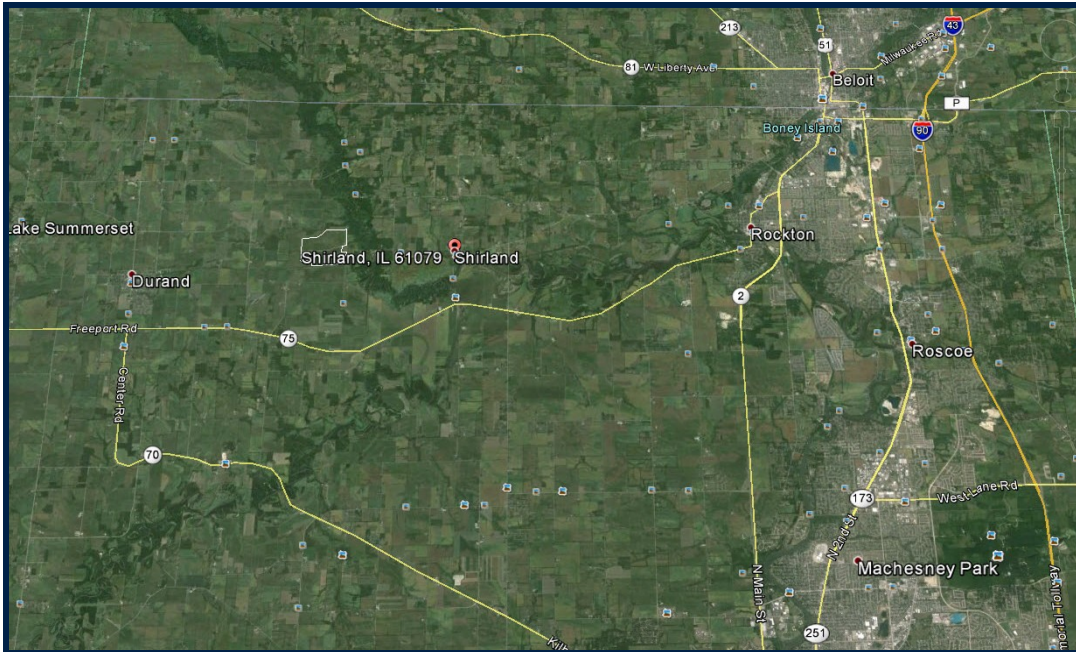


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

466 ACRES M/L MORRIS ~ WINNEBAGO COUNTY, ILLINOIS



LISTING #414

PRICE: \$4,893,000.00
(\$10,500.00/Acre)

DESCRIPTION: 466 acres more or less,
430.65 tillable acres. Prime, level land,
pattern tiled. Subject to lease-back.

DIRECTIONS: 3 MILES WEST OF
SHIRLAND, IL.

