

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

233 ACRES M/L MERCER COUNTY, ILLINOIS



PRICE: \$2,446,500 (\$10,500/Acre)

DESCRIPTION: Level to gentle slope on this larger grain farm. The sale will exclude the house and buildings on approximately 5 acres.

DIRECTIONS: From New Boston head North on Highway 17 for approximately 1 mile. Then head West on 45th Street. Follow 45 Street for 3 1/2 miles. Property is located on East side of road.

TAXES: \$5265.76 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 233.96 Acres
Corn Base: 143.4 Acres with a direct corn yield of 122 and a CC of 122

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.9900

Total@TotalRealtyCo.com

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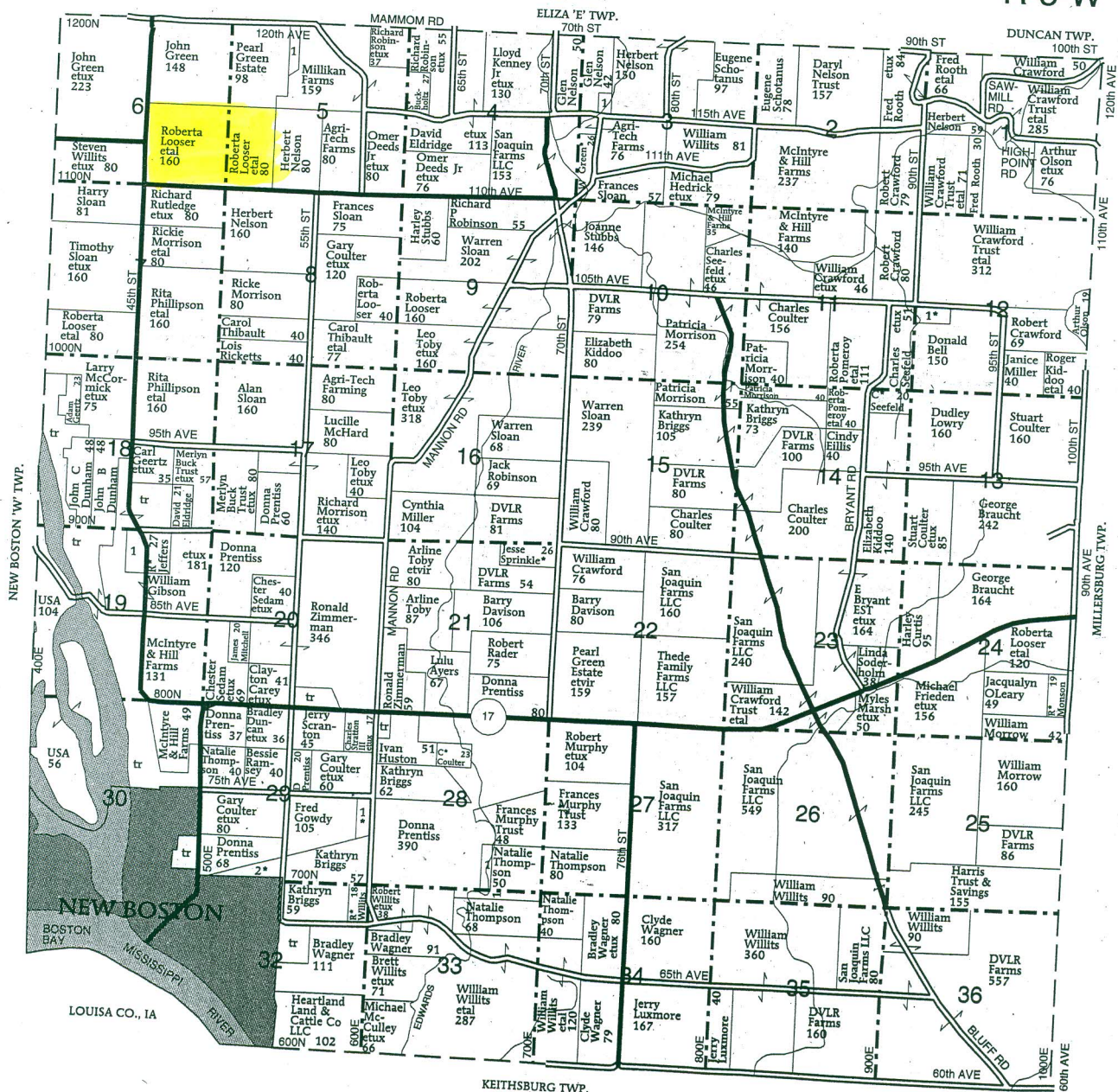
FARM & HOME PUBLISHERS®
PLAT & DIRECTORY
SINCE 1981

Featuring: Two maps of each township
Landowners on one side - Farm residents on the other.
Plat Maps:
Show the outline of the farm.
Who owns the land and how many acres are in the farm.
Section numbers and range numbers.

