

# LAND FOR SALE

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

**151 ACRES M/L**  
**NEUMANN, HENRY COUNTY, ILLINOIS**

**LISTING #431**



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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# LAND FOR SALE

**TOTAL**  
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Neumann, 151 Acres M/L, Henry County, IL

<b>TOTAL ACRES:</b>	<b>151</b>
<b>PRICE:</b>	<b>\$900,000</b>
<b>Price Per Acre:</b>	\$5,960
<b>Owner:</b>	Neumann
<b>Operator:</b>	Neumann
<b>County &amp; State:</b>	Henry Co., IL
<b>Location:</b>	Colona, IL
<b>Possession Date:</b>	To be determined
<b>Drainage Info:</b>	Natural & tile
<b>Average Productivity:</b>	109.4 PI
<b>Taxable Acres:</b>	150.49
<b>Net RE Taxes:</b>	\$1,316.36
<b>Taxes Payable In:</b>	2015
<b>Topography:</b>	Level to gently rolling

**LEGAL DESCRIPTION:** Blks 4 & 5 and part Blks 6 & 7 of Green River and part West Southwest and part East Southwest and part Southeast, all South of railroad, Section 7, Township 17 North, Range 2 East.

**COMMENTS & BUILDING INFORMATION:**

Grain farm just South of the Quad Cities. Close to markets.

**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)

**LEASE/FSA INFORMATION: SALE IS SUBJECT TO A LEASE-BACK TO EXISTING OWNER.**

**F.S.A. INFORMATION:**

<b>Farmland:</b>	154.9
<b>Crop Acres:</b>	145.36
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	128.1
<b>Corn Yield:</b>	142
<b>Soybean Base:</b>	14.5
<b>Soybean Yield:</b>	40

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	151
<b>Tillable Acres:</b>	145.36
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	1.64
<b>Timber:</b>	4.0
<b>Pasture:</b>	

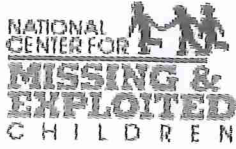
IF YOU HAVE INFORMATION ABOUT THE LOCATION OF A MISSING CHILD,  
PLEASE CALL THIS NUMBER

**1-800-843-5678**

1835 K. Street, N.W., Suite 700 • Washington, D.C. 20006

For general information or assistance, please call:

