

# LAND FOR SALE

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

**40.219 SURVEYED ACRES**  
**BOONE COUNTY, ILLINOIS**

**LISTING #445**



**DOUGLAS R. YEGGE**

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**Alan McNeil**

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# LAND FOR SALE

**TOTAL**  
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## Yegge, 40.219 Surveyed Acres, Boone Co, Illinois

<b>TOTAL ACRES:</b>	<b>40.219 Acres</b>
<b>PRICE:</b>	<b>\$402,190</b>
<b>Price Per Acre:</b>	\$10,000
<b>Owner:</b>	Yegge
<b>Operator:</b>	Morris
<b>County &amp; State:</b>	Boone Co. Illinois
<b>Location:</b>	Poplar Grove
<b>Possession Date:</b>	At Closing
<b>Drainage Info:</b>	Tile & Natural
<b>Average Productivity:</b>	124.1 PI
<b>Taxable Acres:</b>	40.11
<b>Net RE Taxes:</b>	\$974.40 est.
<b>Taxes Payable In:</b>	2016
<b>Topography:</b>	Level

### LEGAL DESCRIPTION:

Part of the East 1/2 of the Northeast 1/4 of Section 21, Township 46 North, Range 3 East.

See attached survey

### COMMENTS & BUILDING INFORMATION:

Nice laying Boone Co. farm. Recently tiled. Good soils.

Owner is a licensed real estate broker in the State of Illinois.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

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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)

### LEASE/FSA INFORMATION:

Rented for the 2016 crop year.

### F.S.A. INFORMATION:

<b>Farmland:</b>	41.18
<b>Crop Acres:</b>	41.18
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	40.7
<b>Corn Yield:</b>	119
<b>Soybean Base:</b>	N/A
<b>Soybean Yield:</b>	N/A

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	40.219
<b>Tillable Acres:</b>	40
<b>CRP Acres:</b>	N/A
<b>Farmstead:</b>	N/A
<b>Roads:</b>	.219
<b>Waterways:</b>	N/A
<b>Timber:</b>	N/A
<b>Pasture:</b>	N/A



## STATE OF WISCONSIN



26



# Aerial Map



©AgriData, Inc. 2014



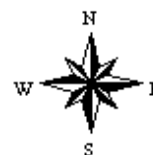
Maps Provided By:



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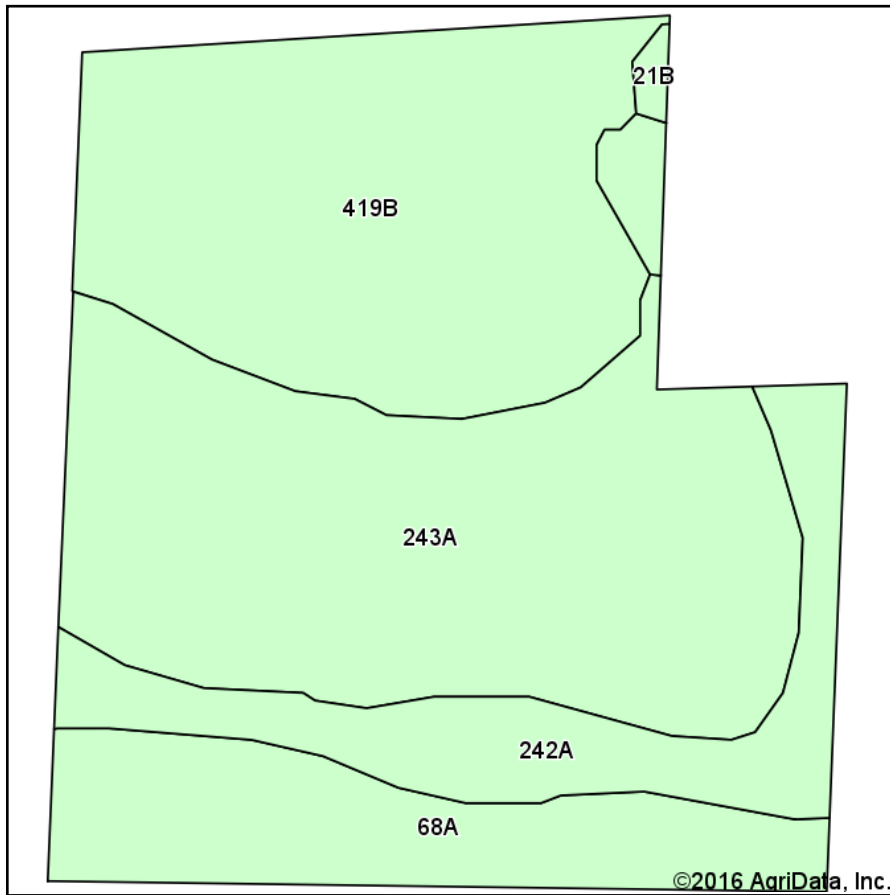
**21-46N-3E**  
**Boone County**  
**Illinois**

