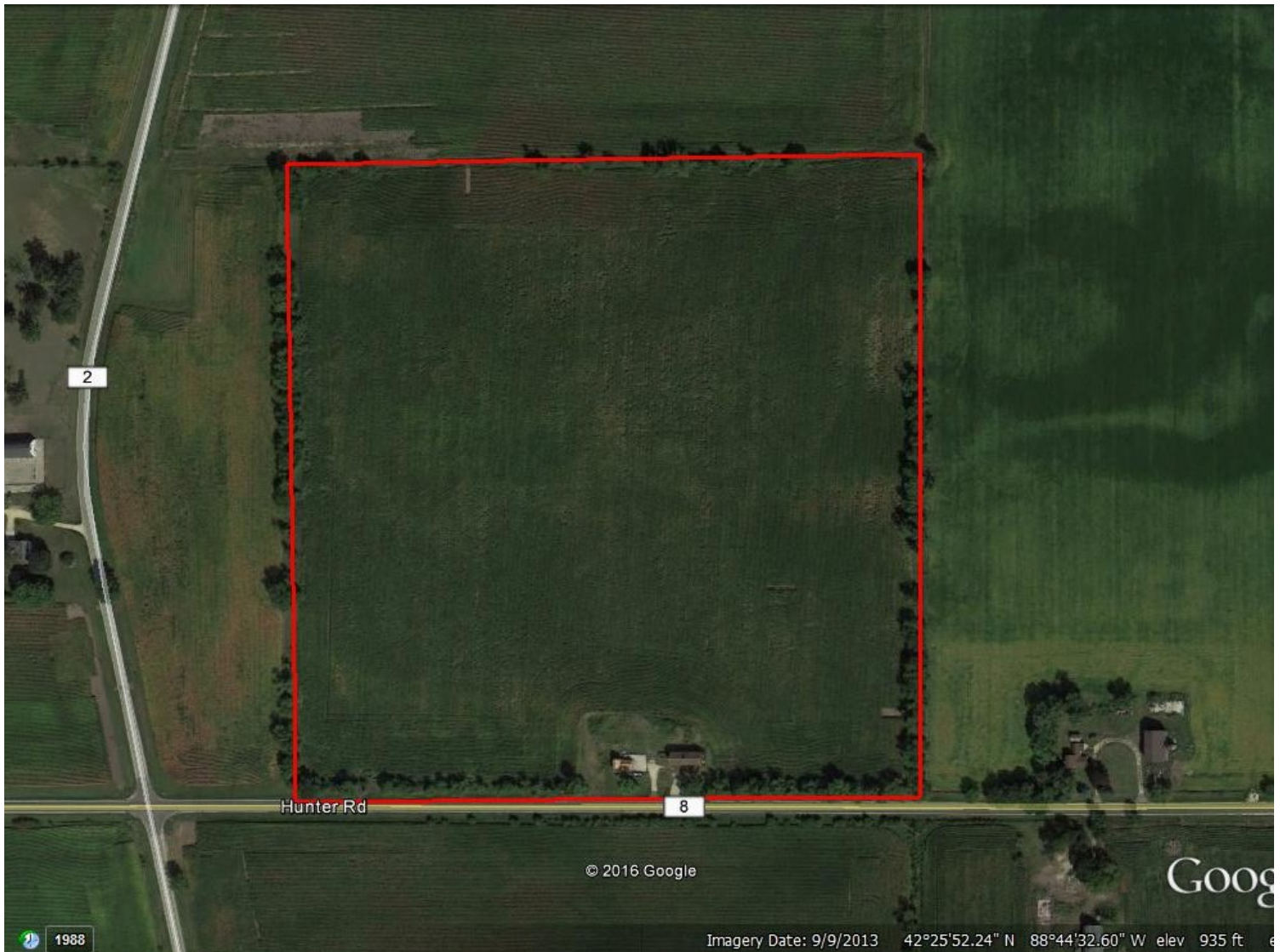


# LAND FOR SALE

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

**40 ACRES M/L**  
**BOONE COUNTY, ILLINOIS**

**LISTING #443**



**DOUGLAS R. YEGGE**

C: 563-320-9900  
O: 563-659-8185  
total@totalrealtyco.com

**Alan McNeil**

C: 563.321.1125  
O: 563.659.8185  
alan@totalrealtyco.com

© 2015 Total Realty, Co LLC We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAND FOR SALE



