

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**88 ACRES M/L**  
**HAMMES, HENDERSON COUNTY, ILLINOIS**

**LISTING #440**



**DOUGLAS R. YEGGE**

C: 563-320-9900

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# LAND FOR SALE

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Seller Name, 88 Acres M/L, Henderson County, IL

**LEGAL DESCRIPTION:**

Sec. 22, Township 9 North, Range 6 West.

See attached legal description.

<b>TOTAL ACRES:</b>	88
<b>PRICE:</b>	\$125,000
<b>Price Per Acre:</b>	\$1,420.50
<b>Owner:</b>	Hammes
<b>Operator:</b>	
<b>County &amp; State:</b>	Henderson Co., IL
<b>Location:</b>	1 mile Northwest of Carman, IL
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	
<b>Average Productivity:</b>	
<b>Taxable Acres:</b>	88.14
<b>Net RE Taxes:</b>	\$1,555 est.
<b>Taxes Payable In:</b>	2016
<b>Topography:</b>	Level

**COMMENTS & BUILDING INFORMATION:**

88 acres of timber along the Mississippi River. Some acres recently logged out.

**TO CONTACT LISTING AGENT:**

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Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)

[www.totalrealtyco.com](http://www.totalrealtyco.com)

**LEASE/FSA INFORMATION:**

N/A

**F.S.A. INFORMATION: N/A**

<b>Farmland:</b>	
<b>Crop Acres:</b>	
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	
<b>Corn Yield:</b>	
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	88
<b>Tillable Acres:</b>	
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads &amp; Riverfront:</b>	8
<b>Waterways:</b>	
<b>Timber:</b>	80 est.
<b>Pasture:</b>	



Featuring – Two maps of each Township- Landowners on one side-Farm residents on the other.

## Plat Maps

Plat maps show the outline of the farm - who owns the land and how many acres are in the farm, section number and range numbers.