TAXES: \$4,496.46
461.52 taxable acres

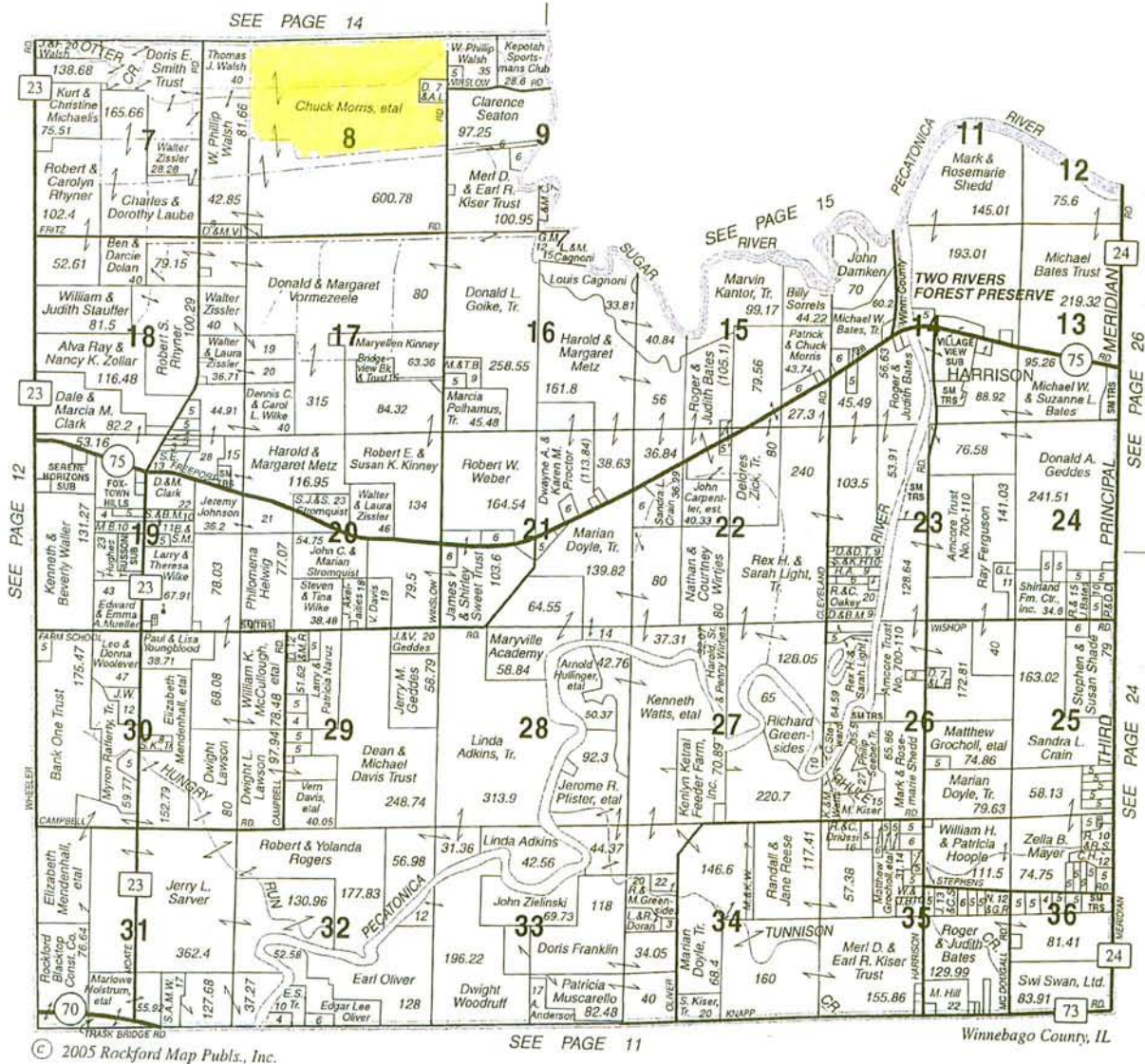
FARM PROGRAM INFORMATION:

Crop Acres: 430.65 est.
Corn Base: 394 est.
Corn Yield: 123

DOUGLAS R. YEGGE

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

