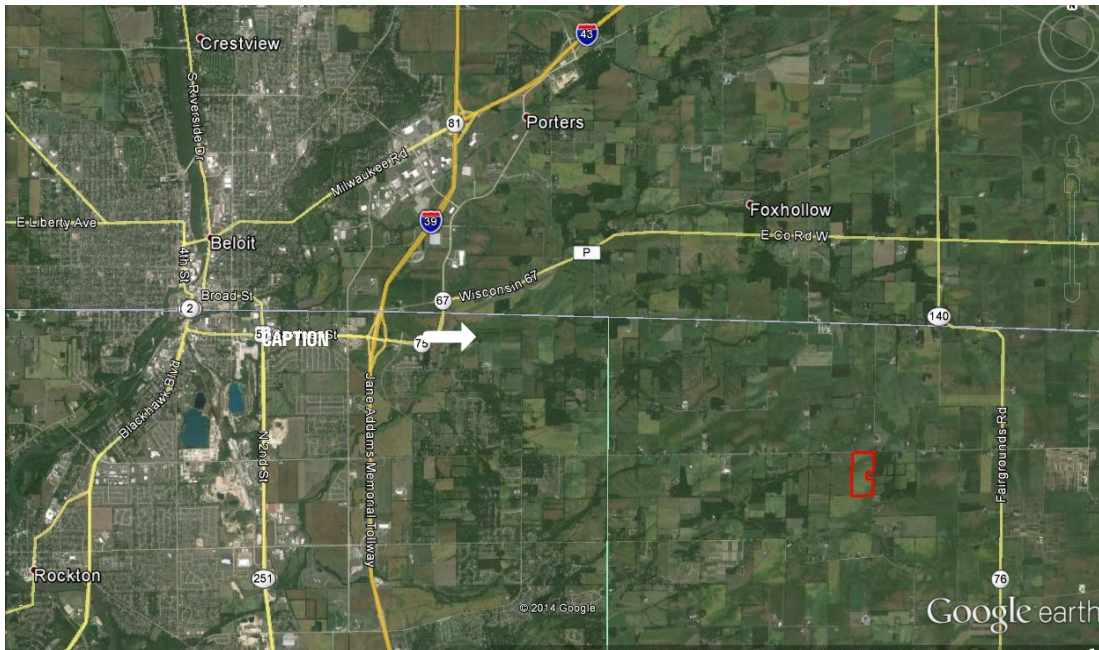


# LAND FOR SALE

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

## 75 ACRES M/L BOONE COUNTY, ILLINOIS



### LISTING #392

**PRICE:** \$656,250 (\$8,750/Acre)

**DESCRIPTION:** 73 tillable acres. Quality Farmland in Boone County that is level to slightly rolling. The waterway on the north end has recently been cleared and tilled. Excludes house, building and 5 acres. Owner is a licensed real estate Broker in the State of Illinois.

**DIRECTIONS:** From Poplar Grove go North on Hwy 76 to Hwy 14/ Manchester Rd. Drive west on Manchester Rd 1.5 miles. Property sits south of Manchester Rd.

**TAXES:** \$1,035.74 Annually

#### FARM PROGRAM INFORMATION:

Crop Acres: 69.68

Corn Base: 69.50 acres with a Direct yield of 122 and a CC yield of 122.

