



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
Johnston's
156.97 acres MOL, Section 6
Elmira Township, McHenry Co., IL*

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*

700 6th Ave., DeWitt, IA 52742
Office: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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Main Office
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TOTAL ACRES:	
PRICE:	
Price Per Acre:	
Owner:	
Operator:	
County & State:	
Location:	
Possession Date:	
Drainage Info:	
Average Productivity:	
Taxable Acres:	
Net RE Taxes:	
Taxes payable in:	
Topography:	

F.S.A. Information:

Farmland:		Corn Base:	
Crop Acres:		Corn Yield:	
CRP Acres:		Soybean Base:	
Wheat Base:		Soybean Yield:	
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

Legal Description:

To Contact Listing Agent:

Comments & Building Information:

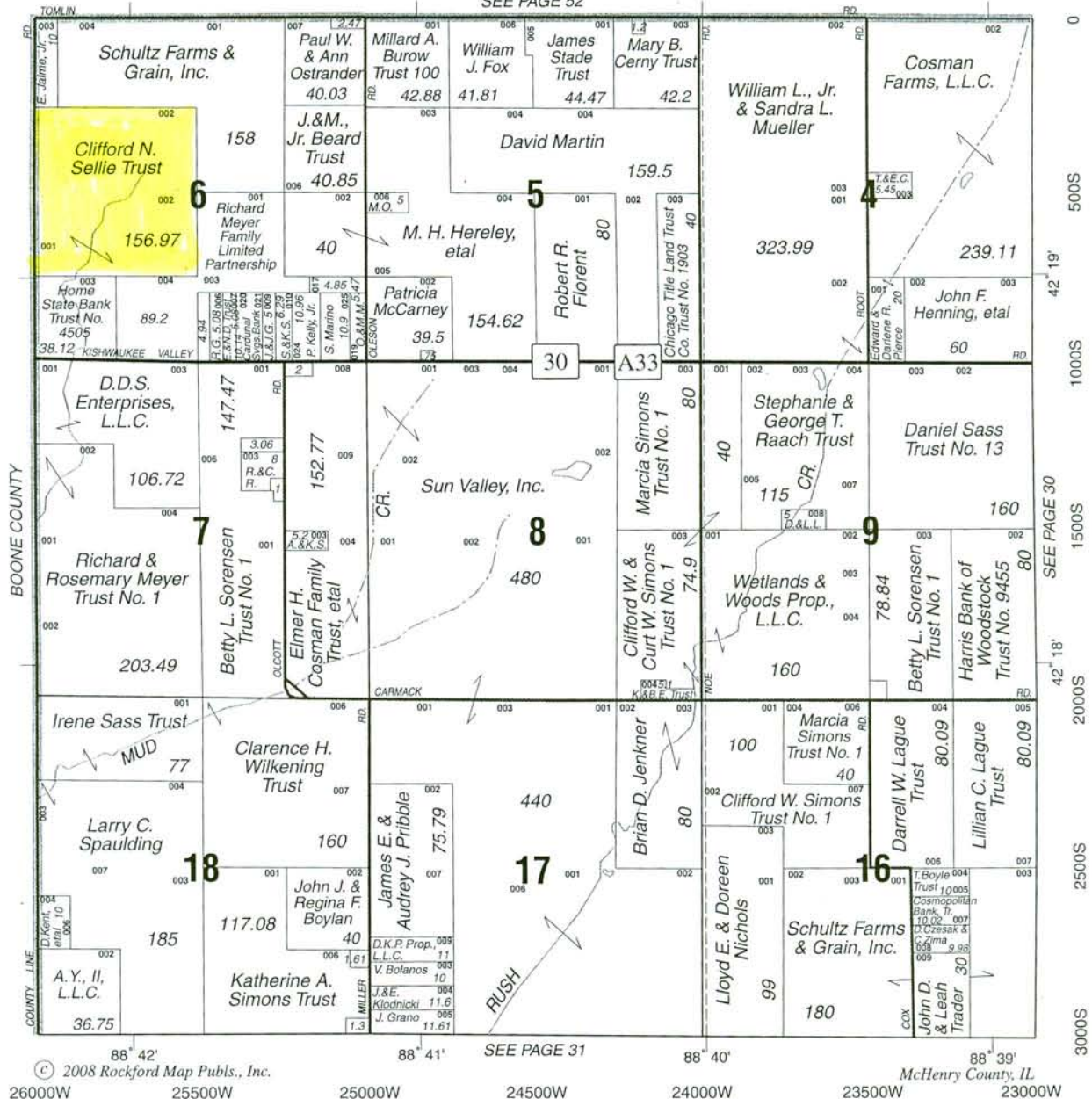
Lease/FSA Information:

NORTHWEST
PART

MARENGO

T.44N.-R.5E.