© 2014 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.



Dig Safely Illinois
Call JULIE First

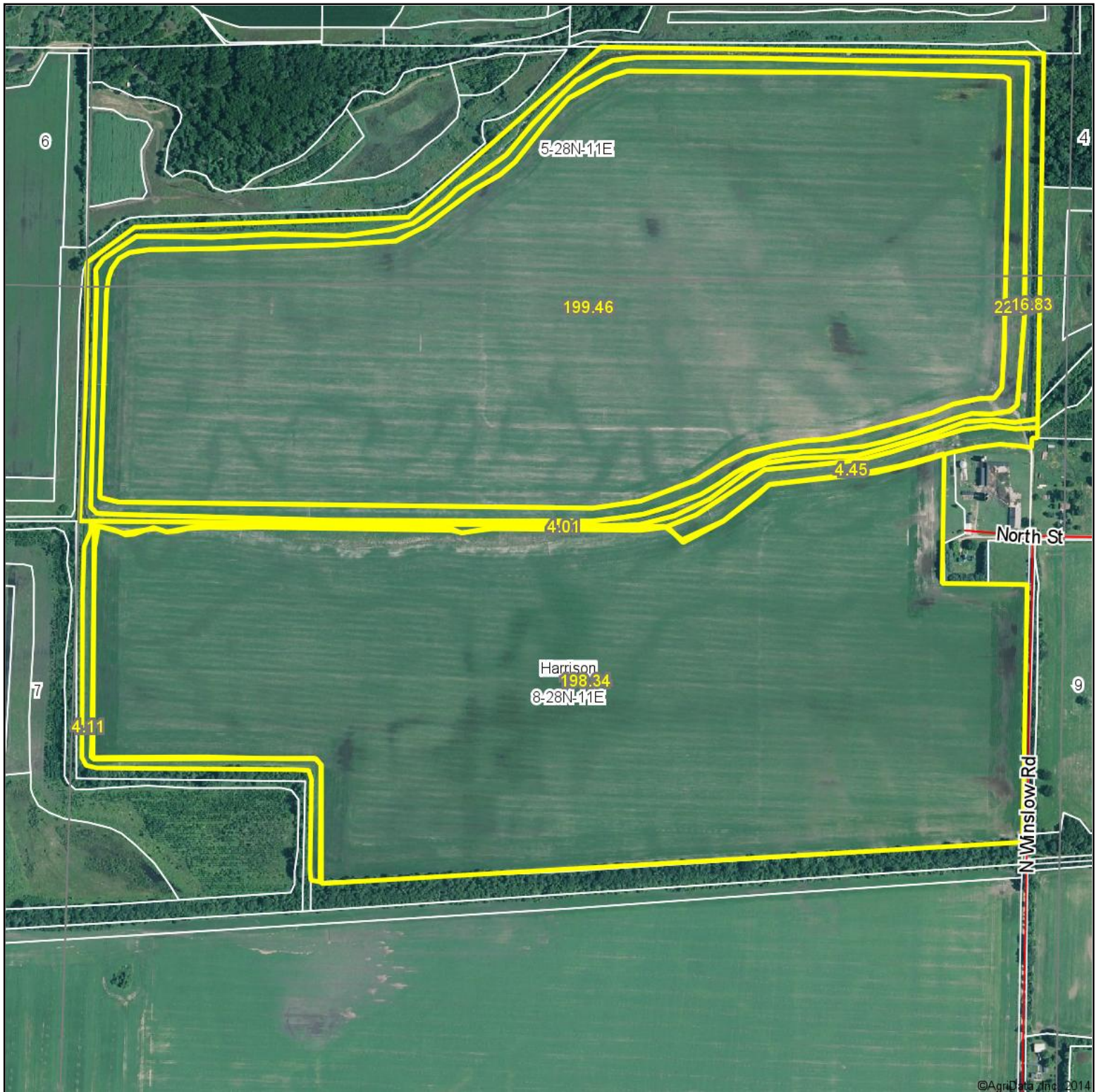
Don't forget section and quarter section information

