



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

35 acres more or less

Section 33

Riley 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.

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



Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189

35 acres more or less in McHenry Co., IL

TOTAL ACRES: 34.562 surveyed acres

PRICE: \$432,000.00

Price Per Acre: \$12,500.00

Owner: Yegge

Operator: Pierce

County & State: McHenry Co., IL

Location: South of Morengo

Possession Date: At closing

Drainage Info: Tile

Average P.I.: 139.4

Taxable Acres: 34 est.

Net RE Taxes: \$ 1,440 est.

Taxes payable in: 2014

Topography: level

Legal Description:

Part of the Northeast 1/4 of Section 33, T43N-R5E of the 3rd
P.M. (see survey)

Comments & Building Information:

Prime farm ground with High Productivity index. At this time
FSA information is not available on this farm.

F.S.A. Information:

Farmland:	34.5	Corn Base:	n/a
Crop Acres:	n/a	Corn Yield:	n/a
CRP Acres:	0	Soybean Base:	n/a
Wheat Base:	n/a	Soybean Yield:	n/a
Wheat Yield:	n/a		

Approximate Breakdown of Acres:

Total Acres:	34.5
Tillable Acres:	33.75
CRP Acres:	0
Farmstead:	0
Roads:	.75
Waterways:	0
Timber:	0
Pasture:	0

To Contact Listing Agent:

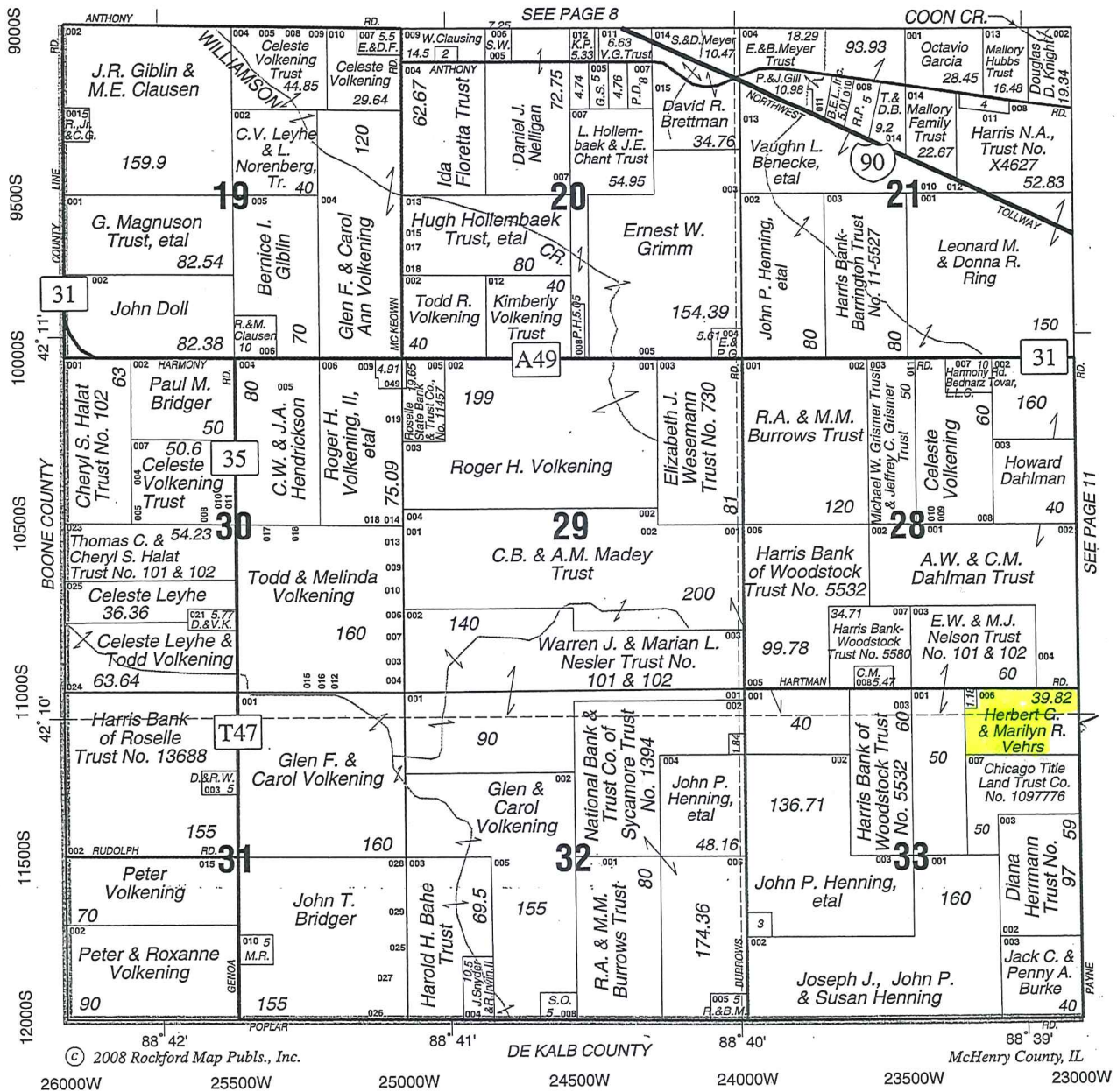
Doug Yegge
(563)320-9900 or
(563)659-8185