SEE PAGE 52



COUNTRY WELL & PUMP, INC.

Well Drilling
Pump Sales - Service
Licensed & Insured
Family Owned & Operated
Free Estimates

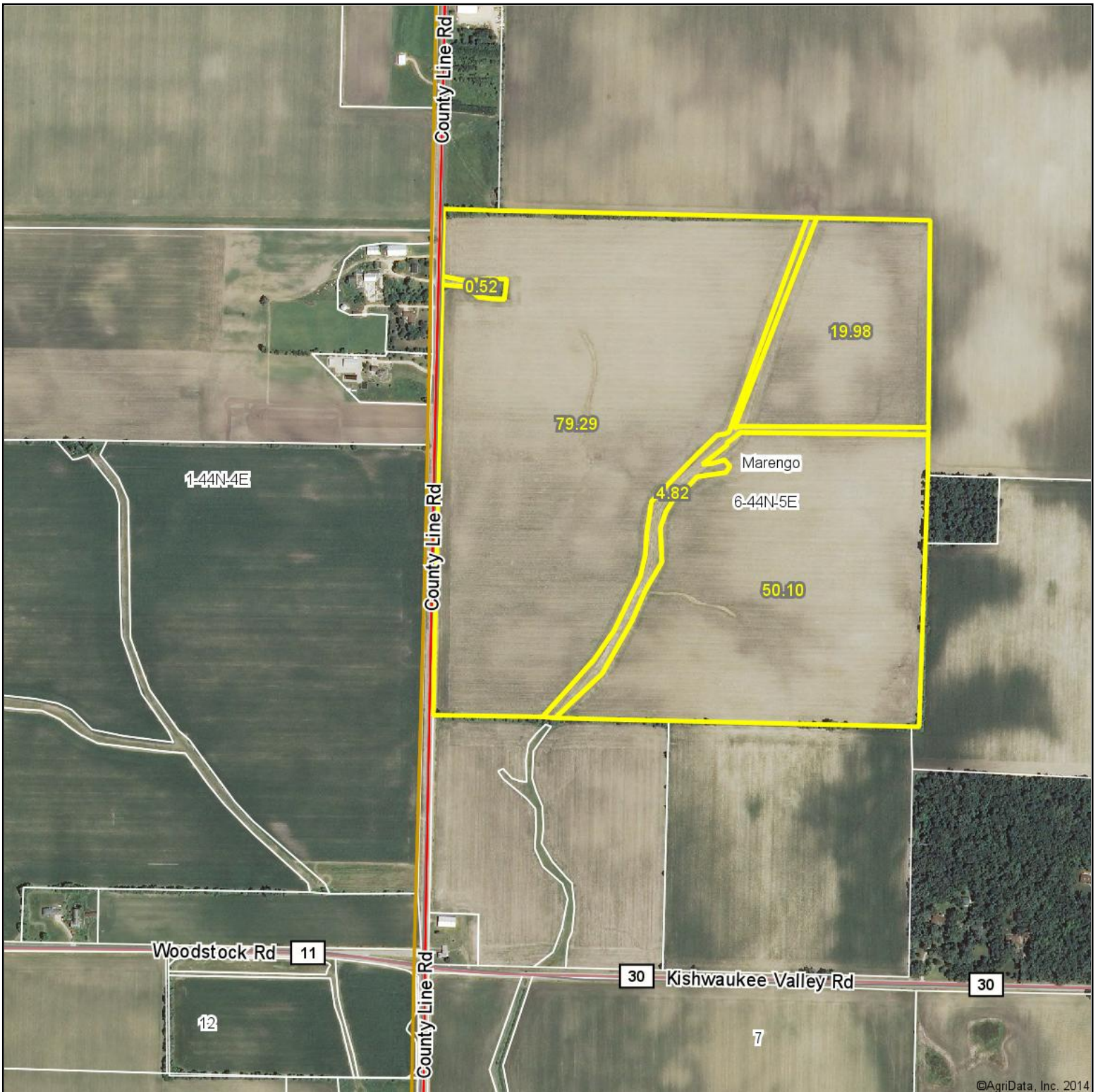


WE INSTALL, REPAIR & PUMP
SEPTIC SYSTEMS
11762 U.S. Hwy. 20 - Garden Prairie
(800) 648-4731
(815) 597-2001

CRAIG NICE - MARK NICE, Owners



Aerial Map



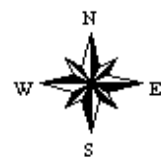
TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