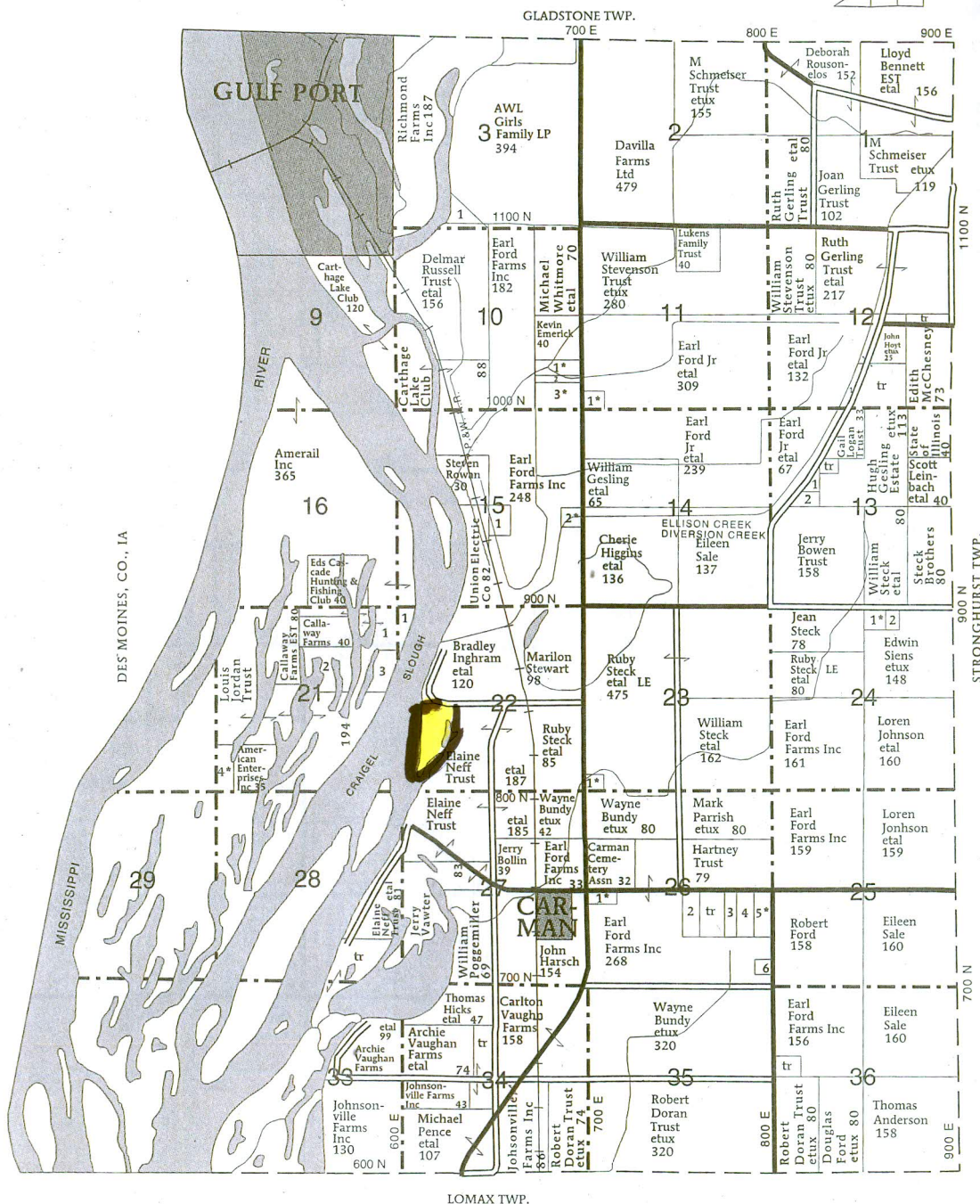
T-9-N

### CARMAN PLAT

(Landowners)