#### DOUGLAS YEGGE

C: 563.320.9900

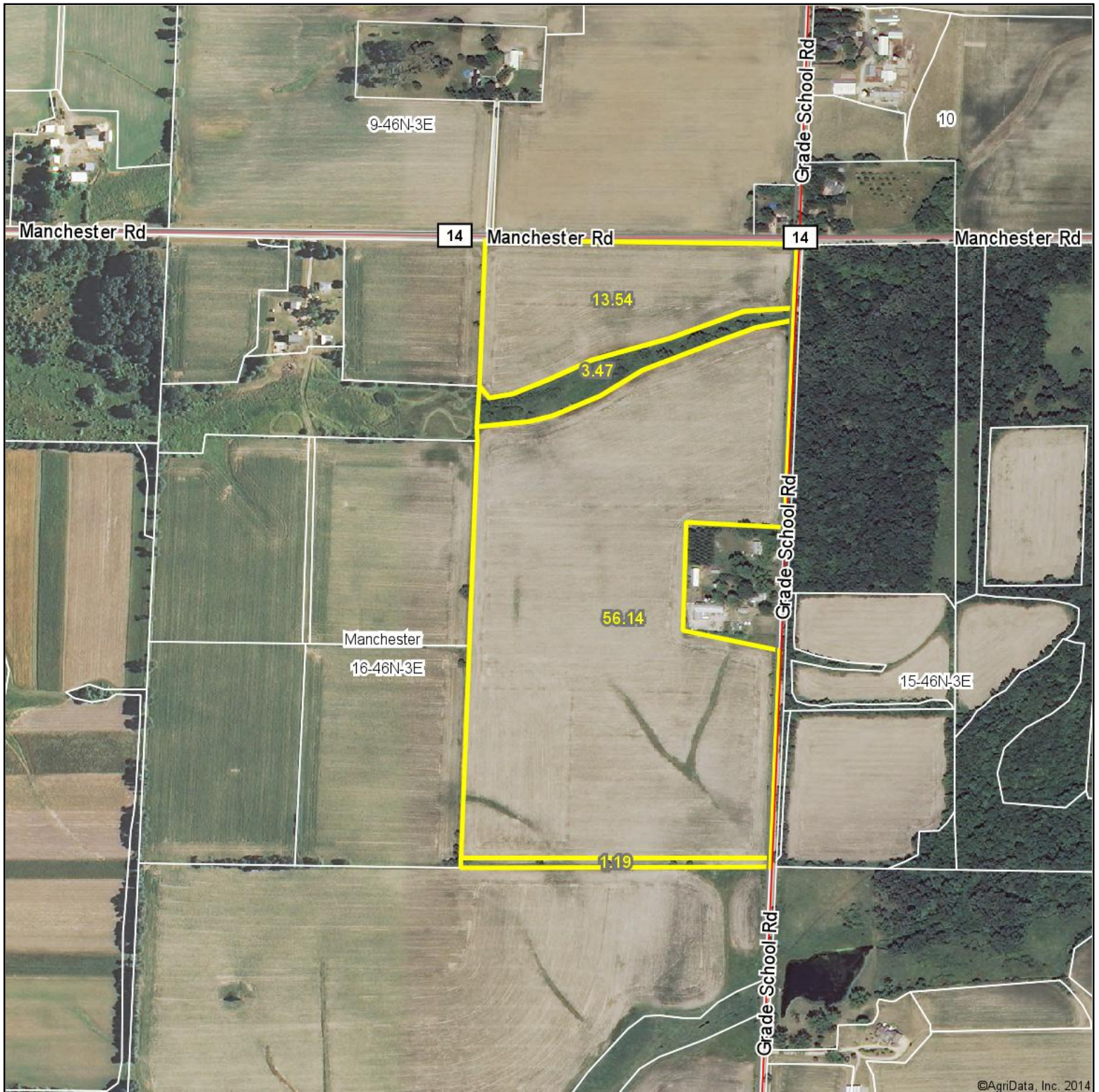
O: 563.659.8185

Total@TotalRealtyCo.com

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# Aerial Map



**TOTAL REALTY CO.**  
Specializing in Farmland and  
Residential Sales

DeWitt, IA  
563-659-8185

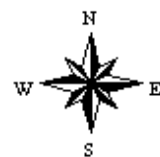
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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**16-46N-3E**  
**Boone County**  
**Illinois**

