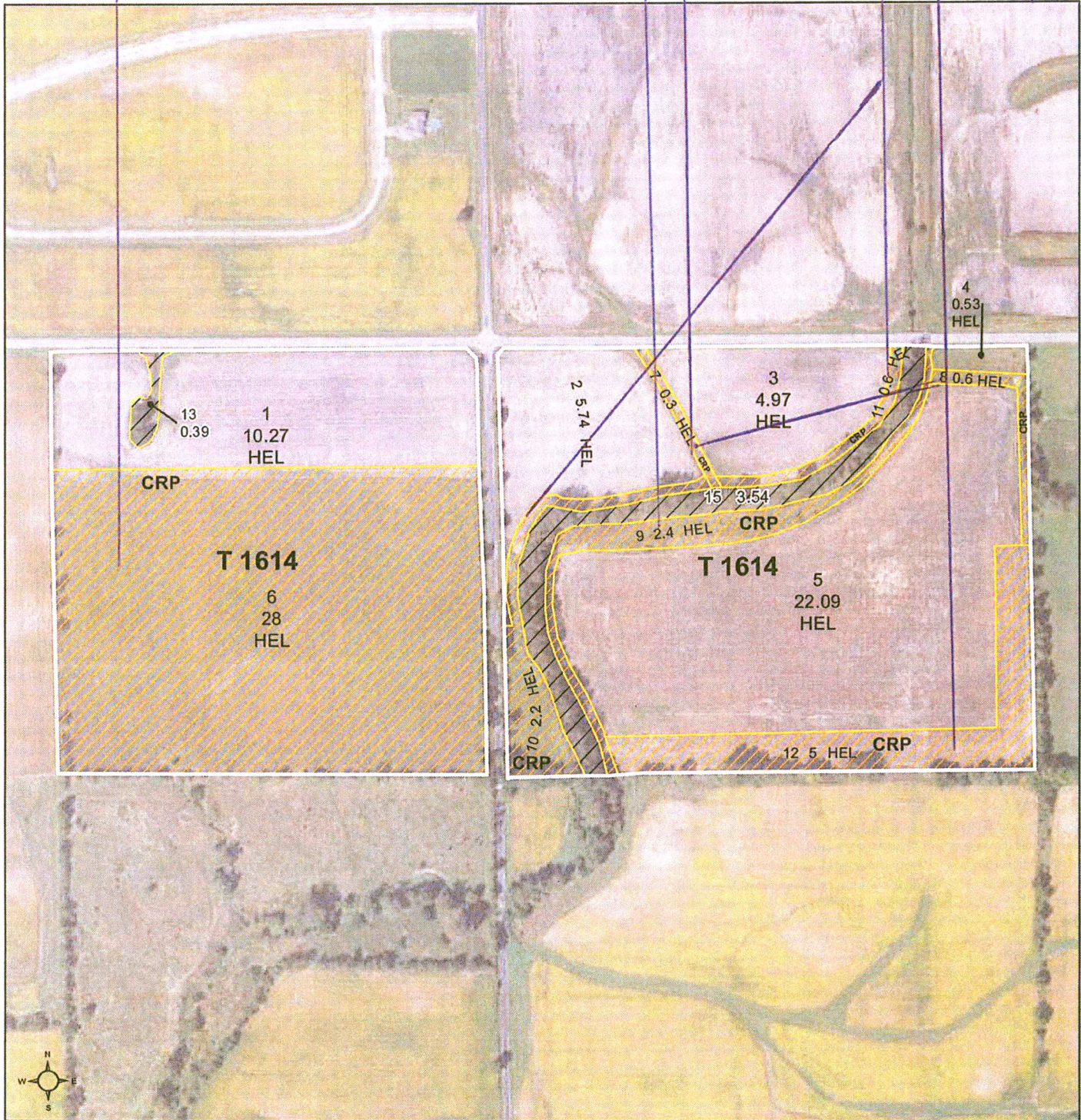
La Salle County, Illinois

28 acres expires '16

2.4 acres expires '17 / 2.9 acres expires '17

.9 acres expires '25

5 acres expires '18



Common Land Unit

Non-Cropland
Cropland

CRP

Tract Boundary

0 187.5 375 750 Feet

2016 Program Year

Map Created December 28, 2015

Farm 12071

Tract 1614

Wetland Determination Identifiers

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

Tract Cropland Total: 82.70 acres

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