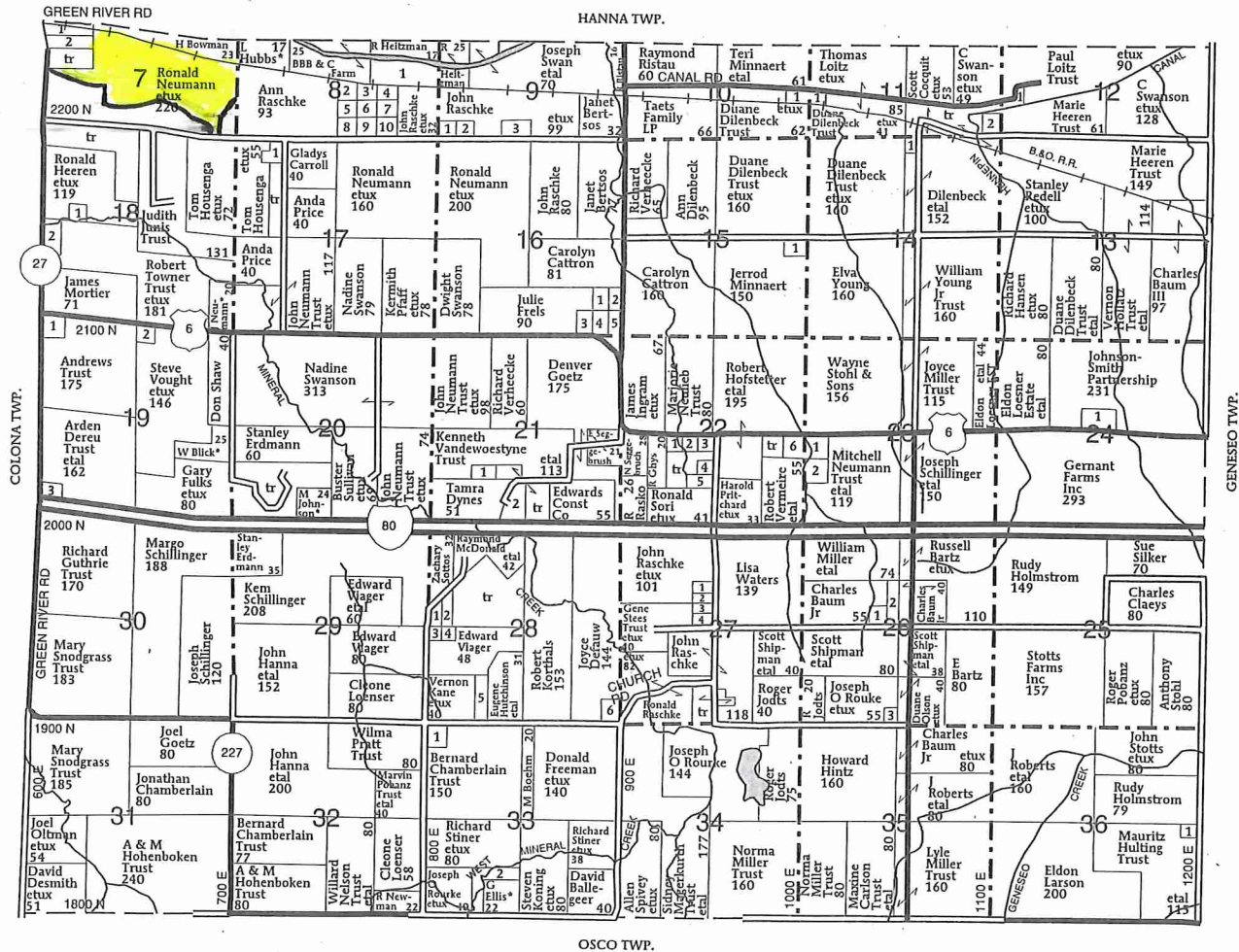
202/634-9821



T-17-N

**EDFORD PLAT**

R-2-E



**EDFORD TOWNSHIP**

- SECTION 7**  
1. Hatch, Grant  
2. Caon, Emil
- SECTION 8**  
1. Swan, Joseph  
2. Bennett, Robert  
3. Wallace, William  
4. Dywiak, Randal  
5. Lee, Susan  
6. Coleman, Ronald  
7. Thiakos, Charles  
8. McDonald, Raymond  
9. Lauer, Jerry

10. Cathor, Roger
- SECTION 9**  
1. VanWinkle, David  
2. Shannon, Micheal  
3. Mann, Betty
- SECTION 10**  
1. Ashley, Mark
- SECTION 11**  
1. Melton, Kevan  
2. Crow, Herman
- SECTION 12**  
1. Loitz, Thomas
- SECTION 14**  
1. Benavidez, John

- SECTION 15**  
1. Zobrist, Stephen
- SECTION 16**  
1. Carlson, Carl  
2. Wolever, Daniel  
3. Kandis, Deno  
4. Verschoure, Gerald  
5. Neely, Herbert
- SECTION 17**  
1. Pfyfe, LeeRoy
- SECTION 18**  
1. Hansel, Gavin  
2. Kuhlman, James
- SECTION 19**

1. Kane, Lawrence
2. Grymonprez, Barbara
3. Casanova, Jeffrey
- SECTION 21**  
1. Maynard, Ronnie  
2. Weisser, James
- SECTION 22**  
1. Sample, James  
2. Sifford, Joe  
3. Schraeder, John  
4. Dunham, Richard  
5. Daniels, Gary  
6. JB Excavating Inc

- SECTION 23**  
1. White, Reginald  
2. Owen, Russel
- SECTION 24**  
1. Johnson, George
- SECTION 26**  
1. Blair, Kathleen  
2. Shipman, Scott  
3. Erickson, Alfred
- SECTION 27**  
1. Cantrill, Mark  
2. Owen, Maria  
3. Couchman, Tammy  
4. Walker, Chad

- SECTION 28**  
1. Harty, Alvin  
2. Snodgrass, Barry  
3. Roberts, Dennis  
4. Dickson, Judy  
5. Lindstrom, Ivan  
6. St Johns Lutheran Church
- SECTION 33**  
1. Hock, Larry  
2. Callear, Scott
- SECTION 36**  
1. Rahn, Donald

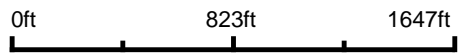
# Aerial Map



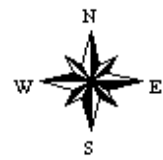
**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 41° 28' 21.41, 90° 18' 30.58