R-6-W



#### CARMAN TOWNSHIP

##### SECTION 3

1. Bessine, Scott 17

##### SECTION 10

1. Stigge, Ron 10
2. Gesling, William 5
3. Gesling Estate, Hugh 25

##### SECTION 11

1. Ford, Michael 6

##### SECTION 12

1. Logan Trust, Gail 12

##### SECTION 13

1. Martin, Pamela 6
2. Smith, Mark 6

##### SECTION 15

1. Rowan, Steven 15

##### SECTION 21

1. Eds Cascade Hunting & Fishing Club 93
2. Eds Cascade Hunting & Fishing Club 50

##### SECTION 24

3. American Enterprises Inc 20

##### SECTION 22

4. Bennett, Brent 15

##### SECTION 23

1. Steck, George 5

##### SECTION 24

1. Morrison, John 7

##### SECTION 26

2. Siens, Margie 6
2. Dixon, Donald 16
3. Bushong, Anthony 11
4. Dixon, Donald 17

##### SECTION 24

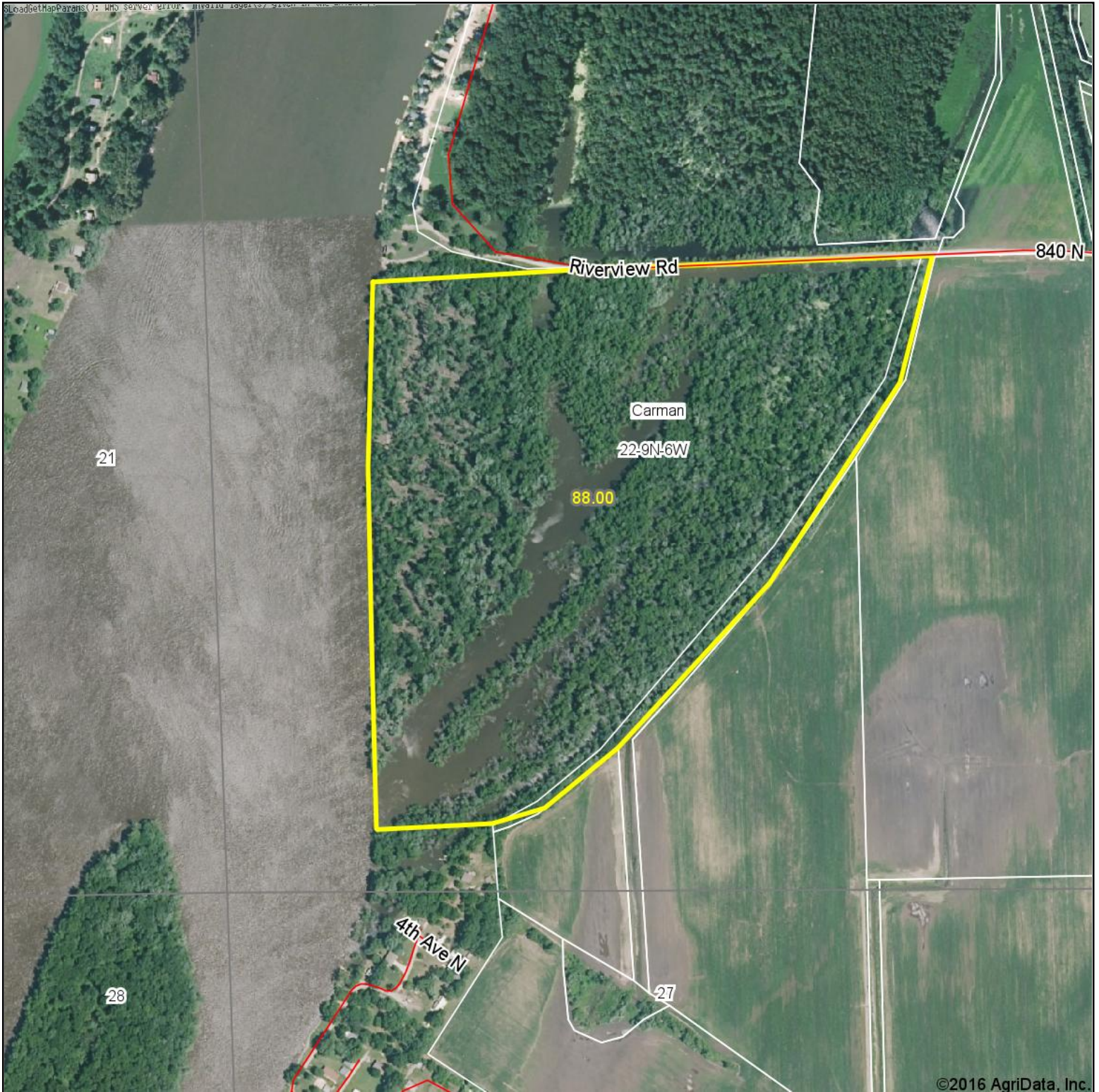
5. Hills, Edwin 16

##### SECTION 26

6. Ford, Michael 6



# Aerial Map



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Maps Provided By:



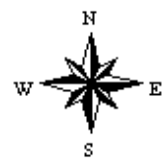
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map center: 40° 45' 13.62, 91° 4' 14.67

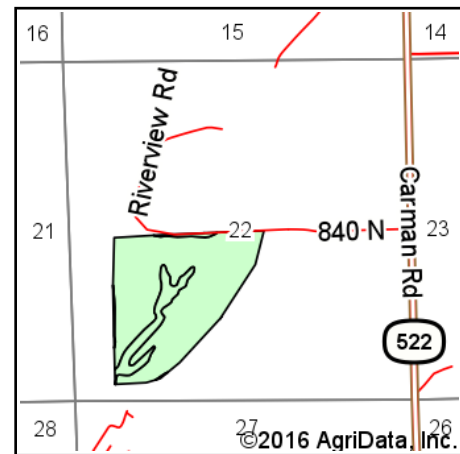
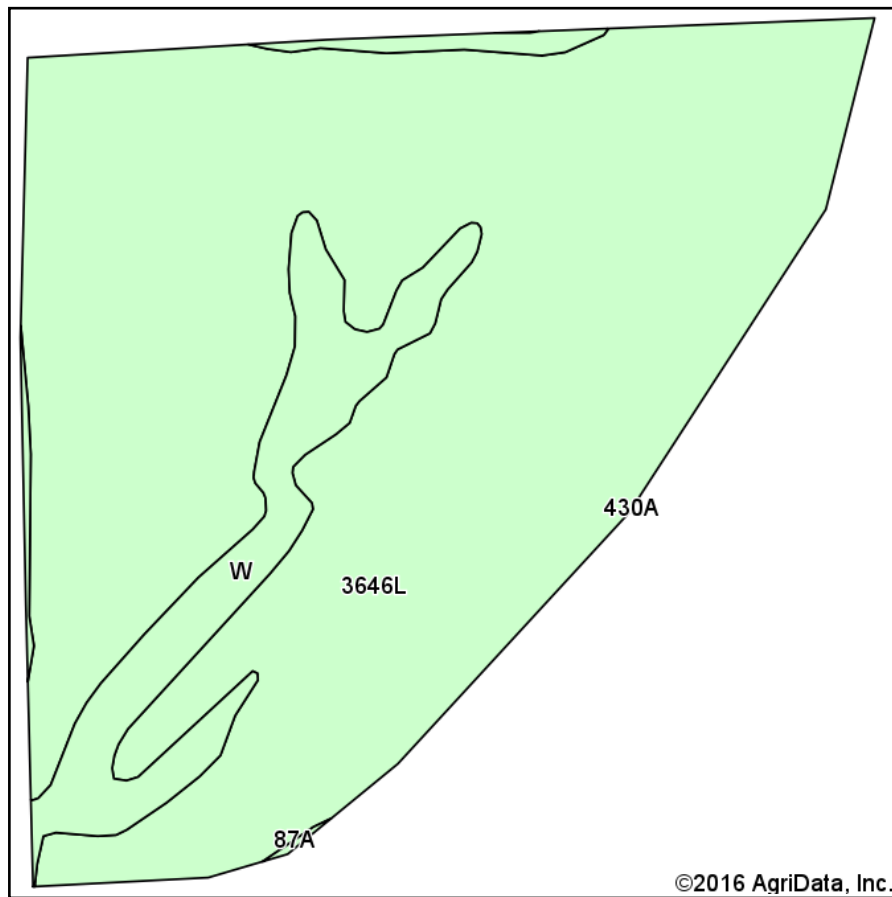
**22-9N-6W**  
**Henderson County**  
**Illinois**