Lease/FSA Information:

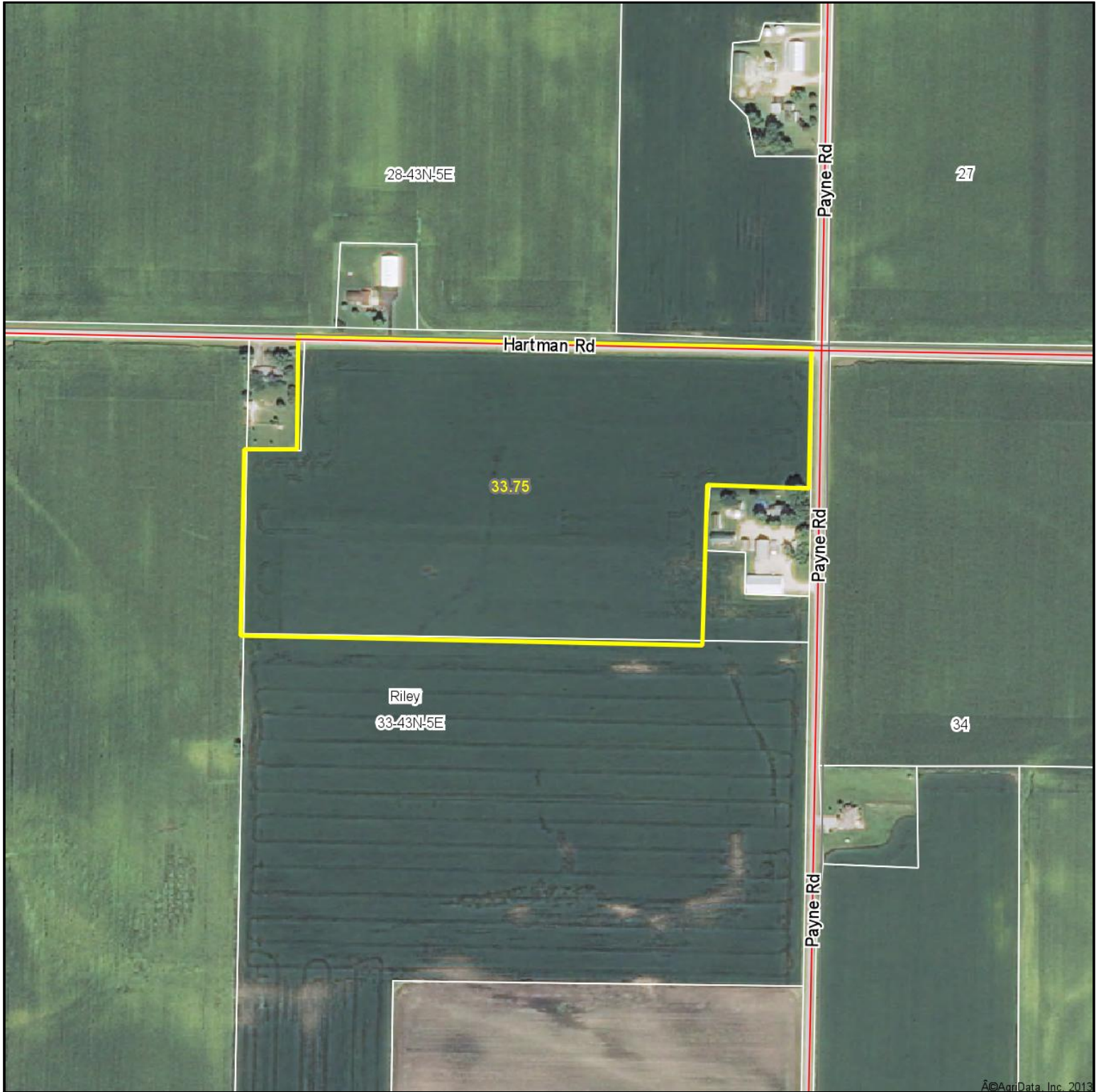
Rented for \$375 per acre for 2014.

SOUTHWEST PART RILEY

T.43N.-R.5E.



