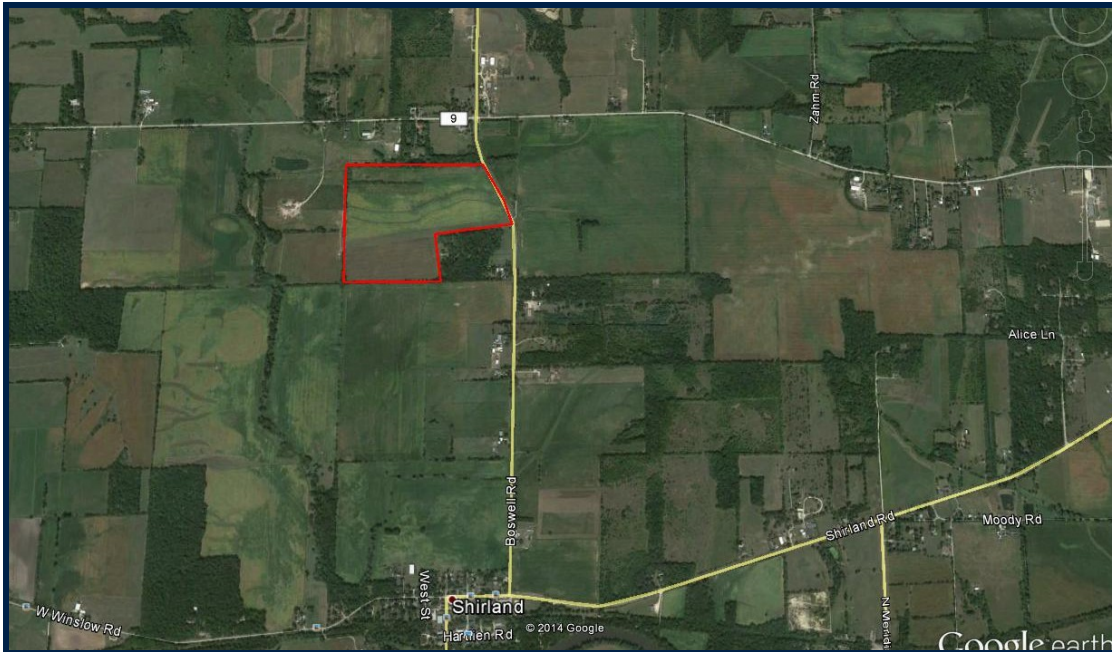
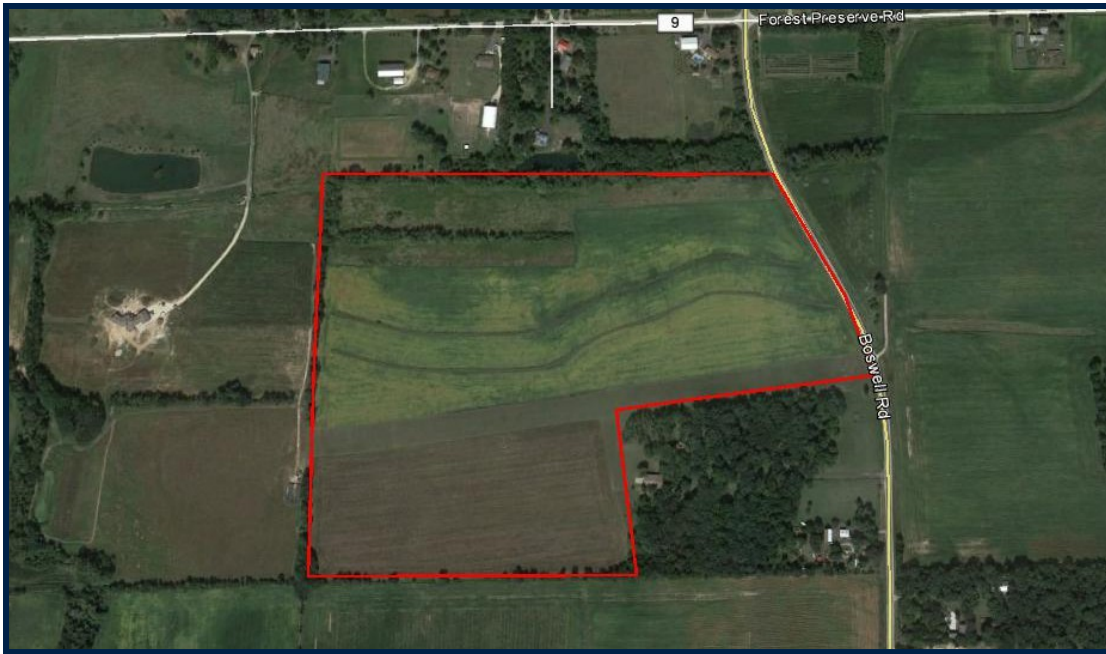


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

81.7 ACRES M/L YEGGE/BERG WINNEBAGO COUNTY, ILLINOIS



LISTING #404

PRICE: \$571,900 (\$7,000/Acre)

DESCRIPTION: 81.7 acres M/L
80.69 tillable acres. Good soils, gently rolling, some tile. Good return.
Owner is a licensed real estate Broker in the State of Illinois.