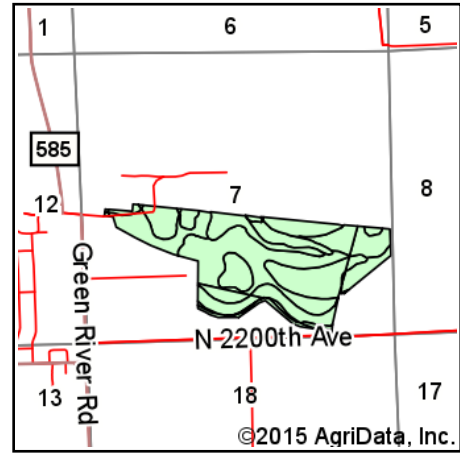
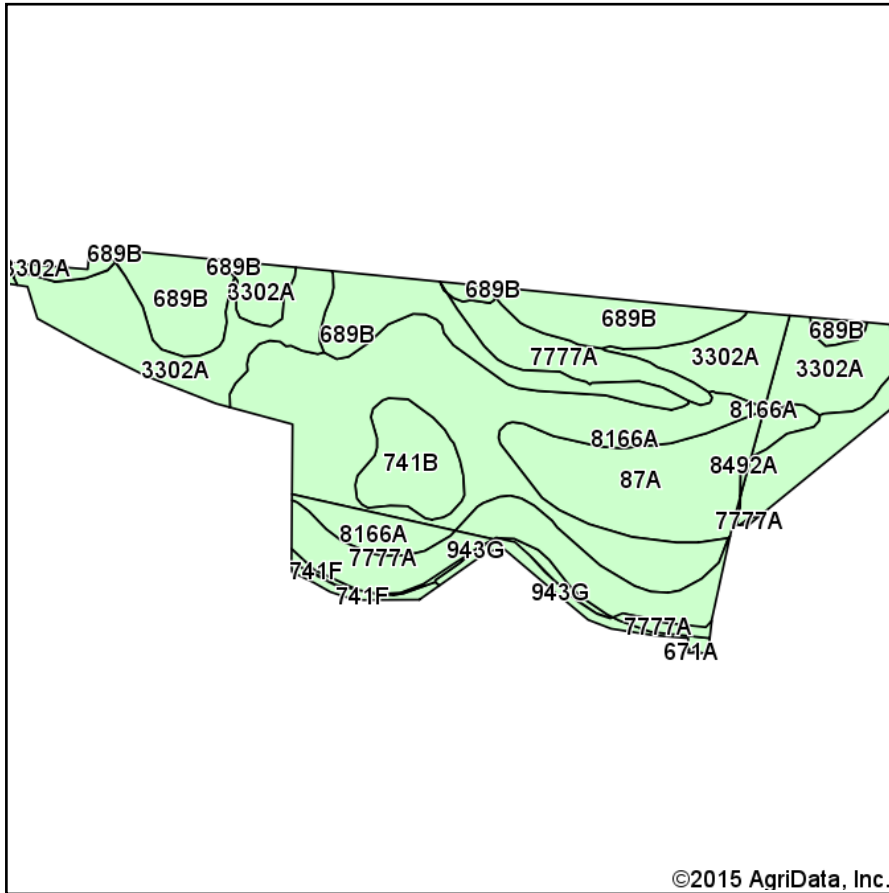
**7-17N-2E**  
**Henry County**  
**Illinois**



12/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# Soil Map



State: **Illinois**  
 County: **Henry**  
 Location: **7-17N-2E**  
 Township: **Edford**  
 Acres: **152.92**  
 Date: **12/18/2015**

**TOTAL**  
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Maps Provided By:



Soils data provided by USDA and NRCS.

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**Area Symbol: IL073, Soil Area Version: 11**

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
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	41.42	27.1%		177	60	74	93	0.00	133
3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	30.08	19.7%		154	50	61	75	0.00	114
**689B	Coloma sand, 1 to 7 percent slopes	24.60	16.1%		**101	**32	**46	**52	0.00	**75
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	21.87	14.3%		146	49	0	0	0.00	110
87A	Dickinson sandy loam, 0 to 2 percent slopes	17.89	11.7%		142	46	56	74	3.39	104
**741B	Oakville fine sand, 1 to 7 percent slopes	7.31	4.8%		**106	**38	**47	**52	0.00	**81
8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	5.54	3.6%		168	54	66	83	0.00	124
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	2.77	1.8%		**78	**24	**30	**38	**2.02	**57
**741F	Oakville fine sand, 20 to 30 percent slopes	1.24	0.8%		**86	**30	**38	**42	0.00	**66
**88C	Sparta loamy sand, 6 to 12 percent slopes	0.20	0.1%		**115	**40	**49	**56	0.00	**89
<b>Weighted Average</b>					<b>145.4</b>	<b>48.1</b>	<b>51.5</b>	<b>63.6</b>	<b>0.43</b>	<b>108.5</b>

Area Symbol: IL073, Soil Area Version: 11

**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

Illinois  
Henry

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

**FARM: 8668**  
Prepared: 12/15/15 2:07 PM  
Crop Year: 2016  
Page: 2 of 2

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.

