

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

59 ACRES M/L WINNEBAGO COUNTY, ILLINOIS



LISTING #367

PRICE: \$472,000 (\$8,000/Acre)

DESCRIPTION: Nice laying farm with slight roll in Winnebago County, near Rockford, Illinois.

DIRECTIONS: From Rockford go North on Hwy 2 to Latham rd. Drive West on Latham Rd for 3 miles to Clikeman Rd. Turn south and drive .5 miles to Halley Rd. Turn West and drive .4 miles to property. Property is North of Halley Rd.

TAXES: \$668.42 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 58.18

Corn Base: 38 acres with a Direct Yield of 120 and a CC Yield of 120.

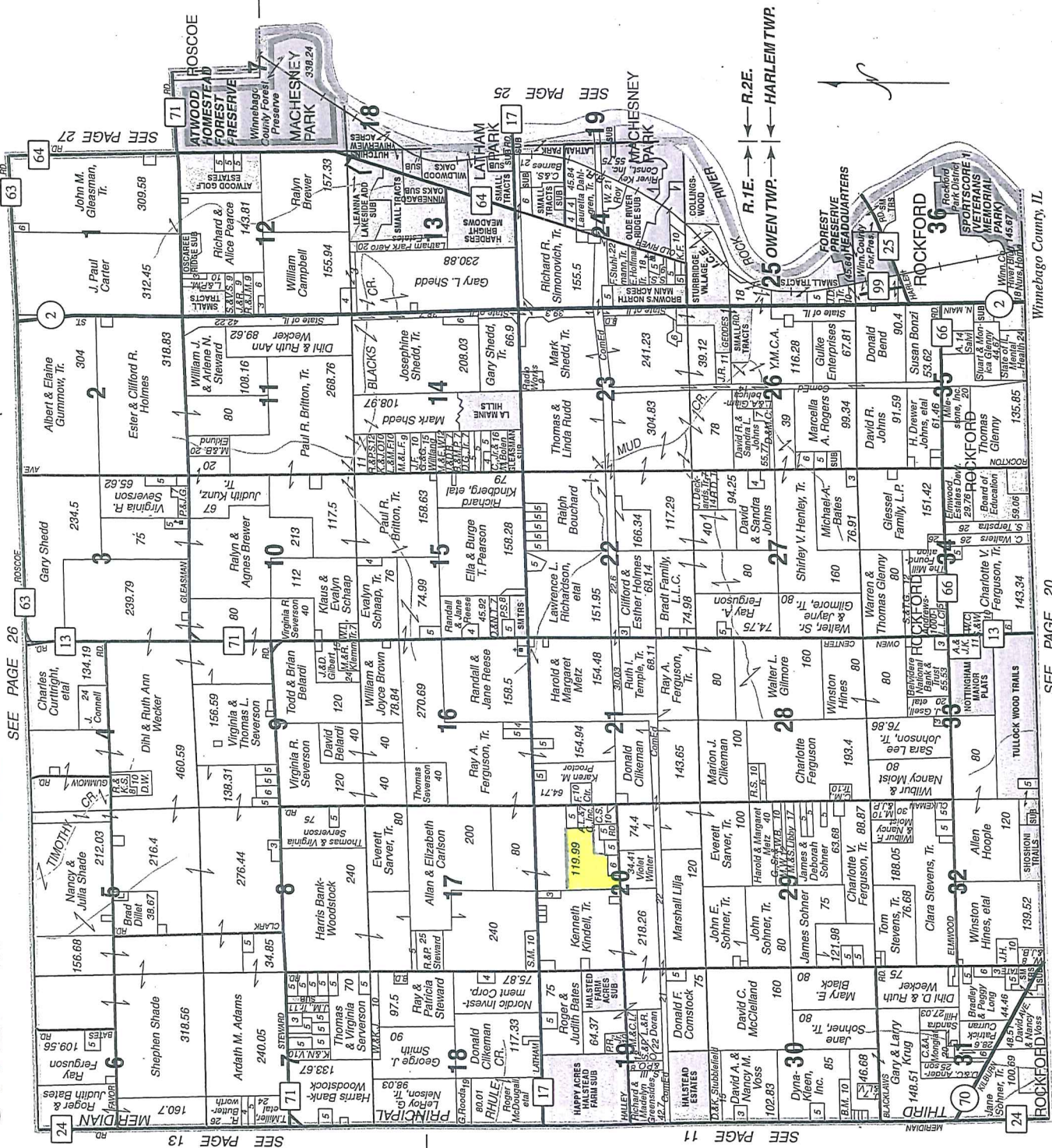
DOUGLAS YEGGE

C: 563.320.9900

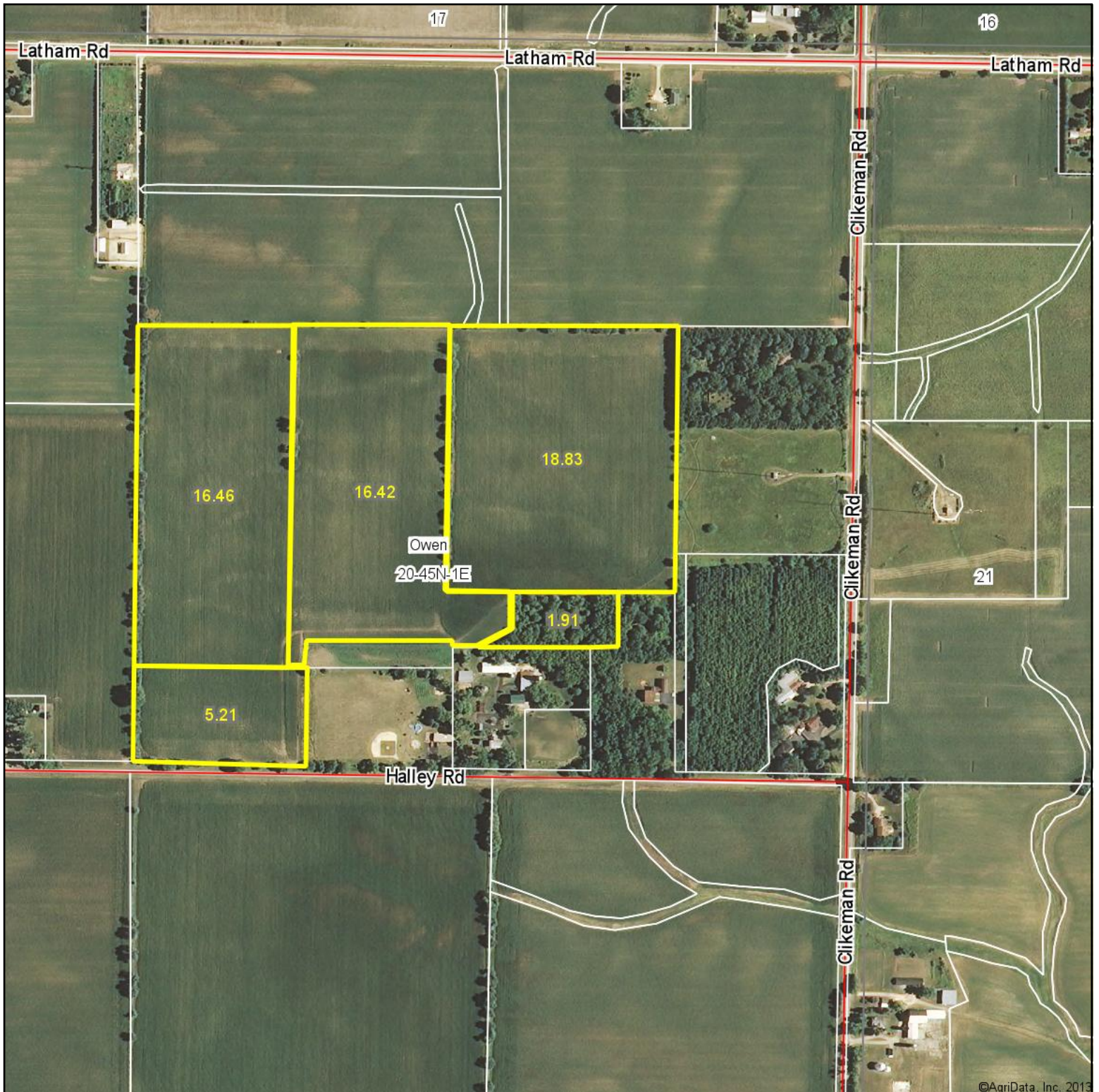
O: 563.659.8185

Total@TotalRealtyCo.com

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Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales
DeWitt, IA
563-659-8185

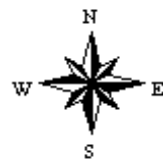
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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20-45N-1E
Winnebago County
Illinois