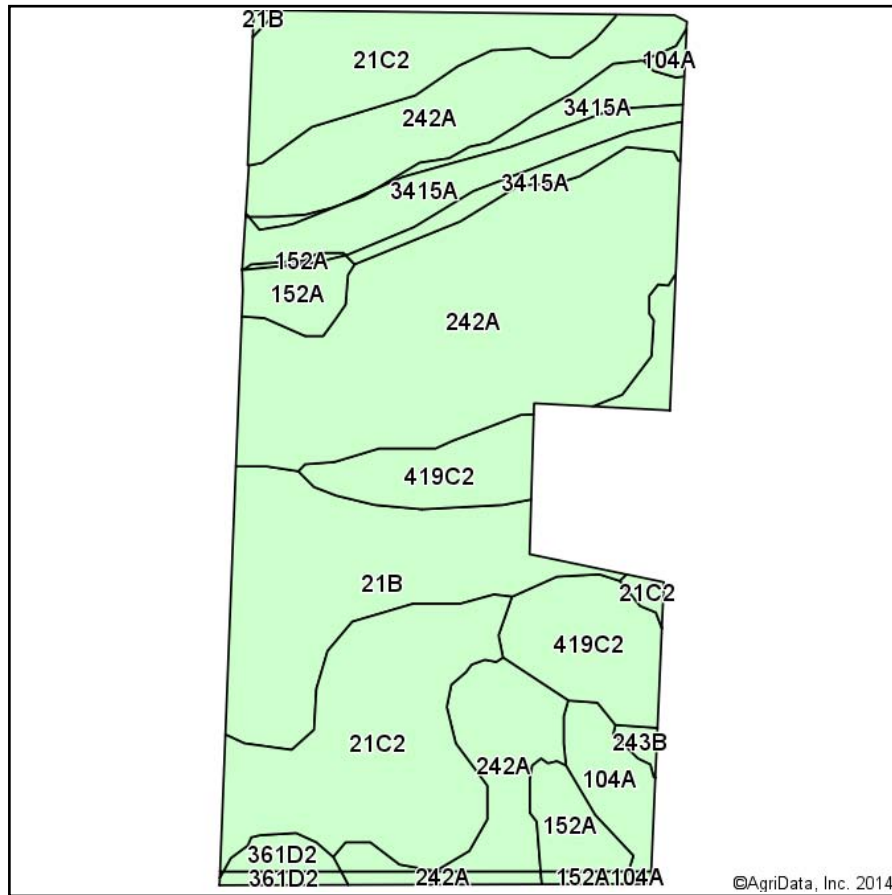
map center: 42° 28' 7.9, 88° 53' 0.33

scale: 7533



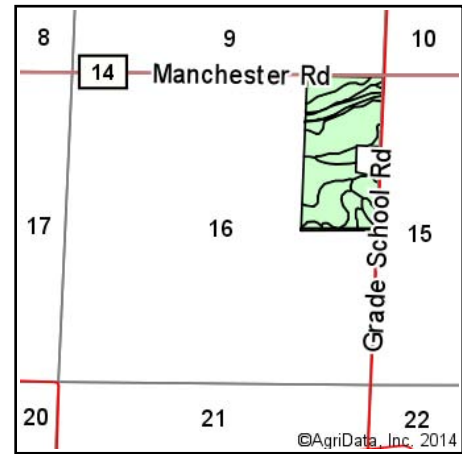
8/5/2014

# Soil Map

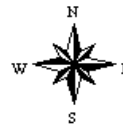


Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Boone**  
 Location: **16-46N-3E**  
 Township: **Manchester**  
 Acres: **74.34**  
 Date: **8/5/2014**



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

Maps Provided By:



## Area Symbol: IL007, Soil Area Version: 7

| 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 |
|-------------------------|------------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|-------------|--------------------|---------------------------|------------------------------------------------|
| 242A                    | Kendall silt loam, 0 to 2 percent slopes                   | 28.21 | 37.9%            |                                     | 172          | 53            | 66          | 89                 | 0.00                      | 125                                            |
| **21C2                  | Pecatonica silt loam, 5 to 10 percent slopes, eroded       | 15.89 | 21.4%            |                                     | **143        | **46          | **56        | **72               | **4.20                    | **105                                          |
| **21B                   | Pecatonica silt loam, 2 to 5 percent slopes                | 10.06 | 13.5%            |                                     | **152        | **49          | **59        | **76               | **4.47                    | **112                                          |
| **419C2                 | Flagg silt loam, 5 to 10 percent slopes, eroded            | 7.36  | 9.9%             |                                     | **151        | **48          | **59        | **77               | **4.67                    | **111                                          |
| 3415A                   | Orion silt loam, 0 to 2 percent slopes, frequently flooded | 6.21  | 8.4%             |                                     | 180          | 57            | 66          | 89                 | 0.00                      | 131                                            |
| 152A                    | Drummer silty clay loam, 0 to 2 percent slopes             | 3.17  | 4.3%             |                                     | 195          | 63            | 73          | 100                | 0.00                      | 144                                            |
| 104A                    | Virgil silt loam, 0 to 2 percent slopes                    | 2.16  | 2.9%             |                                     | 182          | 56            | 70          | 97                 | 0.00                      | 132                                            |
| **361D2                 | Kidder loam, 6 to 12 percent slopes, eroded                | 1.03  | 1.4%             |                                     | **127        | **43          | **52        | **60               | **3.26                    | **95                                           |
| **243B                  | St. Charles silt loam, 2 to 5 percent slopes               | 0.25  | 0.3%             |                                     | **166        | **51          | **64        | **86               | **5.09                    | **121                                          |
| <b>Weighted Average</b> |                                                            |       |                  |                                     | <b>162.3</b> | <b>51.2</b>   | <b>62.4</b> | <b>82.7</b>        | <b>2.03</b>               | <b>118.7</b>                                   |