T-14-N

NEW BOSTON 'E' PLAT

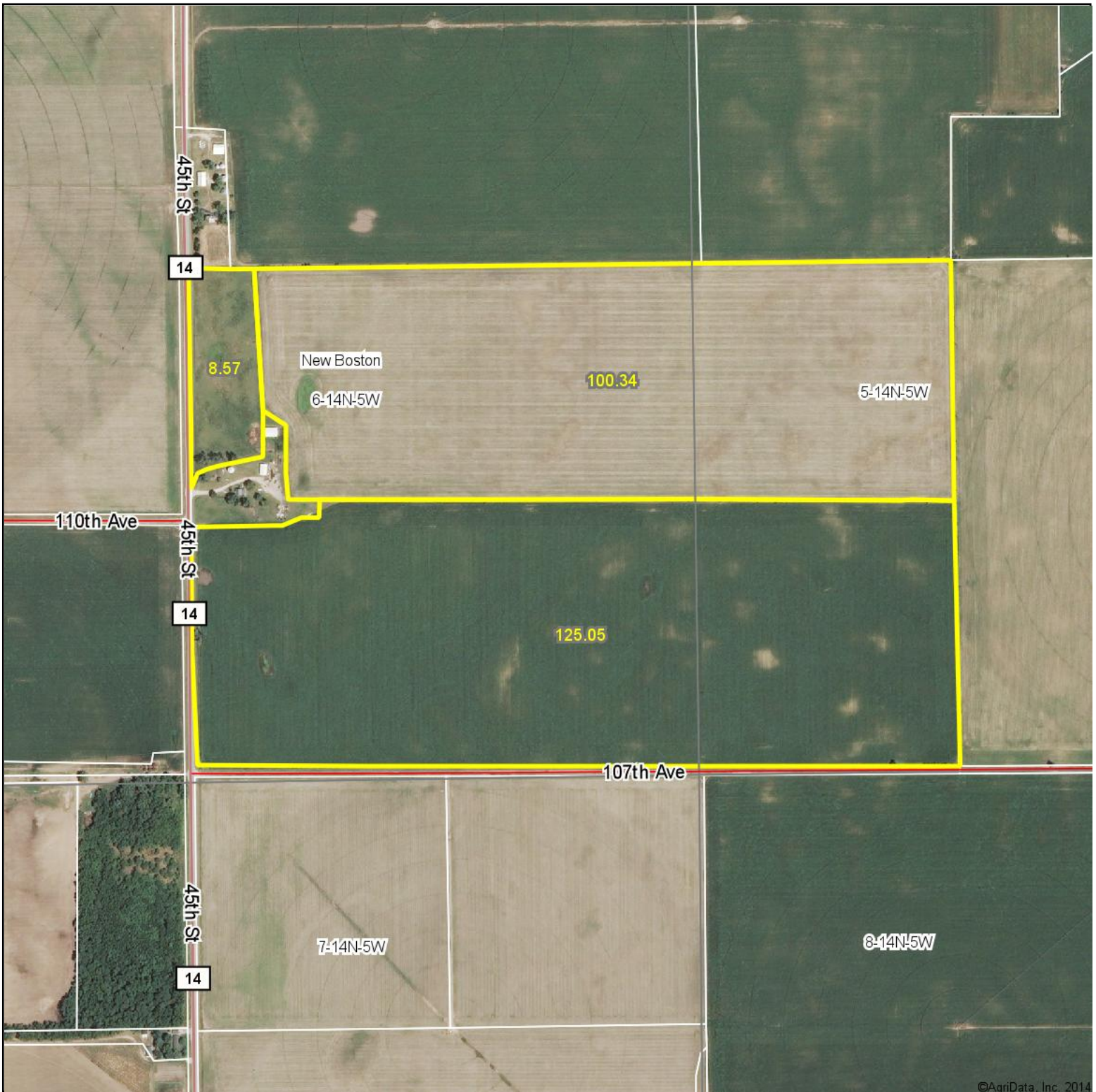
R-5-W



NEW BOSTON EAST TOWNSHIP
SECTION 3
1. Hays, Ervin 6
SECTION 5
1. Burger, Robert 11
SECTION 12
1. Seefeld, Evan 10
SECTION 19

1. Brotherton, Dale 16
SECTION 28
1. Hartman, Jerry 11
SECTION 29
1. Gowdy, Fred 15
2. Curtis, Harley 13
SECTION 33
1. Hartman, Jerry 12

Aerial Map



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DeWitt, IA
563-659-8185

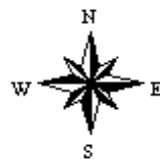
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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6-14N-5W
Mercer County
Illinois