Aerial Map



©AgriData, Inc. 2013

TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

33-43N-5E
McHenry County
Illinois

map center: 42° 9' 58.23, 88° 39' 0.52

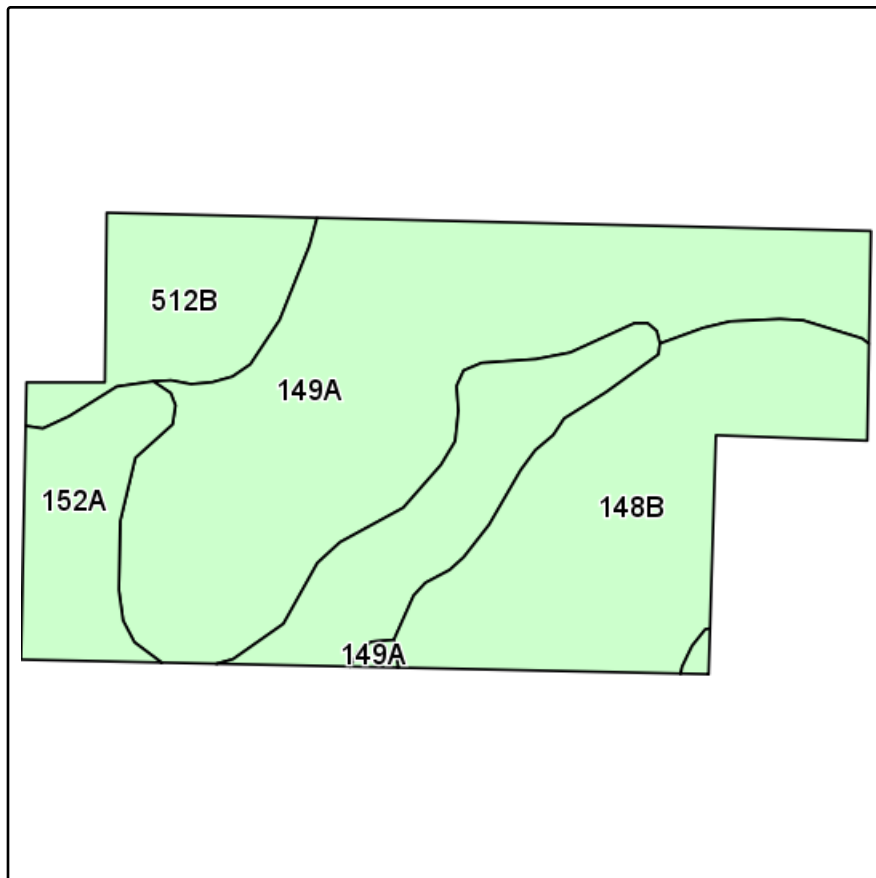
scale: 5201



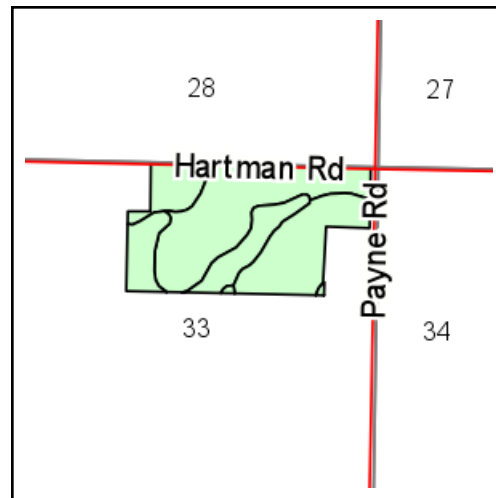
10/31/2013

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

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: **Illinois**
County: **McHenry**
Location: **33-43N-5E**
Township: **Riley**
Acres: **33.75**
Date: **10/31/2013**

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



Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
©AgriData, Inc 2013
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
149A	Brenton silt loam, 0 to 2 percent slopes	14.64	43.4%		195	60	74	105	0.00	141
**148B	Proctor silt loam, 2 to 5 percent slopes	8.86	26.3%		**183	**57	**69	**98	**6.34	**134
152A	Drummer silty clay loam, 0 to 2 percent slopes	6.90	20.4%		195	63	73	100	0.00	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	3.35	9.9%		**185	**58	**72	**99	**6.34	**137
Weighted Average					190.9	59.6	72.3	101.5	2.29	139.4

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".