Area Symbol: IL007, Soil Area Version: 7

**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/>

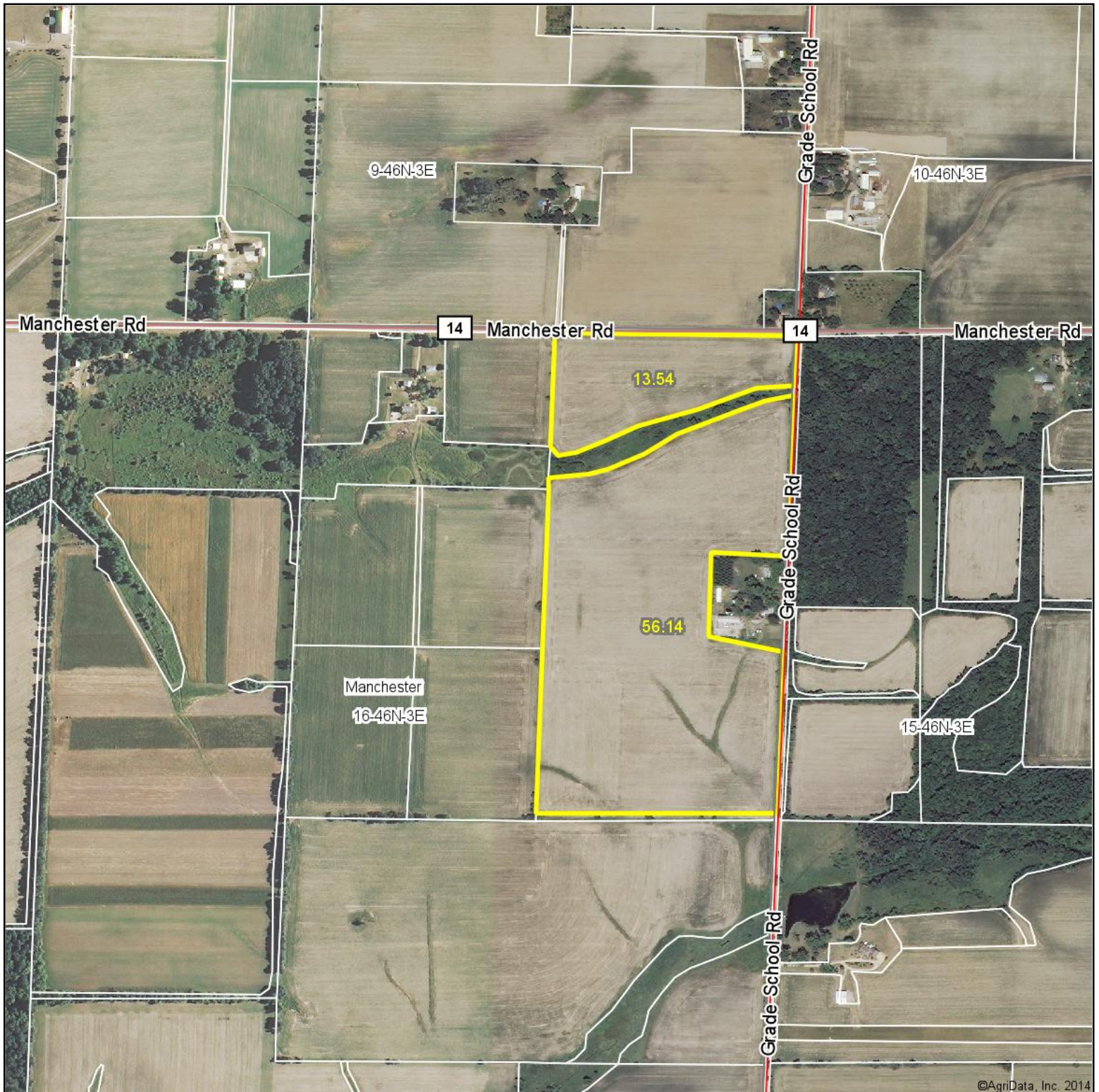
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*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.