## Yegge, 40 Acres M/L, Boone Co, Illinois

<b>TOTAL ACRES:</b>	<b>40 Acres</b>
<b>PRICE:</b>	<b>\$430,000</b>
<b>Price Per Acre:</b>	\$10,750
<b>Owner:</b>	Yegge
<b>Operator:</b>	Morris
<b>County &amp; State:</b>	Boone Co. Illinois
<b>Location:</b>	Capron
<b>Possession Date:</b>	At Closing
<b>Drainage Info:</b>	Natural & some tile
<b>Average Productivity:</b>	137.3 PI
<b>Taxable Acres:</b>	40
<b>Net RE Taxes:</b>	\$1,752 est.
<b>Taxes Payable In:</b>	2016
<b>Topography:</b>	Level

### LEGAL DESCRIPTION:

SW 1/4 of the SW 1/4 of section 26,  
Township 46 North, Range 4 East.

### COMMENTS & BUILDING INFORMATION:

Homestead recently cleared and is currently being farmed. All trees have been removed from the perimeter. Owner is a licensed real estate broker in the State of Illinois.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563-320-9900  
Office: 563-659-8185  
Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

Call: Alan McNeil  
Cell: 563-321-1125  
Office: 563-659-8185  
Email: [alan@totalrealtyco.com](mailto:alan@totalrealtyco.com)

### F.S.A. INFORMATION:

<b>Farmland:</b>	39.1
<b>Crop Acres:</b>	37.51
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	36.4
<b>Corn Yield:</b>	143
<b>Soybean Base:</b>	N/A
<b>Soybean Yield:</b>	N/A

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	40
<b>Tillable Acres:</b>	39.5
<b>CRP Acres:</b>	N/A
<b>Farmstead:</b>	N/A
<b>Roads:</b>	.5
<b>Waterways:</b>	N/A
<b>Timber:</b>	N/A
<b>Pasture:</b>	N/A

