

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

66 ACRES M/L
FAIR, BOONE COUNTY, ILLINOIS

LISTING #423



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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LAND FOR SALE



Fair, 66 Acres M/L, Boone County, IL

LEGAL DESCRIPTION: Part of the West 1/2 of the Southeast 1/4, Section 10, Township 44 North, Range 3 East of the 4th P.M.

TOTAL ACRES:	66
PRICE:	\$627,000
Price Per Acre:	\$9,500
Owner:	Fair
Operator:	Paul
County & State:	Boone Co., IL
Location:	1.5 miles Northwest of Belvidere, IL
Possession Date:	To be agreed
Drainage Info:	Tile & Natural
Average Productivity:	129.9
Taxable Acres:	66.11
Net RE Taxes:	\$2,064
Taxes Payable In:	2015
Topography:	Level

COMMENTS & BUILDING INFORMATION:
Good soils, excellent location.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:
Open for 2016 crop year.

F.S.A. INFORMATION:

Farmland:	78.65
Crop Acres:	75.92
CRP Acres:	
Oat Base:	4.1 approx.
Oat Yield:	60
Corn Base:	29.4 approx.
Corn Yield:	118
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

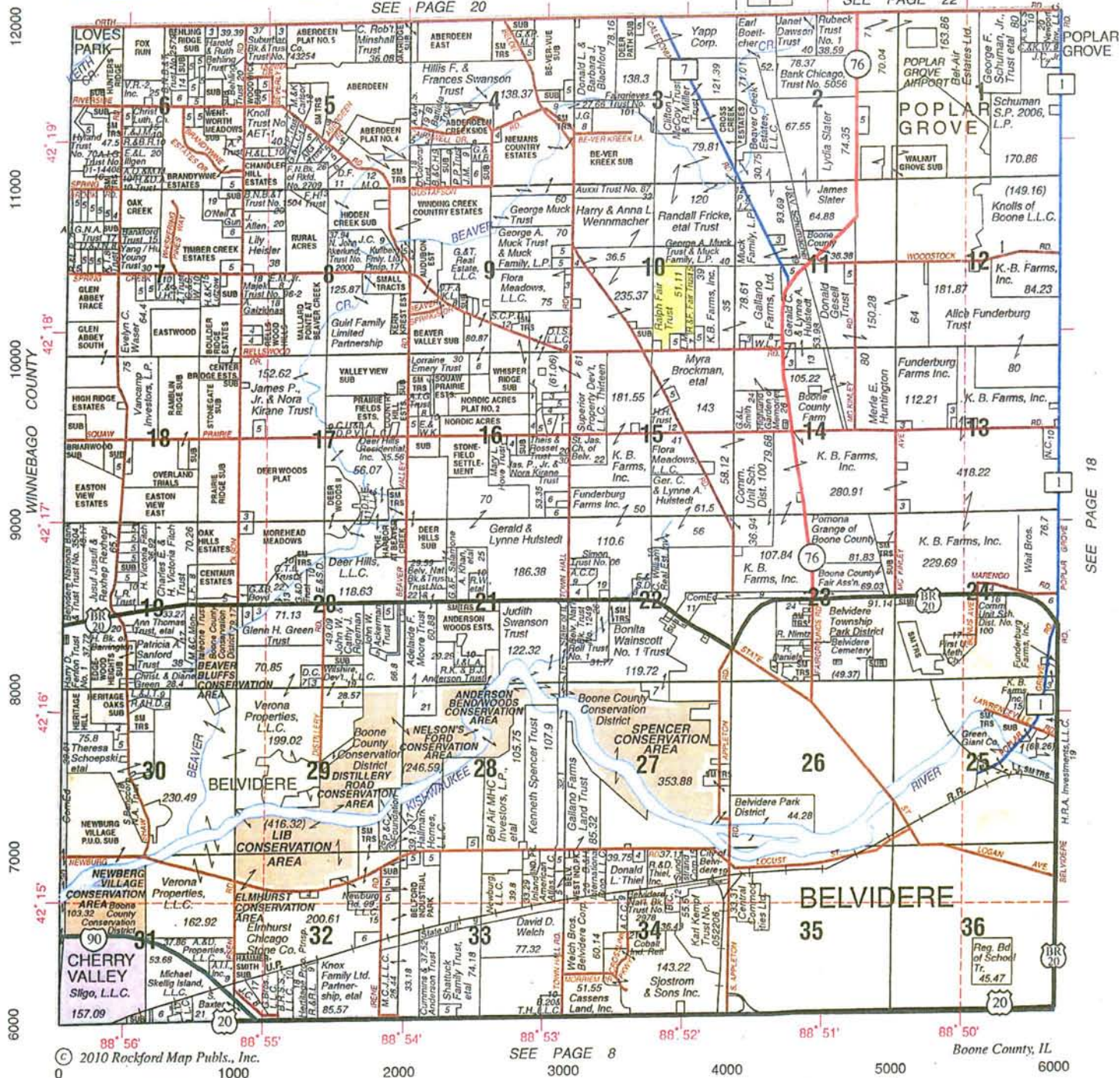
Total Acres:	66
Tillable Acres:	66
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

BELVIDERE

SEE PAGE 20

T.44N.-R.3E.