# 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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**16-46N-3E**  
**Boone County**  
**Illinois**

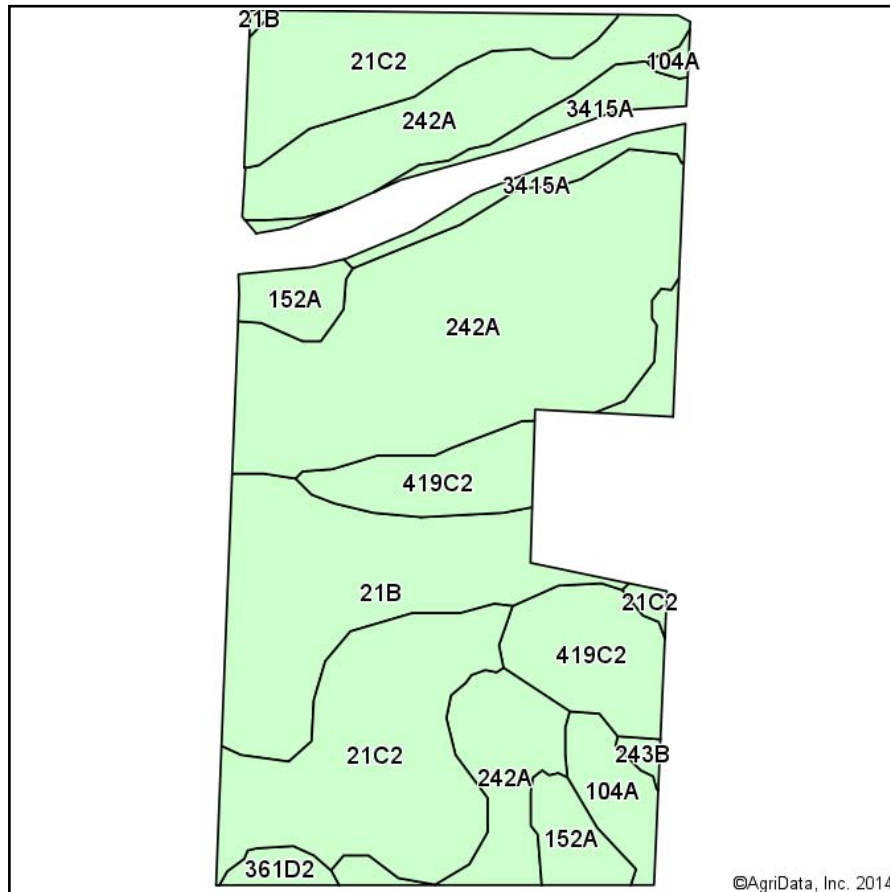
map center: 42° 28' 9.13, 88° 53' 4.38

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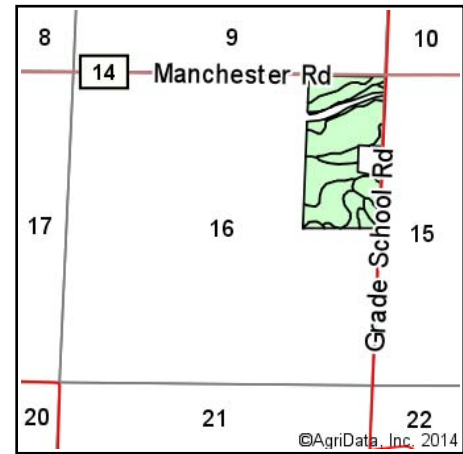
8/6/2014

# Soil Map

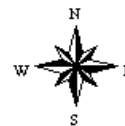


Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014



State: **Illinois**  
 County: **Boone**  
 Location: **16-46N-3E**  
 Township: **Manchester**  
 Acres: **69.68**  
 Date: **8/6/2014**