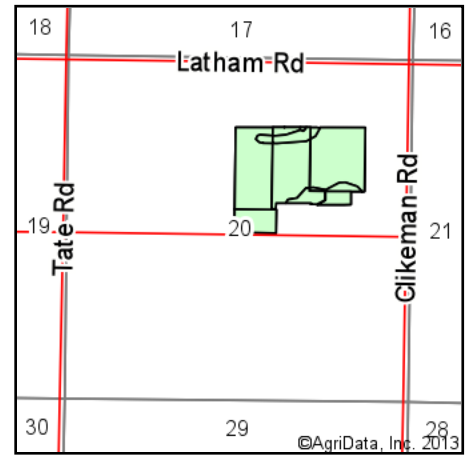
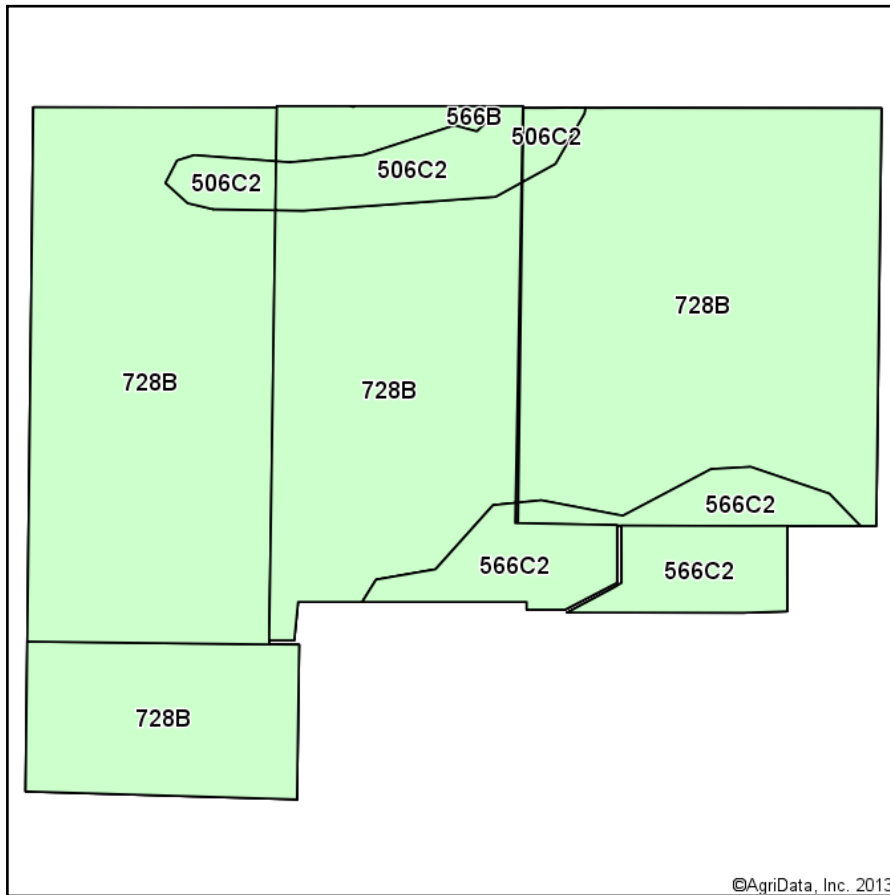
map center: 42° 21' 46.7, 89° 8' 26.3

scale: 6591



1/15/2014

Soil Map



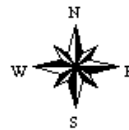
State: **Illinois**
 County: **Winnebago**
 Location: **20-45N-1E**
 Township: **Owen**
 Acres: **58.83**
 Date: **1/15/2014**

TOTAL REALTY CO.
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. 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
**728B	Winnebago silt loam, 2 to 5 percent slopes	50.48	85.8%		**162	**53	**65	**83	**4.72	**121
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	5.29	9.0%		**126	**43	**56	**68	**3.66	**96
**506C2	Hitt silt loam, 5 to 10 percent slopes, eroded	2.96	5.0%		**147	**49	**59	**77	**4.32	**110
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	0.10	0.2%		**134	**46	**59	**72	**3.90	**102
Weighted Average					158	51.9	63.9	81.3	4.60	118.2

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:

<http://soilproductivity.nres.illinois.edu/>

** 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".

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FARM: 5814

Prepared: 1/15/14 9:49 AM

Crop Year: 2014

Page: 1 of 1

Illinois

Winnebago

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.

Operator Name

Farm Identifier

Recon Number

Owen Twp Sec 20

2012 17201 38

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
60.09	58.18	58.18	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	58.18	0.0	0.0			Y	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	11.8	48	48	0.0	0.0
CORN	38.0	120	120	0.0	0.0
SOYBEANS	8.4	32	32	0.0	0.0
Total Base Acres:	58.2				

Tract Number: 8670 Description: I5 (4) OWEN TWP SEC 20

FAV/WR History
Y

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.09	58.18	58.18	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	58.18	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	11.8	48	48	0.0	0.0
CORN	38.0	120	120	0.0	0.0
SOYBEANS	8.4	32	32	0.0	0.0
Total Base Acres:	58.2				

Owners: ROCKFORD DEVELOPMENT LLC

Other Producers:



United States
Department of
Agriculture

Winnebago County, Illinois



- Common Land Unit
Cropland / / Non-cropland
- ☒ Conservation Reserve Program
- Wetland Determination Identifiers
- Restricted Use
 - ▽ Limited Restrictions
 - ☐ Exempt from Conservation
- Compliance Provisions
- ☐ Tract Boundary

2014 Program Year
Map Created December 24, 2013

Farm 5814
Tract 8670

IL201_T8670

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