### LEASE/FSA INFORMATION:

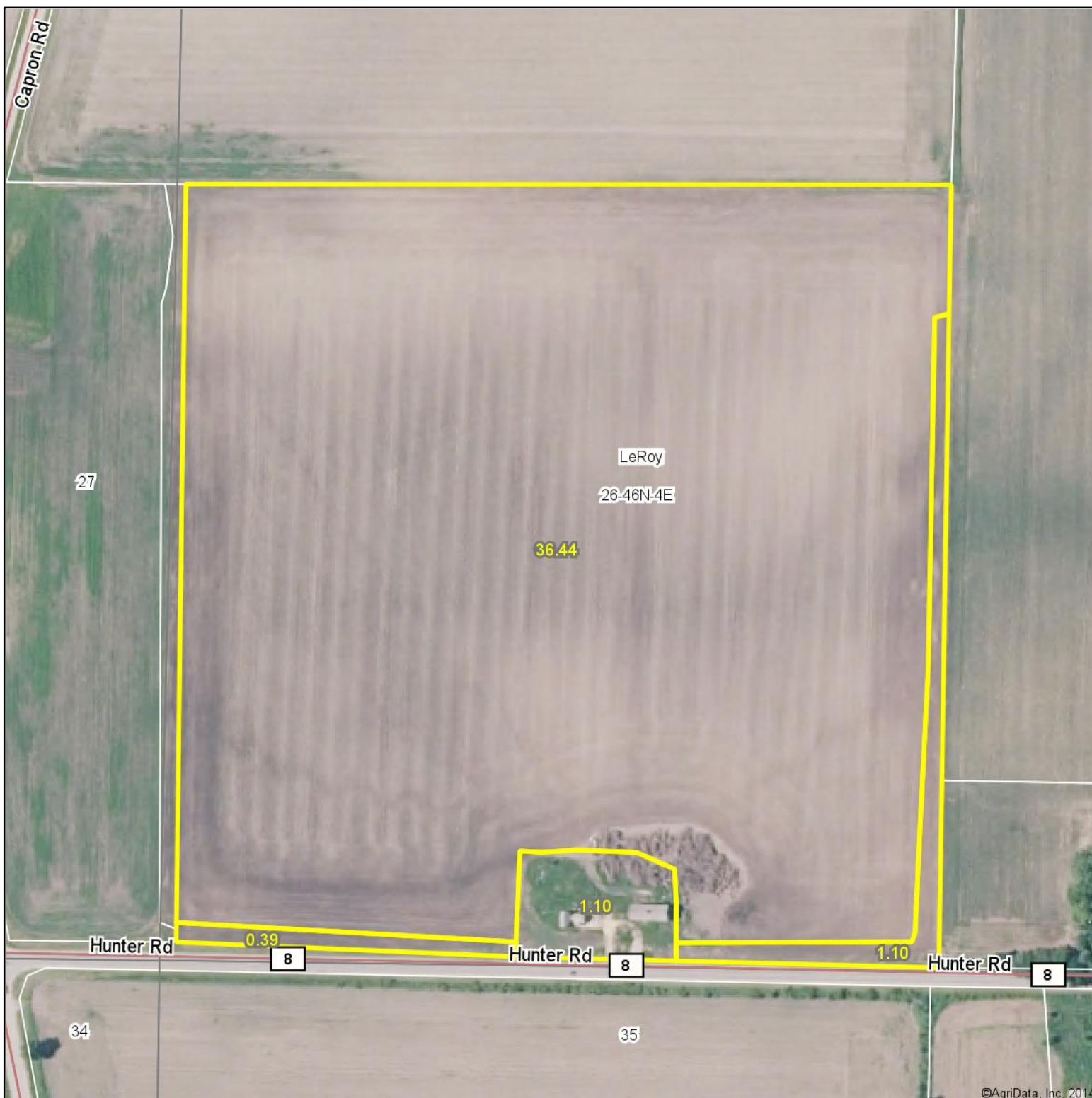
Rented for the 2016 crop year.  
Established tenant.



## STATE OF WISCONSIN



# Aerial Map

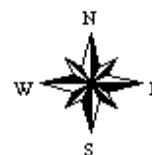


Maps Provided By:



**26-46N-4E**  
**Boone County**  
**Illinois**

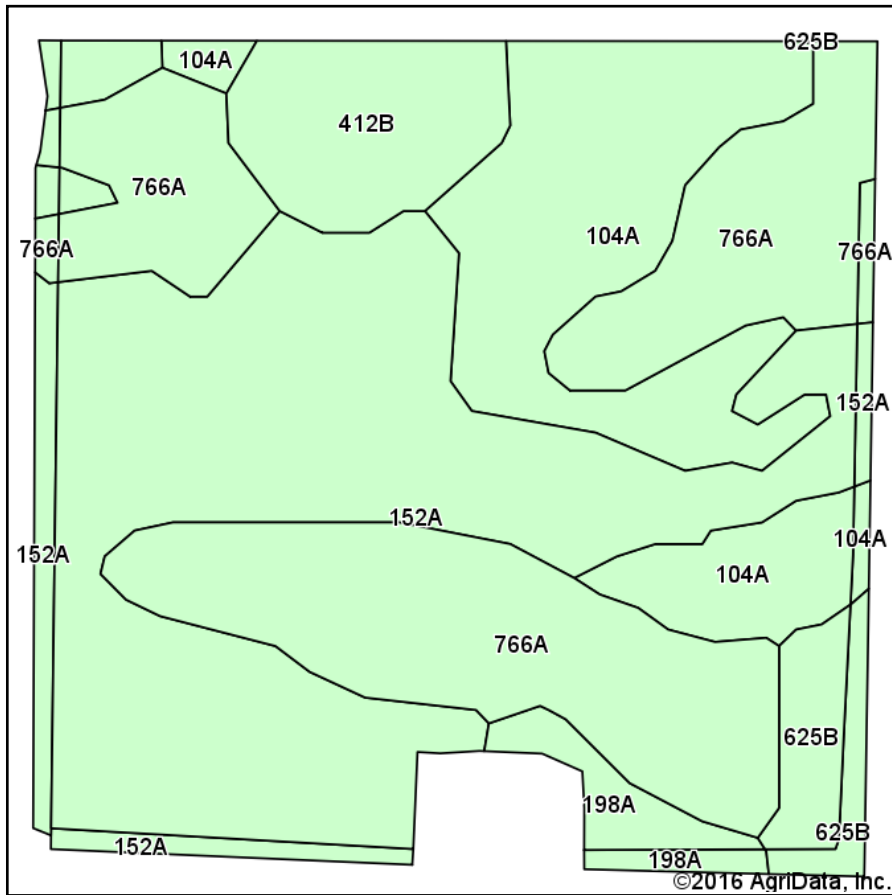
map center: 42° 25.876', 88° 44.5632'  
scale: 3047



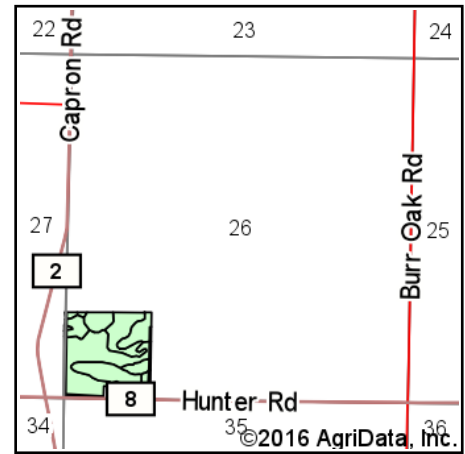
12/22/2014



# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Boone**  
 Location: **26-46N-4E**  
 Township: **LeRoy**  
 Acres: **38.87**  
 Date: **4/13/2016**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2016 www.AgriDataInc.com



## Area Symbol: IL007, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.35	39.5%		195	63	73	100	0.00	144
766A	Lamartine silt loam, 0 to 2 percent slopes	11.29	29.0%		182	58	70	94	0.00	133
104A	Virgil silt loam, 0 to 2 percent slopes	7.38	19.0%		182	56	70	97	0.00	132
**412B	Ogle silt loam, 2 to 5 percent slopes	2.55	6.6%		**175	**56	**69	**94	**5.84	**130
**625B	Geryune silt loam, 2 to 5 percent slopes	1.34	3.4%		**183	**58	**70	**98	**6.34	**136
198A	Elburn silt loam, 0 to 2 percent slopes	0.96	2.5%		197	61	74	94	0.00	143
Weighted Average					187.1	59.5	71.2	97.1	0.60	137.3