Illinois

McHenry

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5716

Prepared: 7/14/14 4:46 PM

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

PIERCE FARMS

Farm Identifier

Not Applicable

Recon Number

Farms Associated with Operator:

950, 1075, 2034, 2606, 2688, 4538, 4658, 4673, 4709, 4850, 5848, 5913, 5944, 6245, 7404, 7490, 7515, 7612, 7767, 7790, 7792, 7891, 7938, 8109, 8123,

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
37.84	34.3	34.3	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	34.3	0.0	0.0			Y	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	23.0	111	111	0.0	0.0
SOYBEANS	11.3	25	25	0.0	0.0
Total Base Acres:	34.3				

Tract Number: 10173

Description: B-14/T43N-R5E-33

FAV/WR

BIA Range Unit Number:

History

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

Y

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.84	34.3	34.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	34.3	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	23.0	111	111	0.0	0.0
SOYBEANS	11.3	25	25	0.0	0.0
Total Base Acres:	34.3				

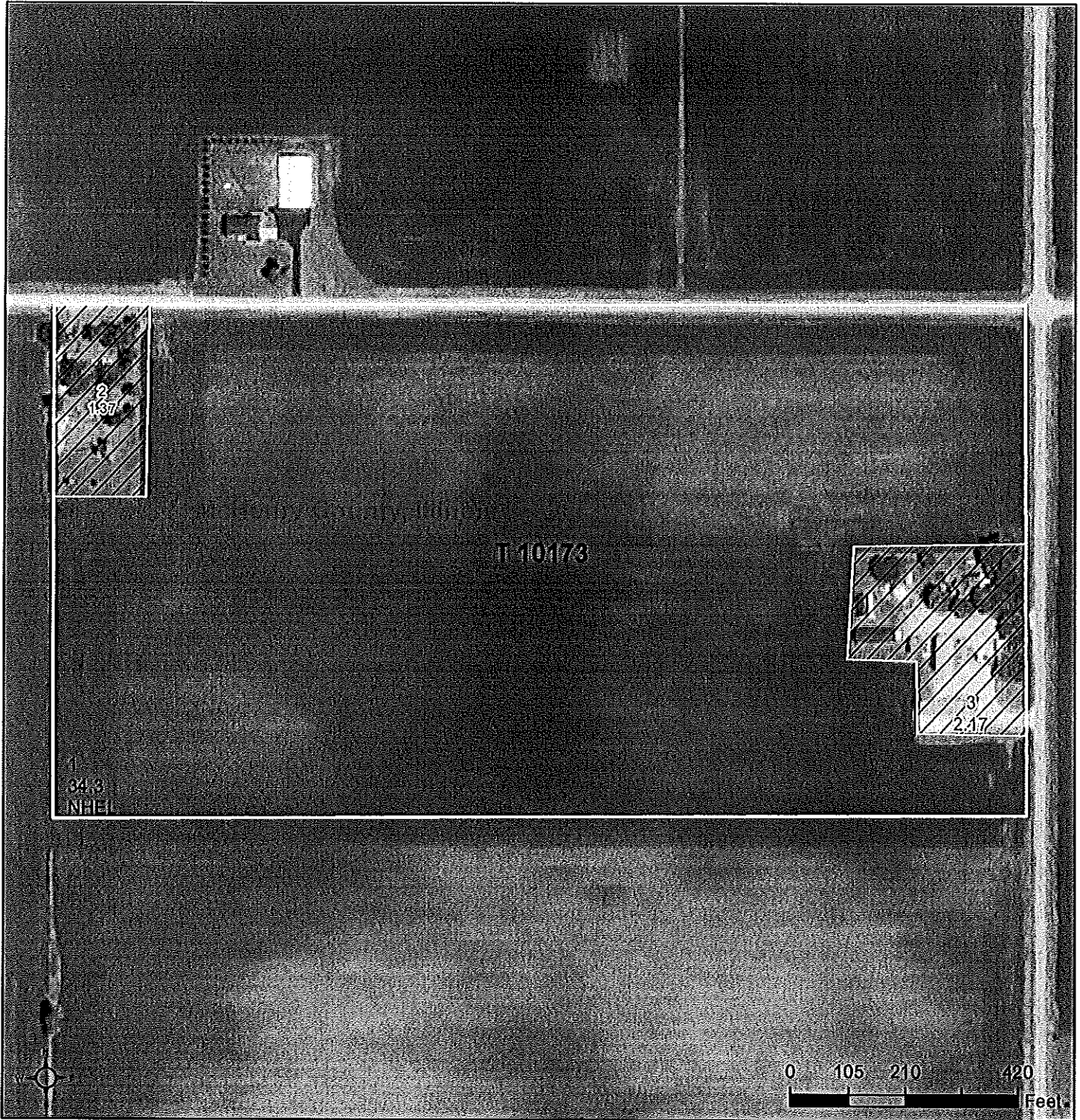
Owners: THE DOUGLAS R YEGGE U/T/A DATED 2/16/2012

Other Producers: None



United States
Department of
Agriculture

McHenry 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 January 09, 2014

Farm 5716

Tract 10173

IL111_T10173

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FILED 2013/04/08 10:05:27 AM -0400