1-800-892-0123

JULIE recommends RMP products as a reliable source for tier and range numbers and section & quarter section information.



Aerial Map



©AgriData, Inc. 2014

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

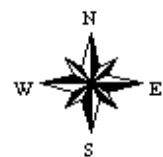
Maps Provided By:



© AgriData, Inc. 2014 www.AgriDataInc.com

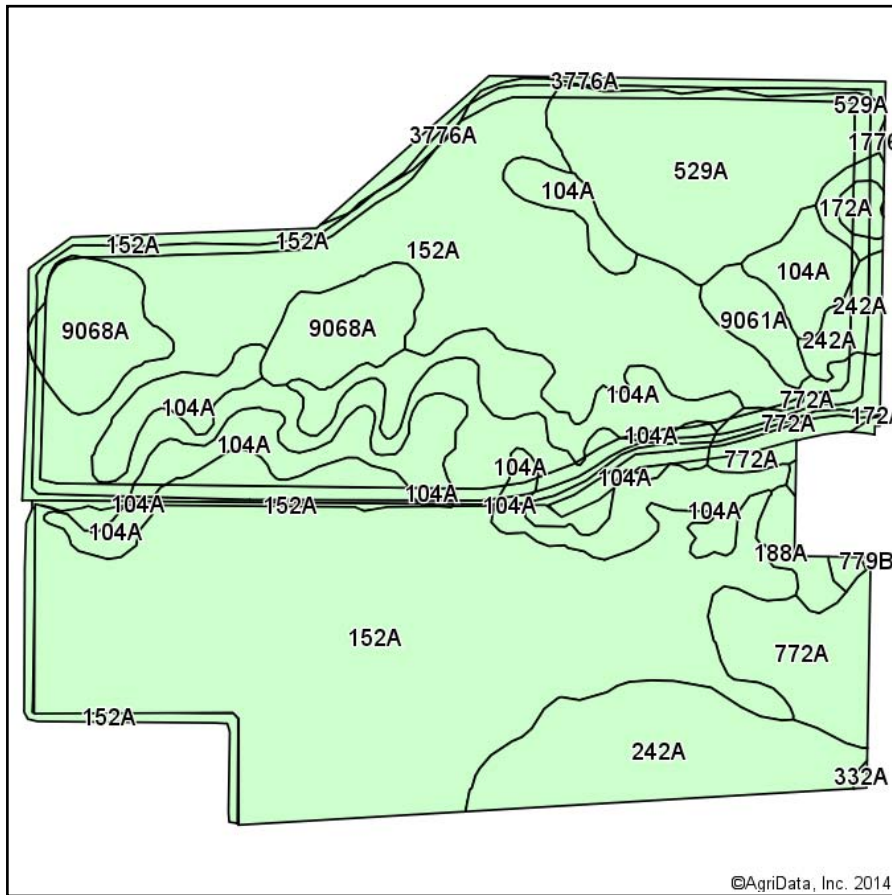
8-28N-11E
Winnebago County
Illinois

map center: 42° 26' 42.23, 89° 15' 10.4
scale: 9691

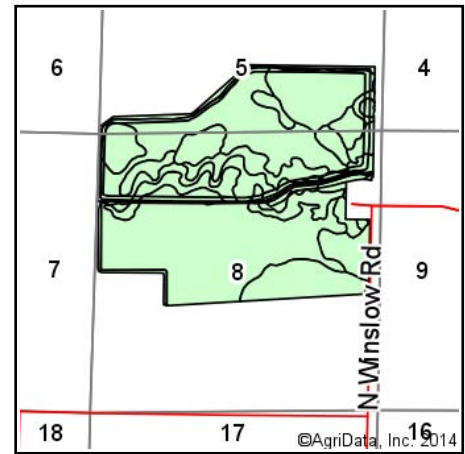


1/20/2015

Soil Map



Soils data provided by USDA and NRCS.

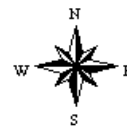


State: **Illinois**
 County: **Winnebago**
 Location: **8-28N-11E**
 Township: **Harrison**
 Acres: **449.53**
 Date: **1/20/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

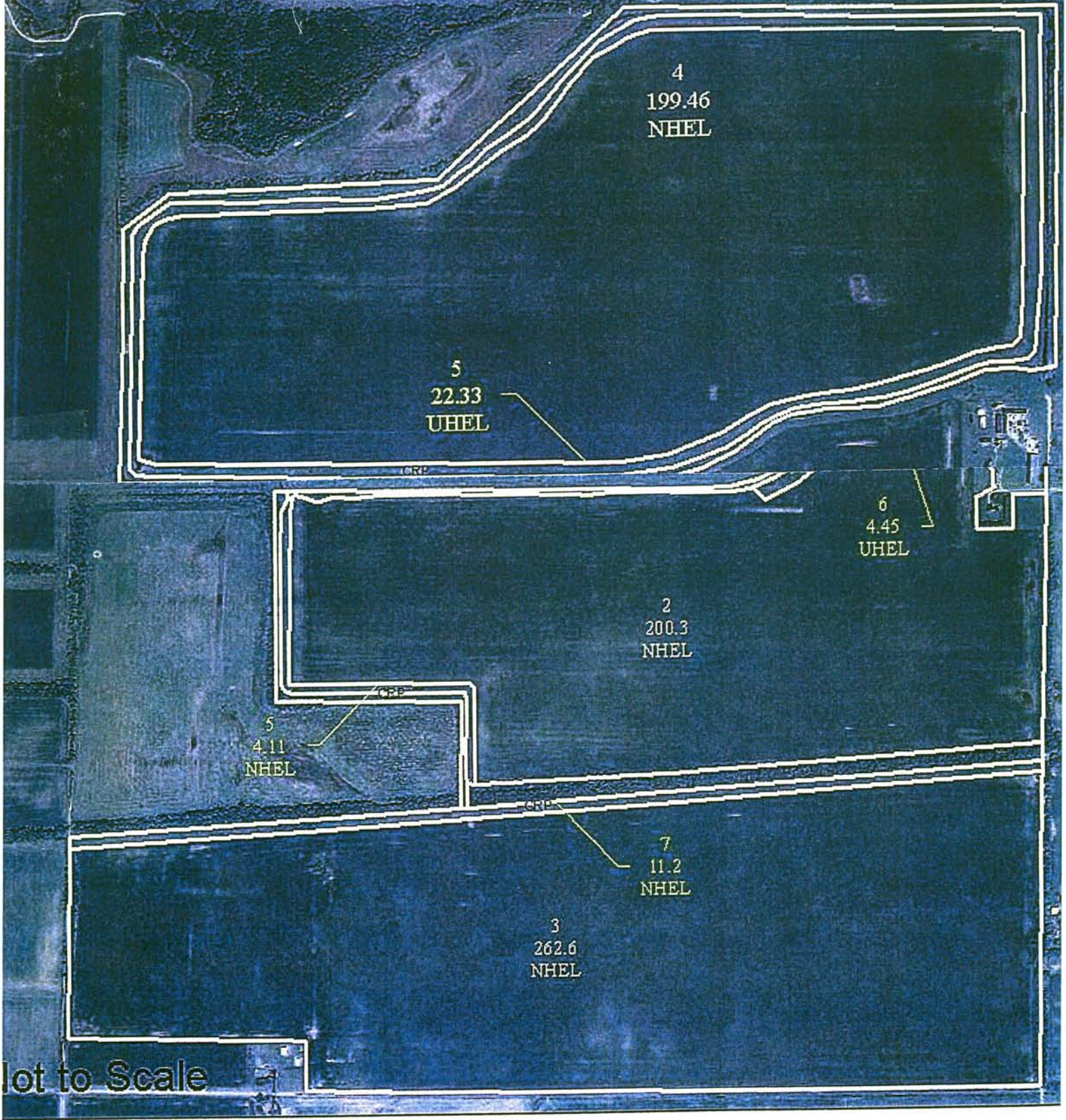
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com