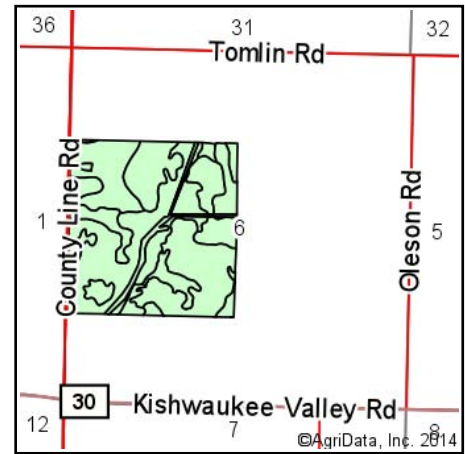
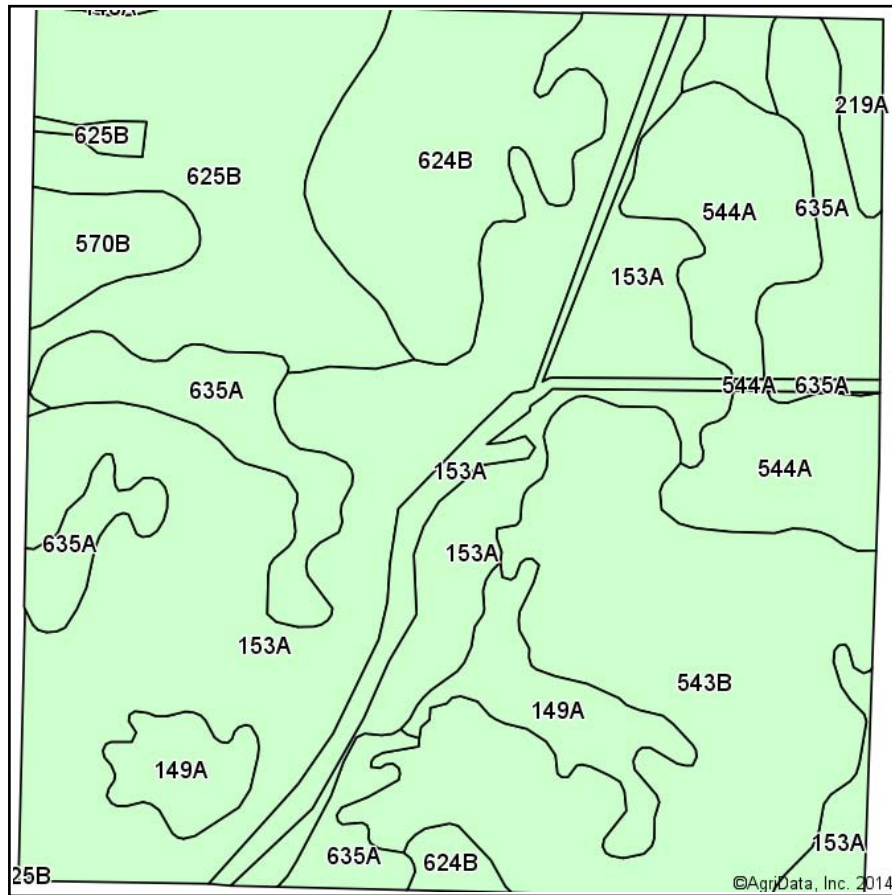
6-44N-5E
McHenry County
Illinois

map center: 42° 19' 9.14, 88° 42' 12.34
scale: 9345



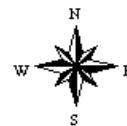
11/20/2014

Soil Map



State: **Illinois**
 County: **McHenry**
 Location: **6-44N-5E**
 Township: **Marengo**
 Acres: **154.71**
 Date: **11/20/2014**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL111, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^a	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	49.78	32.2%		183	60	70	92	0.00	136
**543B	Piscasaw silt loam, 2 to 4 percent slopes	29.07	18.8%		**166	**51	**63	**86	**4.59	**121
**625B	Geryune silt loam, 2 to 5 percent slopes	19.56	12.6%		**183	**58	**70	**98	**6.34	**136
635A	Lismod silt loam, 0 to 2 percent slopes	15.59	10.1%		187	60	73	100	0.00	138
**624B	Caprell silt loam, 2 to 4 percent slopes	14.32	9.3%		**155	**50	**59	**76	**4.35	**114
544A	Torox silt loam, 0 to 2 percent slopes	12.61	8.2%		169	53	63	87	0.00	123
149A	Brenton silt loam, 0 to 2 percent slopes	7.46	4.8%		195	60	74	105	0.00	141
**570B	Martinsville silt loam, 2 to 4 percent slopes	3.22	2.1%		**153	**49	**62	**74	**4.47	**113
219A	Millbrook silt loam, 0 to 2 percent slopes	2.84	1.8%		177	55	69	93	0.00	129
148A	Proctor silt loam, 0 to 2 percent slopes	0.26	0.2%		185	58	70	99	6.40	135
Weighted Average					176.3	56.2	67.4	90.8	2.17	129.9

Area Symbol: IL111, Soil Area Version: 10

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

^a 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.