map center: 42° 27.1573', 88° 52.95'  
scale: 3117

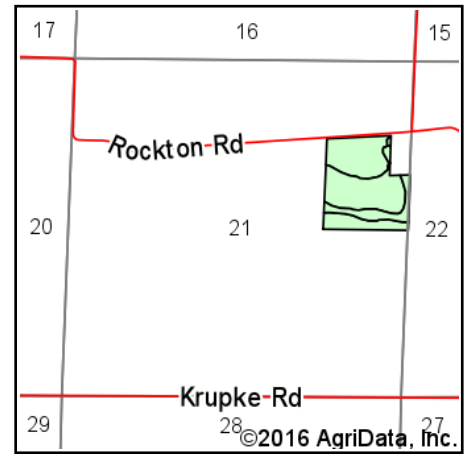


12/22/2014

# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Boone**  
 Location: **21-46N-3E**  
 Township: **Manchester**  
 Acres: **40.18**  
 Date: **4/13/2016**

**TOTAL**  
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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## 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 <b>b</b>	Alfalfa <b>d</b> hay, T/A	Crop productivity index for optimum management
243A	St. Charles silt loam, 0 to 2 percent slopes	15.81	39.3%		168	52	65	87	5.14	122
**419B	Flagg silt loam, 2 to 5 percent slopes	12.74	31.7%		**160	**51	**62	**82	**4.97	**118
68A	Sable silty clay loam, 0 to 2 percent slopes	5.78	14.4%		192	63	74	99	0.00	143
242A	Kendall silt loam, 0 to 2 percent slopes	5.67	14.1%		172	53	66	89	0.00	125
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.18	0.4%		**152	**49	**59	**76	**4.47	**112
<b>Weighted Average</b>					<b>169.4</b>	<b>53.4</b>	<b>65.5</b>	<b>87.4</b>	<b>3.62</b>	<b>124.1</b>

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

## FEBRUARY 2011

[illegible]

I hereby certify that I have surveyed the above described property for the purpose of locating the boundaries and corners thereof and that the attached Plat is a true and correct representation of said survey.

Dimensions are given in feet and decimals of a foot.

This professional service conforms to the current  
Missouri Minimum Standards for a Boundary Survey.

Field work for this survey was completed on January 27, 2011.