Area Symbol: IL007, Soil Area Version: 9

**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".

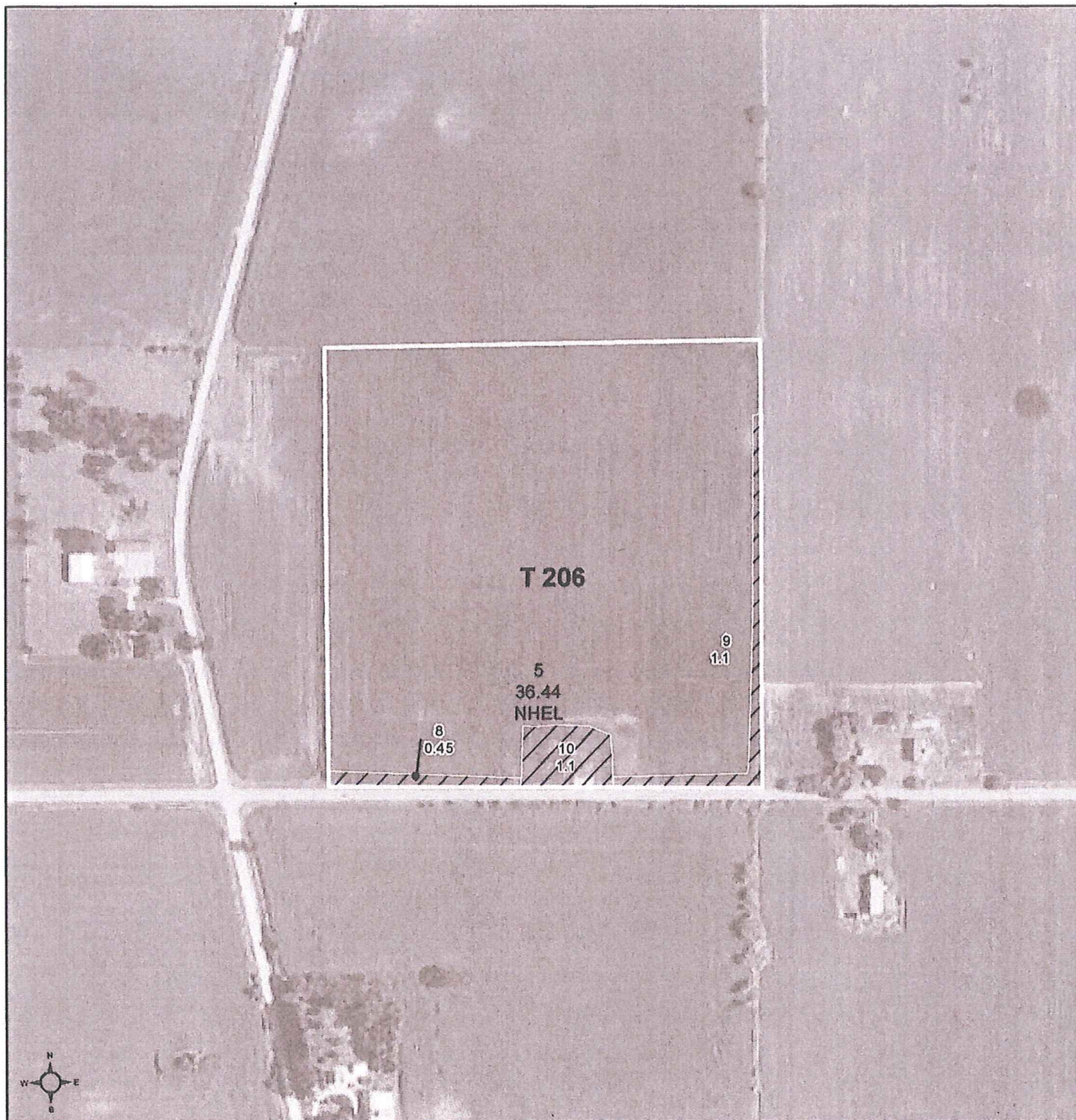
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



United States  
Department of  
Agriculture

## Boone County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 180 360 720 Feet

2016 Program Year

Map Created February 29, 2016

Farm 4406

Tract 206

### Wetland Determination Identifiers

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

Tract Cropland Total: 36.44 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).



Illinois  
Boone

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

Report ID: FSA-156EZ

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.

**FARM: 4406**

Prepared: 4/11/16 10:36 AM

Crop Year: 2016

Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.1	37.51	37.51	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	37.51	0.0	0.0			N	

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.4		143	0.0
Total Base Acres:	36.4			

Tract Number: 206      Description: G3-5 LEROY SEC. 26

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.1	37.51	37.51	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	37.51	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.4		143	0.0
Total Base Acres:	36.4			

Owners: THE DOUGLAS R YEGGE U/T/A DATED 2/16/2012

Other Producers: None