Tract Number: 9415      Description: SEC 7 EDFORD

FAV/WR  
History  
N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.9	145.36	145.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	145.36	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	128.1		142	0.0
SOYBEANS	14.5		40	0.0
<b>Total Base Acres:</b>	142.6			

Owners: RONALD R NEUMANN

Other Producers: None

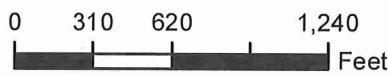


United States  
Department of  
Agriculture

# Henry County, Illinois



**Common Land Unit** Non-Cropland  
clu\_classification\_code Tract Boundary  
 Cropland



**2015 Program Year**

Map Created July 31, 2015

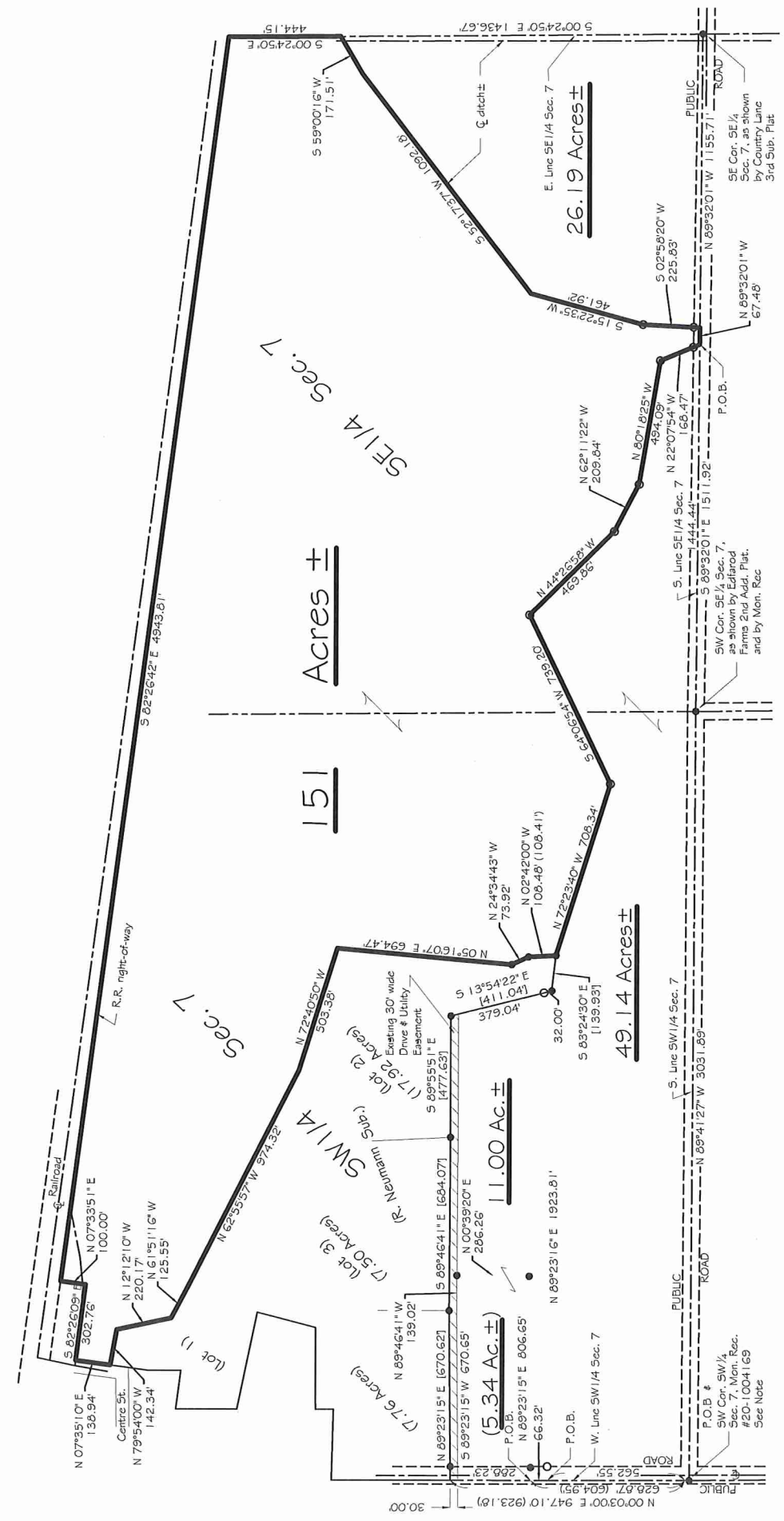
**Wetland Determination Identifiers**

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

**Farm 8668**  
**Tract 9415**

**Tract Cropland Total: 145.36 acres**

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SCALE 1" = 300'