*Givet under my hood and seat  
the 1st day of February, 2012.*

THOMAS R. EDOWE LP/L.S. 38.19  
EXPIRATION DATE: 11/30/2012



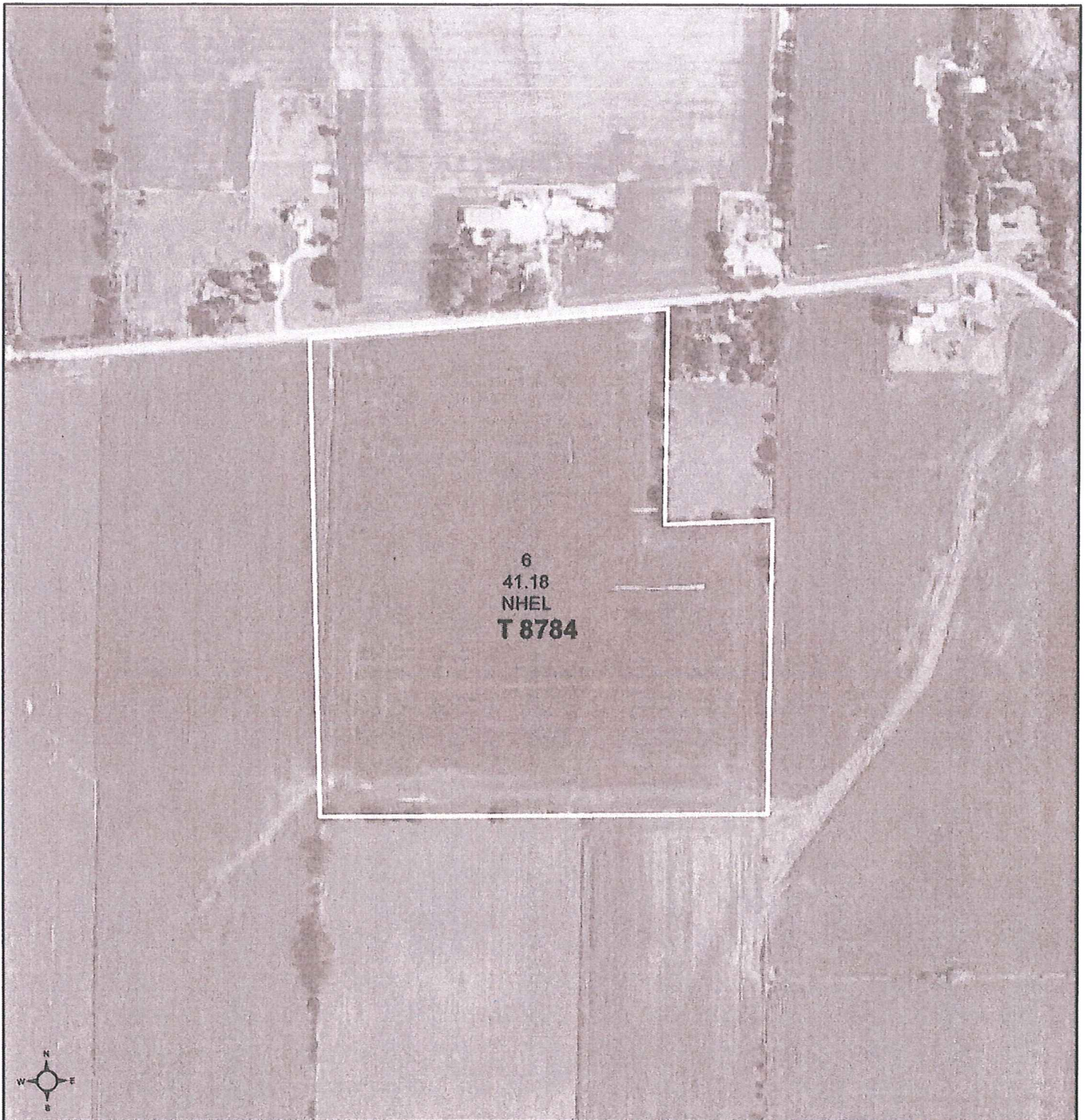
SCALE 1" = 200'





United States  
Department of  
Agriculture

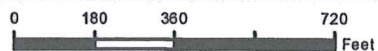
## Boone County, Illinois



### Common Land Unit

Cropland

Tract Boundary



2016 Program Year

Map Created February 29, 2016

### Wetland Determination Identifiers

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

Tract Cropland Total: 41.18 acres

Farm 4162

Tract 8784

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).

FARM: 4162

Illinois

U.S. Department of Agriculture

Prepared: 4/11/16 10:33 AM

Boone

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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
[REDACTED]	Manchester 21	2011 17007 106

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
41.18	41.18	41.18	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	41.18	0.0	0.0			N	

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	40.7		119	0.0
Total Base Acres:	40.7			

Tract Number: 8784 Description: anchester 21

FAV/WR History  
N

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
41.18	41.18	41.18	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	41.18	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	40.7		119	0.0
Total Base Acres:	40.7			

Owners: DEWITT BANK &amp; TRUST CO

Other Producers: None