DIRECTIONS: 1.5 MILES NORTH OF
SHIRLAND, IL.

TAXES: \$647.00 Annually

FARM PROGRAM INFORMATION:

Farmland: 97.67 acres
Cropland: 80.69 acres
Corn Base: 44.8
Corn Yield: 92

DOUGLAS R. YEGGE

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

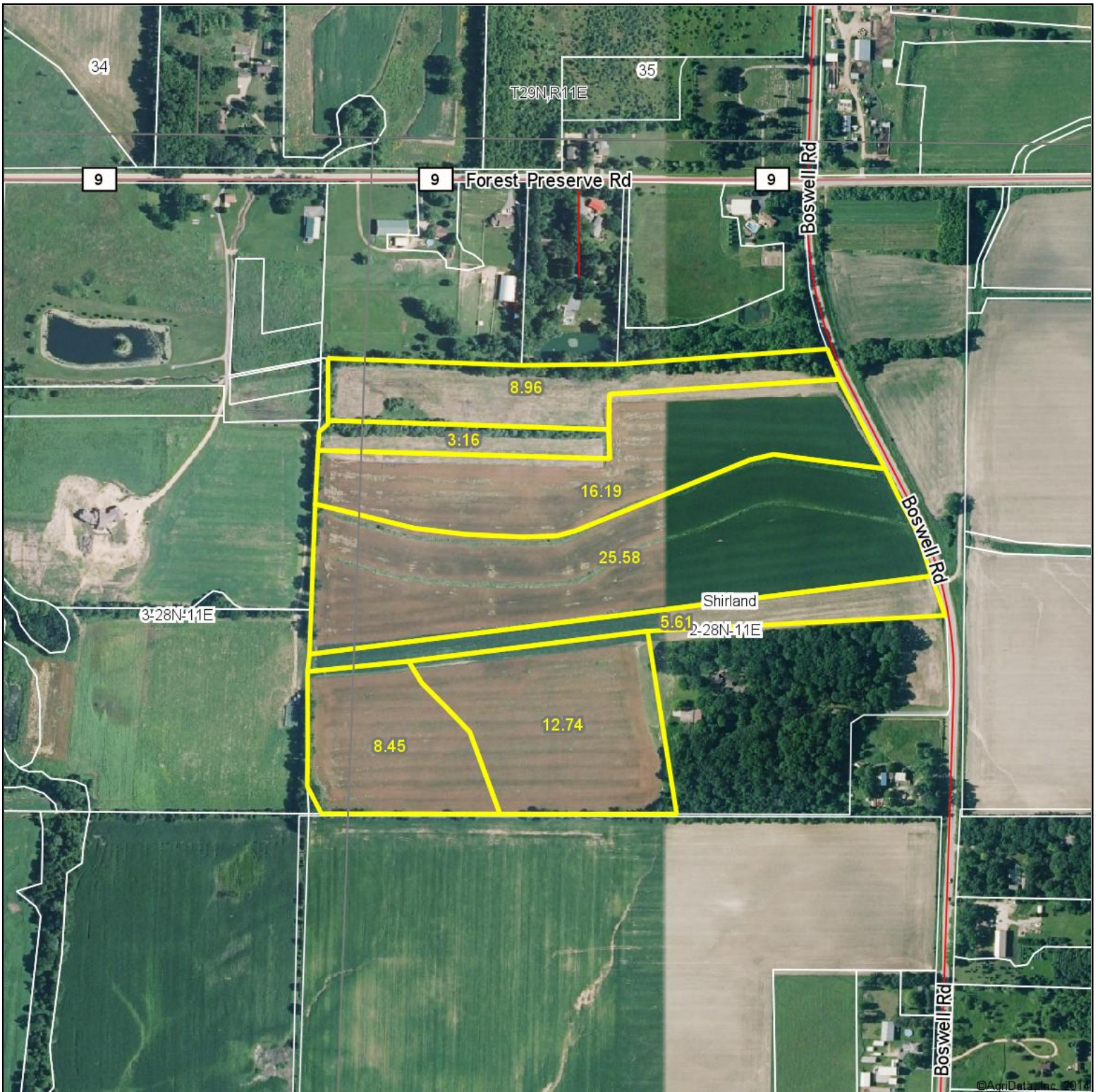
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T.28-29-46N.-R.11-1E.