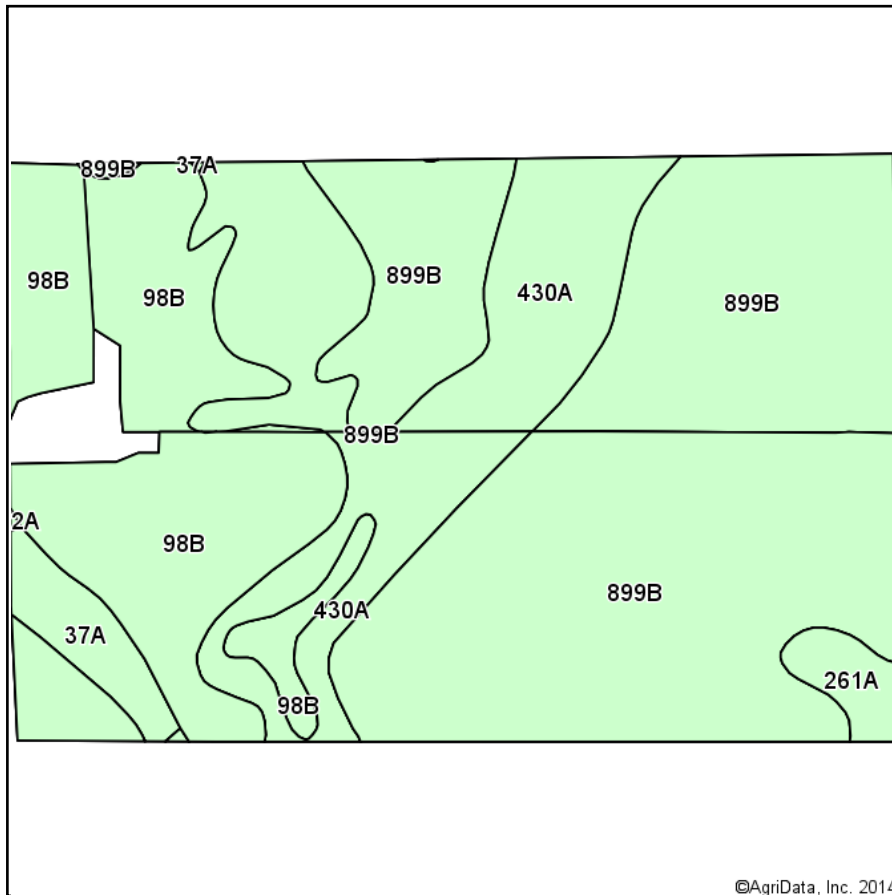
map center: 41° 14' 4.12, 90° 59' 50.97

scale: 9339



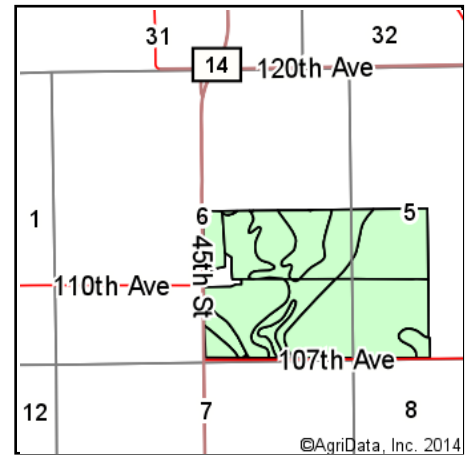
2/20/2014

Soil Map



Soils data provided by USDA and NRCS.

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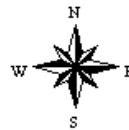
State: **Illinois**
 County: **Mercer**
 Location: **6-14N-5W**
 Township: **New Boston**
 Acres: **233.96**
 Date: **2/20/2014**

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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	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
**899B	Raddle-Sparta complex, 2 to 5 percent slopes	120.28	51.4%		**159	**50	**63	**80	0.00	**119
**98B	Ade loamy fine sand, 2 to 7 percent slopes	56.28	24.1%		**134	**47	**57	**69	0.00	**102
430A	Raddle silt loam, 0 to 2 percent slopes	47.19	20.2%		189	59	73	97	6.52	138
37A	Worthen silt loam, 0 to 2 percent slopes	6.17	2.6%		194	60	74	102	7.02	142
261A	Niota silt loam, 0 to 2 percent slopes	3.98	1.7%		131	43	55	65	0.00	98
172A	Hoopeston sandy loam, 0 to 2 percent slopes	0.06	0.0%		147	48	59	73	0.00	109
Weighted Average					159.5	51.2	63.7	81.1	1.50	119

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".

Area Symbol: IL131, Soil Area Version: 9, Established: 12/08/2013 01:21:28 AM

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

Illinois

Mercer

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5644

Prepared: 2/18/14 10:26 AM

Crop Year: 2014

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

Farms Associated with Operator:

GRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
238.66	233.96	233.96	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	233.96	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	9.5	47	47	0.0	0.0
CORN	143.4	122	122	0.0	0.0
SOYBEANS	76.8	37	37	0.0	0.0
Total Base Acres:	229.7				

Tract Number: 729 Description: D-3 1-B T 729 SEC. 5 & 6 - NEW BOSTON TWP. *hosen*

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
238.66	233.96	233.96	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	233.96	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	9.5	47	47	0.0	0.0
CORN	143.4	122	122	0.0	0.0
SOYBEANS	76.8	37	37	0.0	0.0
Total Base Acres:	229.7				

Owners: MATT E FRIEDEN

Other Producers: None

SUE L FRIEDEN