**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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## Area Symbol: IL007, Soil Area Version: 7

| 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 |
|-------------------------|------------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|-------------|--------------------|---------------------------|------------------------------------------------|
| 242A                    | Kendall silt loam, 0 to 2 percent slopes                   | 27.66 | 39.7%            |                                     | 172          | 53            | 66          | 89                 | 0.00                      | 125                                            |
| **21C2                  | Pecatonica silt loam, 5 to 10 percent slopes, eroded       | 15.89 | 22.8%            |                                     | **143        | **46          | **56        | **72               | **4.20                    | **105                                          |
| **21B                   | Pecatonica silt loam, 2 to 5 percent slopes                | 10.06 | 14.4%            |                                     | **152        | **49          | **59        | **76               | **4.47                    | **112                                          |
| **419C2                 | Flagg silt loam, 5 to 10 percent slopes, eroded            | 7.36  | 10.6%            |                                     | **151        | **48          | **59        | **77               | **4.67                    | **111                                          |
| 3415A                   | Orion silt loam, 0 to 2 percent slopes, frequently flooded | 2.85  | 4.1%             |                                     | 180          | 57            | 66          | 89                 | 0.00                      | 131                                            |
| 152A                    | Drummer silty clay loam, 0 to 2 percent slopes             | 2.84  | 4.1%             |                                     | 195          | 63            | 73          | 100                | 0.00                      | 144                                            |
| 104A                    | Virgil silt loam, 0 to 2 percent slopes                    | 2.09  | 3.0%             |                                     | 182          | 56            | 70          | 97                 | 0.00                      | 132                                            |
| **361D2                 | Kidder loam, 6 to 12 percent slopes, eroded                | 0.68  | 1.0%             |                                     | **127        | **43          | **52        | **60               | **3.26                    | **95                                           |
| **243B                  | St. Charles silt loam, 2 to 5 percent slopes               | 0.25  | 0.4%             |                                     | **166        | **51          | **64        | **86               | **5.09                    | **121                                          |
| <b>Weighted Average</b> |                                                            |       |                  |                                     | <b>161.4</b> | <b>50.9</b>   | <b>62.2</b> | <b>82.4</b>        | <b>2.15</b>               | <b>118</b>                                     |

Area Symbol: IL007, Soil Area Version: 7

**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.



See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4366

County : BOONE

Operator Name : PATRICK R MORRIS

Farms Associated with Operator : 17-007-66, 17-201-125, 17-201-181, 17-007-223, 17-007-308, 17-007-772, 17-037-891, 17-007-895, 17-111-1004, 17-177-1442, 17-037-1919, 17-007-3343, 17-007-3368, 17-007-3369, 17-007-3370, 17-007-3458, 17-007-3512, 17-007-3527, 17-007-3616, 17-007-3792, 17-007-4042, 17-007-4162, 17-007-4243, 17-007-4266, 17-201-4299, 17-007-4325, 17-007-4332, 17-007-4354, 17-007-4366, 17-201-4699, 17-201-4837, 17-201-4902, 17-201-5062, 17-201-5063, 17-201-5159, 17-201-5174, 17-201-5180, 17-201-5439, 17-201-5663, 17-141-5738, 17-201-5774, 17-201-5812, 17-201-5851, 17-201-5911, 17-037-6948, 17-037-7089, 17-141-9080, 55-105-10849, 55-105-12007

CRP contract numbers :

| Farm Land Data     |                    |                        |                |      |      |                |               |      |                          |
|--------------------|--------------------|------------------------|----------------|------|------|----------------|---------------|------|--------------------------|
| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP            | Farm Status   |      | Number Of Tracts         |
| 78.92              | 69.68              | 69.68                  | 0.00           | 0.00 | 0.00 | 0.00           | Active        |      | 1                        |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FWP  | FAV/WR History | Acre Election | EWP  | DCP Ag. Related Activity |
| 0.00               | 0.00               | 69.68                  | 0.00           | 0.00 | 0.00 | No             | No            | 0.00 | 0.00                     |

| DCP Crop Data |              |                             |                      |              |                        |
|---------------|--------------|-----------------------------|----------------------|--------------|------------------------|
| Crop Name     | Base Acres   | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
| Corn          | 69.50        | 0.00                        | 0.00                 | 122          | 122                    |
| Soybeans      | 0.30         | 0.00                        | 0.00                 | 39           | 39                     |
| <b>TOTAL</b>  | <b>69.80</b> | <b>0.00</b>                 | <b>0.00</b>          |              |                        |

## NOTES

|  |
|--|
|  |
|--|

State : ILLINOIS

Farm Number : 4366

County : BOONE

Tract Number : 8909

Description :