SEE PAGE 22



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SEE PAGE 8

Boone County, IL

OLSON
WELL & PUMP
COMMERCIAL DIVISION

RIDOTT, IL

815-239-1303

AN LLJZ INDUSTRIES CO.

www.olsonwell.com

CARROLL ENGINEERING

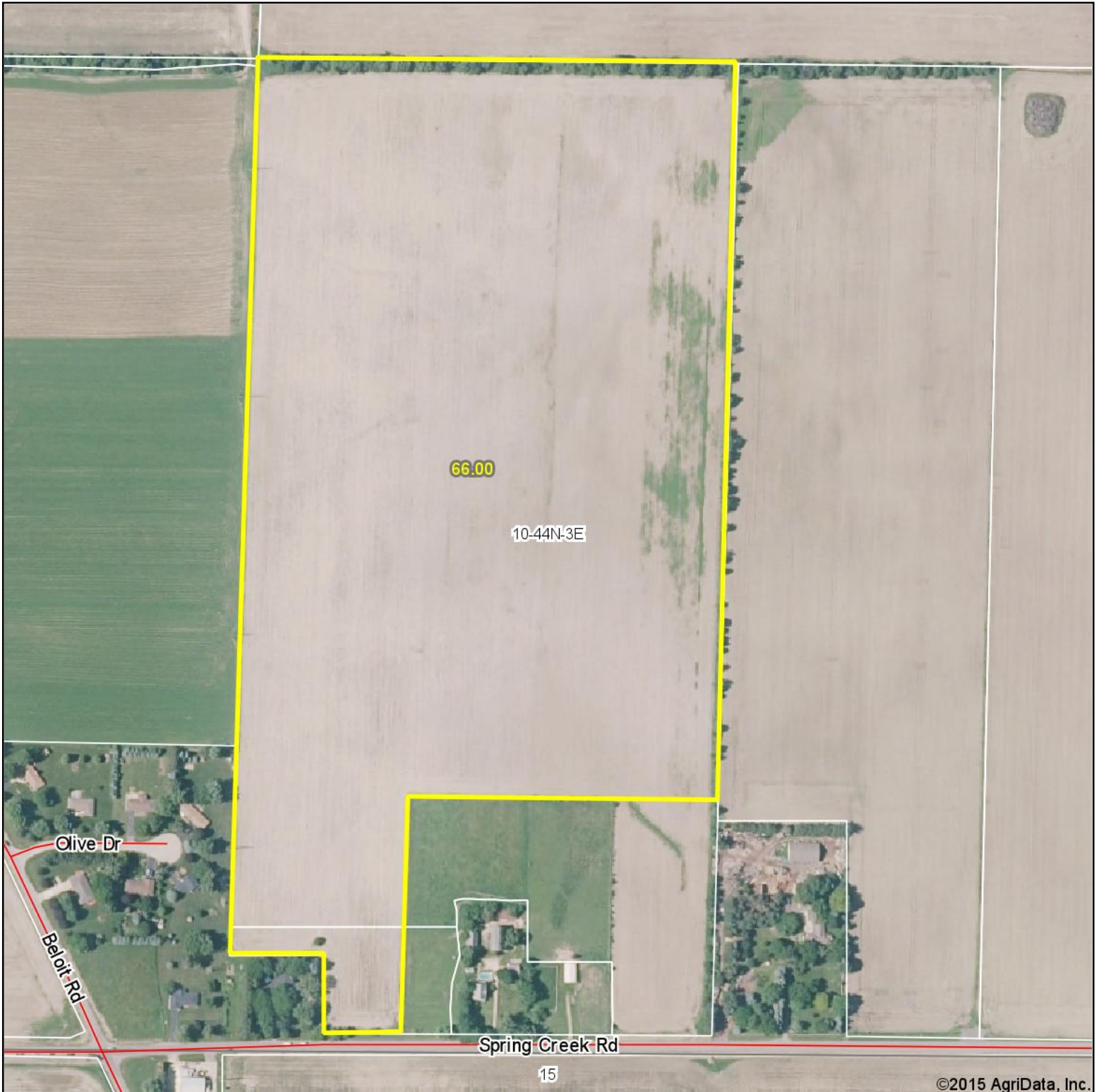
Civil Engineers
Mapping & Infrastructure Management

111 West Hurlbut Street • Belvidere, IL 61008

(815) 547-3406

www.carrolleng.com

Aerial Map



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Maps Provided By:



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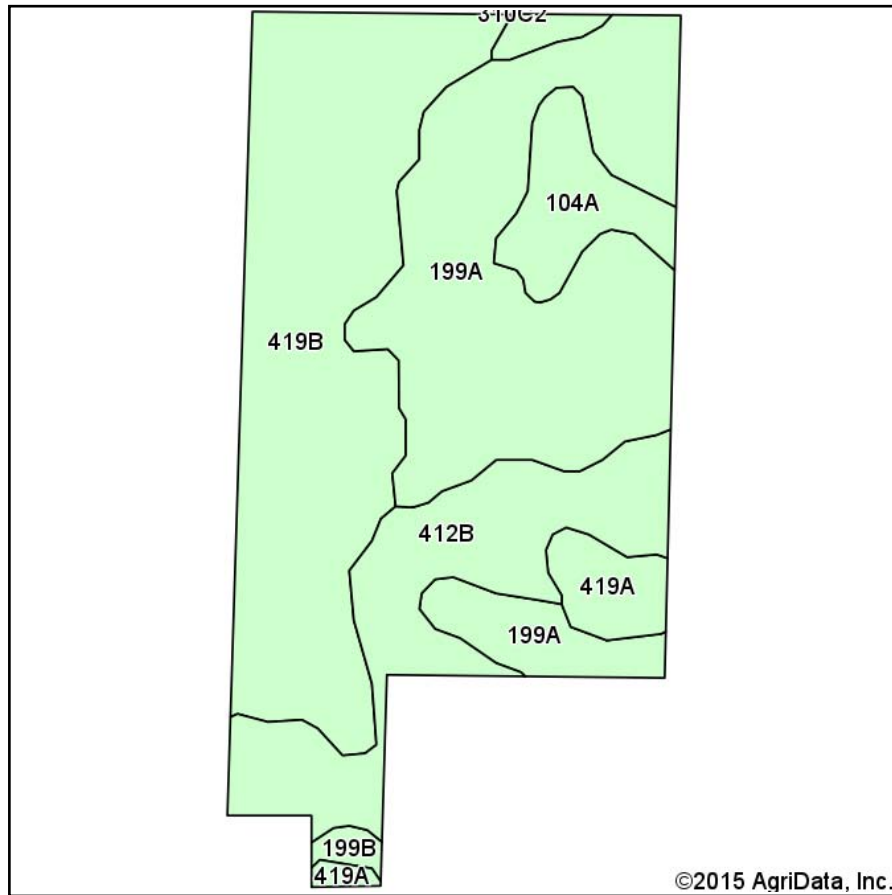
10-44N-3E
Boone County
Illinois

map center: 42° 18' 7.41, 88° 52' 3.04
scale: 4878

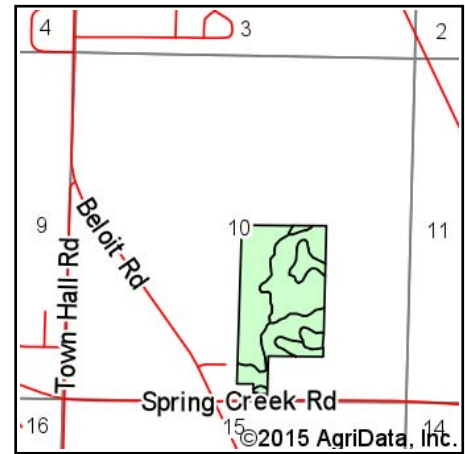


9/3/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Boone**
 Location: **10-44N-3E**
 Township: **Belvidere**
 Acres: **66**
 Date: **9/3/2015**

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Maps Provided By:



Area Symbol: IL007, Soil Area Version: 8

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
**419B	Flagg silt loam, 2 to 5 percent slopes	23.66	35.8%		**160	**51	**62	**82	**4.97	**118
199A	Plano silt loam, 0 to 2 percent slopes	23.58	35.7%		194	60	74	103	7.02	142
**412B	Ogle silt loam, 2 to 5 percent slopes	11.34	17.2%		**175	**56	**69	**94	**5.84	**130
104A	Virgil silt loam, 0 to 2 percent slopes	3.82	5.8%		182	56	70	97	0.00	132
419A	Flagg silt loam, 0 to 2 percent slopes	2.42	3.7%		162	52	63	83	5.02	119
**199B	Plano silt loam, 2 to 5 percent slopes	1.18	1.8%		**192	**59	**73	**102	**6.95	**141
Weighted Average					176.6	55.5	68.2	92.8	5.60	129.9

Area Symbol: IL007, Soil Area Version: 8

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 (Updated 1/10/2012)

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

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2873

Prepared: 8/25/15 7:14 AM

Crop Year: 2015

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

RALPH LEE FAIR TRUST

Farm Identifier

Not Applicable

Recon Number

Farms Associated with Operator:

None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.65	75.92	75.92	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	75.92	0.0	0.0			N	

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	4.1		60	0.0
CORN	29.4		118	0.0
Total Base Acres:	33.5			

Tract Number: 443

Description: C7-5 BELVIDERE SEC. 16

FAV/WR

BIA Range Unit Number:

History

N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.65	75.92	75.92	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	75.92	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	4.1		60	0.0
CORN	29.4		118	0.0
Total Base Acres:	33.5			

Owners: RALPH LEE FAIR TRUST

Other Producers: None