This is a detailed plat map of Winnebago County, Illinois. The map shows numerous land parcels, many of which are labeled with owner names and acreage. Key geographical features include the Sugar River, Peatonica River, and several forest preserves: Sugar River Alder Forest Preserve, Colored Sands Forest Preserve, and Winnebago County Forest Preserve. A yellow highlight is placed on a parcel owned by Thomas & Karen Koch, located in the central-right portion of the map. The map is bordered by 'SEE PAGE 13' on the left and bottom, and 'SEE PAGE 26' on the right. Township and Range coordinates (T. 28 N., T. 29 N., R. 11 E., R. 12 E.) are indicated along the edges. The map also shows various smaller tracts, some labeled 'SMALL TRACTS', and a 'PRINCIPAL MERIDIAN' line.

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Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

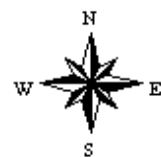


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2-28N-11E
Winnebago County
Illinois

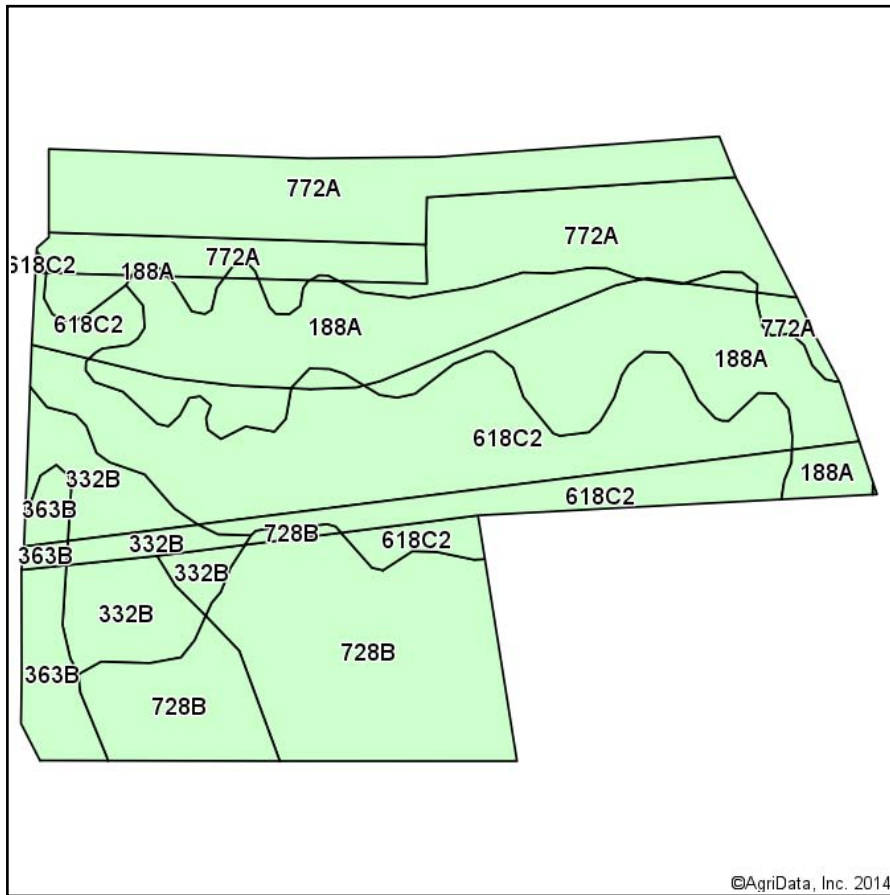
map center: 42° 27' 36.1, 89° 12' 1.8

scale: 7171

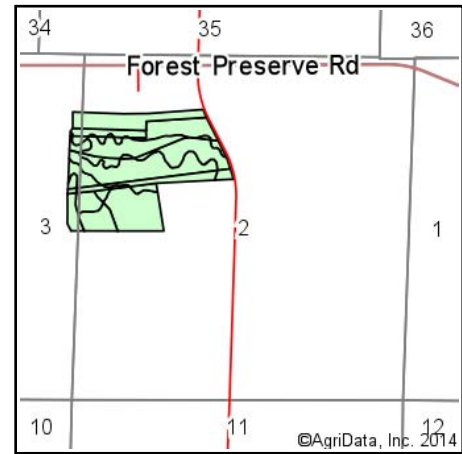


12/9/2014

Soil Map



Soils data provided by USDA and NRCS.