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

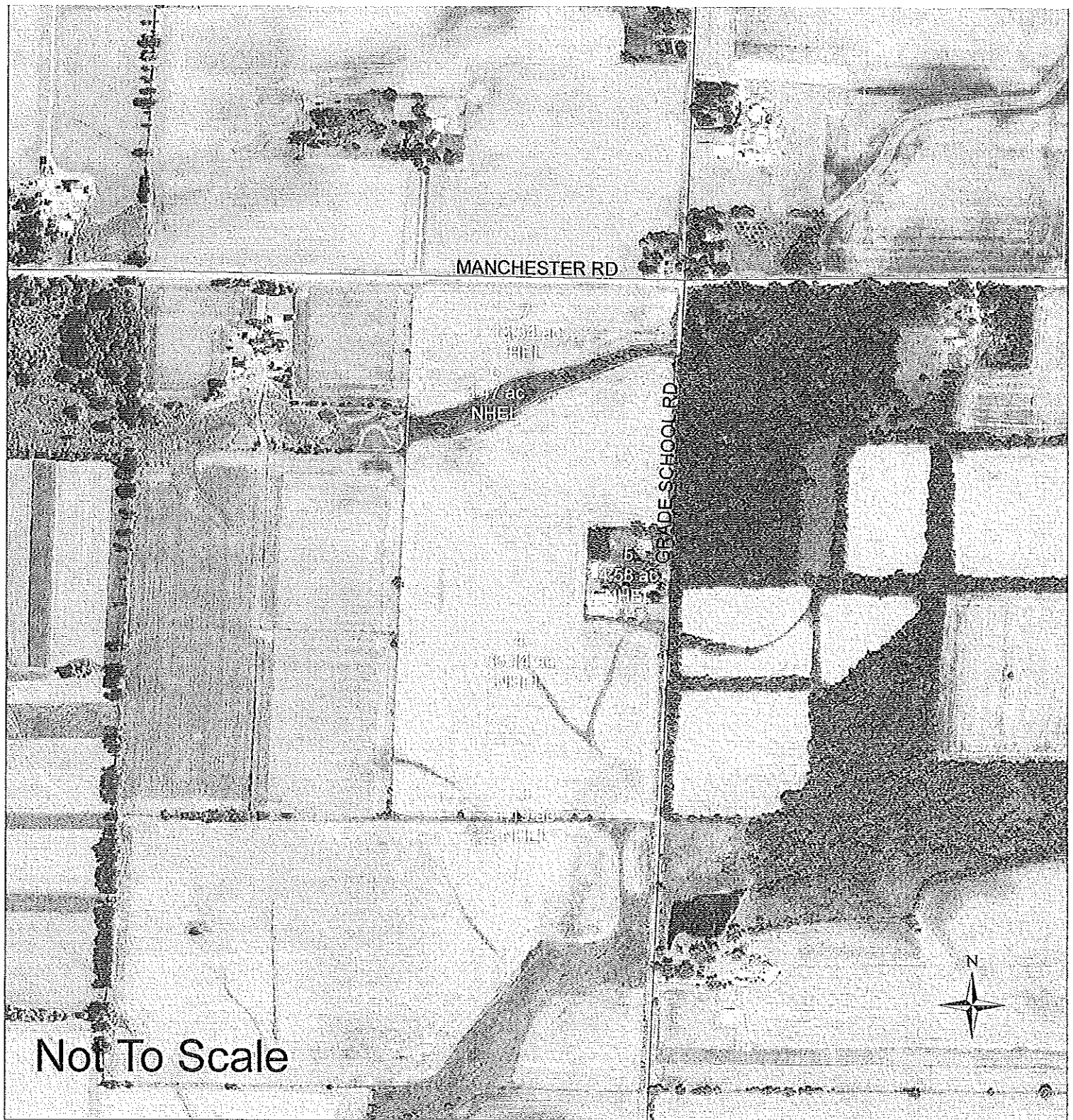
WL Violations :

Owners : LADEHOFF FARM PARTNERSHIP

Other Producers : CHARLES R MORRIS , JOIE L MORRIS , SHARI L MORRIS

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP  |                          |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| 78.92              | 69.68              | 69.68                  | 0.00           | 0.00 | 0.00 | 0.00 |                          |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FWP  | EWP  | DCP Ag. Related Activity |
| 0.00               | 0.00               | 69.68                  | 0.00           | 0.00 | 0.00 | 0.00 | 0.00                     |



United States Department of Agriculture  
Farm Service Agency

May 14, 2014

Farm: 4366  
Tract: 8909

**Boone County**

National\_Wetland.SDE.wetlands  
Wetland Determination Identifiers

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

Disclaimer: 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 wetland  
boundaries and determinations, or contact NRCS.