Area Symbol: IL201, 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	252.60	56.2%		195	63	73	100	0.00	144
104A	Virgil silt loam, 0 to 2 percent slopes	58.91	13.1%		182	56	70	97	0.00	132
529A	Selmass loam, 0 to 2 percent slopes	36.80	8.2%		163	53	64	84	0.00	121
242A	Kendall silt loam, 0 to 2 percent slopes	33.51	7.5%		172	53	66	89	0.00	125
772A	Marshan loam, 0 to 2 percent slopes	25.86	5.8%		166	55	64	82	0.00	124
9068A	Sable silty clay loam, terrace, 0 to 2 percent slopes	23.12	5.1%		192	63	74	99	0.00	143
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	6.32	1.4%		185	61	69	89	0.00	138
9061A	Atterberry silt loam, terrace, 0 to 2 percent slopes	5.34	1.2%		182	56	71	98	0.00	132
188A	Beardstown loam, 0 to 2 percent slopes	3.71	0.8%		152	50	63	78	4.89	114
172A	Hoopeston sandy loam, 0 to 2 percent slopes	2.94	0.7%		147	48	59	73	0.00	109
332A	Billet sandy loam, 0 to 2 percent slopes	0.22	0.0%		135	44	54	64	3.01	99
1776A	Comfrey loam, undrained, 0 to 2 percent slopes, frequently flooded	0.13	0.0%		185	61	69	89	0.00	138
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	0.07	0.0%		**104	**32	**47	**53	0.00	**76
Weighted Average					186.1	59.7	70.6	95.8	0.04	137.2

Area Symbol: IL201, Soil Area Version: 9



Not to Scale

SDA United States Department of Agriculture
Farm Service Agency

December 21, 2010

Form: 4699 **Winnebago County, IL**
Act: 8466

fsa_gis_layers.SDE.wetland
Wetland Determination
● Restricted Use
▽ Limited Restrictions

Illinois
Winnebago

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

FARM: 4699
Prepared: 10/28/13 1:48 PM
Crop Year: 2014
Page: 1 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.

Operator Name	Farm Identifier	Recon Number
PATRICK MORRIS	Not Applicable	

Farms Associated with Operator:

125, 181, 4299, 4405, 4837, 4902, 5062, 5063, 5159, 5174, 5180, 5439, 5663, 5774, 5812, 5851, 5911

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
745.88	704.45	704.45	0.0	0.0	42.1	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	662.35	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	645.2	123	123	0.0	0.0
Total Base Acres:	645.2				

Tract Number: 8466 Description: E3(6) HARRISON TWP SEC 7 & 8

BIA Range Unit Number:

FAV/WR History
N

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
507.26	482.66	482.66	0.0	0.0	19.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	462.86	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	448.7	123	123	0.0	0.0
Total Base Acres:	448.7				

Owners: CHARLES MORRIS
PATRICK MORRIS

SHARI L MORRIS
JOIE MORRIS

Other Producers: None

Illinois
Winnebago

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

Report ID: FSA-156EZ

FARM: 4699

Prepared: 10/28/13 1:48 PM

Crop Year: 2014

Page: 2 of 2

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: 8468 Description: E3(2) HARRISON TWP SEC 8, LAONA TWP SEC 5

FAV/WR
History

BIA Range Unit Number:

N

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
238.62	221.79	221.79	0.0	0.0	22.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	199.49	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	196.5	123	123	0.0	0.0	
Total Base Acres:	196.5					

Owners: CHARLES MORRIS
PATRICK MORRIS

SHARI L MORRIS
JOIE MORRIS

Other Producers: None