0ft 643ft 1286ft



2/18/2016

# Soils Map



State: **Illinois**  
 County: **Henderson**  
 Location: **22-9N-6W**  
 Township: **Carman**  
 Acres: **88**  
 Date: **2/18/2016**

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Maps Provided By:



## Area Symbol: IL071, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
3646L	Fluvaquents, 0 to 2 percent slopes, frequently flooded, long duration	77.99	88.6%						.00	
W	Water	9.95	11.3%							
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.06	0.1%		142	46	56	74	3.39	104
<b>Weighted Average</b>					<b>-0.8</b>	<b>-0.9</b>	<b>-0.8</b>	<b>-0.8</b>	<b>-0.88</b>	<b>-0.8</b>

Area Symbol: IL071, Soil Area Version: 16

**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

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

<sup>d</sup> 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



### PROPERTY DESCRIPTION - TRACT 5

A part of West Half of the Southeast Quarter of Section 22 and a part of the Fractional Southwest Quarter of Section 22, Township 9 North, Range 6 West of the Fourth Principal Meridian, Henderson County, Illinois, more particularly described as follows:

Beginning at the Center of said Section 22; thence along the north line of said Southeast Quarter of Section 22 bearing South 89 degrees 27 minutes 46 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 376.27 feet; thence South 27 degrees 43 minutes 15 seconds West, 145.81 feet to an iron rod set; thence South 15 degrees 22 minutes 03 seconds West, 376.15 feet to an iron rod set; thence South 31 degrees 22 minutes 55 seconds West, 368.41 feet to an iron rod set; thence South 30 degrees 57 minutes 10 seconds West, 47.10 feet to an iron rod set on the west line of said Southeast Quarter of Section 22; thence South 30 degrees 57 minutes 10 seconds West, 183.25 feet to an iron rod set; thence South 38 degrees 07 minutes 09 seconds West, 236.39 feet to an iron rod set; thence South 41 degrees 22 minutes 18 seconds West, 389.73 feet to an iron rod set; thence South 44 degrees 01 minutes 01 seconds West, 339.09 feet to an iron rod set; thence South 46 degrees 47 minutes 20 seconds West, 258.81 feet to an iron rod set; thence South 53 degrees 08 minutes 53 seconds West, 141.60 feet to an iron rod set; thence South 47 degrees 11 minutes 58 seconds West, 269.16 feet to an iron rod set; thence South 59 degrees 28 minutes 42 seconds West, 208.46 feet to an iron rod set; thence North 89 degrees 24 minutes 01 seconds West, 107.97 feet to the northeast corner of the Nicholas J. Crumrine and Sabrina C. Crumrine property; thence North 89 degrees 24 minutes 34 seconds West, 486 feet more or less along the north line of said Crumrine property to the easterly edge of water of Shokokon Slough; thence Northerly 2299' more or less along said easterly edge of water of Shokokon Slough to the north line of said Fractional Southwest Quarter of Section 22; thence South 89 degrees 27 minutes 46 seconds East, 1949 feet more or less to the Point of Beginning, containing 88 acres more or less, including any and all riparian rights for the easterly part of Shokokon Slough.

And also the following 40 feet wide Nonexclusive Ingress and Egress Easement:

A part of the Fractional Southwest Quarter of Section 22 and a part of the Fractional Northwest Quarter of Section 27, Township 9 North, Range 6 West of the Fourth Principal Meridian, Henderson County, Illinois, including part of Lot 5 as shown in Plat Book 1 on Page 47, more particularly described as follows: Beginning at a stone found at the North Quarter corner of said Section 27; thence along the east line of said Fractional Northwest Quarter of Section 27 bearing South 00 degrees 26 minutes 34 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 2560.10 feet to the centerline of 790N Road; thence North 52 degrees 43 minutes 43 seconds West, 50.56 feet along said centerline; thence North 00 degrees 26 minutes 34 seconds West, 2530.16 feet to the north line of said Section 27; thence North 00 degrees 29 minutes 37 seconds East, 1682.63 feet; thence North 30 degrees 57 minutes 10 seconds East, 78.93 feet to an iron rod set on the east line of said Fractional Southwest Quarter of Section 22; thence South 00 degrees 29 minutes 37 seconds West, 1751.00 feet along said east line of said Fractional Southwest Quarter of Section 22 to the Point of Beginning.

Subject to all easements of record.