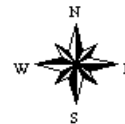


State: **Illinois**
 County: **Winnebago**
 Location: **2-28N-11E**
 Township: **Shirland**
 Acres: **80.69**
 Date: **12/9/2014**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
772A	Marshan loam, 0 to 2 percent slopes	20.13	24.9%		166	55	64	82	0.00	124
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	19.29	23.9%		**136	**44	**54	**65	**3.26	**100
188A	Beardstown loam, 0 to 2 percent slopes	16.94	21.0%		152	50	63	78	4.89	114
**728B	Winnebago silt loam, 2 to 5 percent slopes	15.16	18.8%		**162	**53	**65	**83	**4.72	**121
**332B	Billelt sandy loam, 2 to 5 percent slopes	6.23	7.7%		**134	**44	**53	**63	**2.98	**98
**363B	Griswold loam, 2 to 4 percent slopes	2.94	3.6%		**154	**51	**63	**76	**4.72	**116
Weighted Average					152.2	49.9	60.7	75.6	3.09	113.3

Area Symbol: IL201, Soil Area Version: 9

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 : 1246

County : WINNEBAGO

Operator Name : ROE BROTHERS

Farms Associated with Operator : 17-201-1136, 17-201-1153, 17-201-1203, 17-201-1246, 55-105-1446, 17-201-1961, 17-201-4115, 55-105-4838, 17-201-4977, 17-201-4997, 17-201-4999, 17-201-5000, 17-201-5005, 17-201-5078, 17-201-5362, 17-201-5383, 55-105-5560, 17-201-5626, 17-201-5718, 17-201-5721, 17-201-5722, 17-201-5792, 17-201-5875, 55-105-9305, 55-105-9614, 55-105-12306

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
97.67	80.69	80.69	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	80.69	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	44.80	0.00	0.00	92	92

TOTAL 44.80 0.00 0.00

NOTES

State : ILLINOIS

Farm Number : 1246

County : WINNEBAGO

Tract Number : 774

Description : G2 (3) SHIRLAND TWP SEC 2

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : DELANO R BERG

Other Producers : MARK ANDREW AUSTIN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
97.67	80.69	80.69	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	80.69	0.00	0.00	0.00	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	44.80	0.00	0.00	92	92

TOTAL 44.80 0.00 0.00



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 1246
Tract 774

IL201_T774

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Chicago Title Insurance Co
SCHEDULE A CONTINUED

Part of the Northwest Quarter (1/4) of Section 2, Township 28 North, Range 11 East of the Fourth Principal Meridian, bounded and described as follows: Beginning at the West Quarter (1/4) corner of Section 2, aforesaid; thence North 1 degree 50' 44" East 1790.50 feet; thence East (assumed) 2034.31 feet to a point in the curving right-of-way line of Boswell Road; thence Southeasterly along a curve convexed Southwesterly, 89.54 feet, having a radius of 1482.89 feet, the chord being South 26' degrees 43' 42.5" East 89.53 feet; thence North 62 degrees 32' 30" East 10.00 feet; thence South 27 degrees 35' 43" East, 577.60 feet to a point of curve; thence Southerly along a curve convexed Easterly 711.96 feet, having a radius of 1392.78 feet, the chord being South 12 degrees 37' 59" East, 704.23 feet; thence South 2 degrees 00' 40" West 123.06 feet; thence North 89 degrees 49' 44" West 400.00 feet; thence South 2 degrees 00' 40" West 400.00 feet; thence North 89 degrees 49' 44" West 2144.35 feet to the place of beginning; situated in Winnebago County and State of Illinois.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PART THEREOF, TO-WIT:

Beginning at an iron pin in the East and West centerline of Section 2, aforesaid, 1499.91 feet South 89 degrees 49' 44" East of an iron pin at the West Quarter (1/4) corner of said Section; thence North 00 degrees 10' 18" West, 696.58 feet to an iron pin; thence North 84 degrees 57' 51" East, 1052.24 feet to an iron pin in the Westerly curving right-of-way line of Boswell Road; thence Southeasterly, along said curving right-of-way line convexed Northeasterly, 270.27 feet, having a radius of 1392.78 feet, the chord being South 03 degrees 32' 53" East, 269.84 feet to an iron pin at a point of tangency in said right-of-way line; thence South 02 degrees 00' 40" West, along said right-of-way line, 123.06 feet to an iron pin; thence North 89 degrees 49' 44" West, 400.00 feet to an iron pin; thence South 02 degrees 00' 40" West, 400.00 feet to an iron pin in the East and West centerline of said Section; thence North 89 degrees 49' 44" West, along said line, 644.44 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

REGISTERED AGENT:

Title Underwriters Agency, 126 N. Water Street, Rockford, IL 61107
Phone (815)964-9800 Fax: (815)964-4135