



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

125 acres more or less

Section(s) 10 & 15

Rockton Township, Winnebago 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
700 6th Ave., DeWitt, IA 52742
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125 acres more or less in Winnebago Co., IL

TOTAL ACRES:	125 acres m/l
PRICE:	\$1,187,500.00

Price Per Acre: \$9,500
Owner: Dyn Cannell
Operator: Phelps
County & State: Winnebago, Illinois
Location: 1 miles West of Rockton
Possession Date: At Closing
Drainage Info: Natural and tile
P.I.: 83.5
Taxable Acres: 124
Net RE Taxes: \$104.98
Taxes payable in: 2013
Topography: level

F.S.A. Information:

Farmland:	125	Corn Base:	93.4
Crop Acres:	120	Corn Yield:	108
CRP Acres:	0	Soybean Base:	16
Wheat Base:	7	Soybean Yield:	35
Wheat Yield:	44		

Approximate Breakdown of Acres:

Total Acres:	125
Tillable Acres:	120
CRP Acres:	0
Farmstead:	0
Roads:	1
Waterways:	0
Timber:	0
Gravel Pit:	4

Legal Description:

North 45acres of the East 1/2, Northeast 1/4 of Section 15; South 1/2 of the Southeast 1/4, Section 10 Township 46 Range 1 East.

To Contact Listing Agent:

**Call Douglas Yegge at
(563)320-9900 or
(563)659-8185**

Comments & Building Information:

Plat has been approved on this farm.

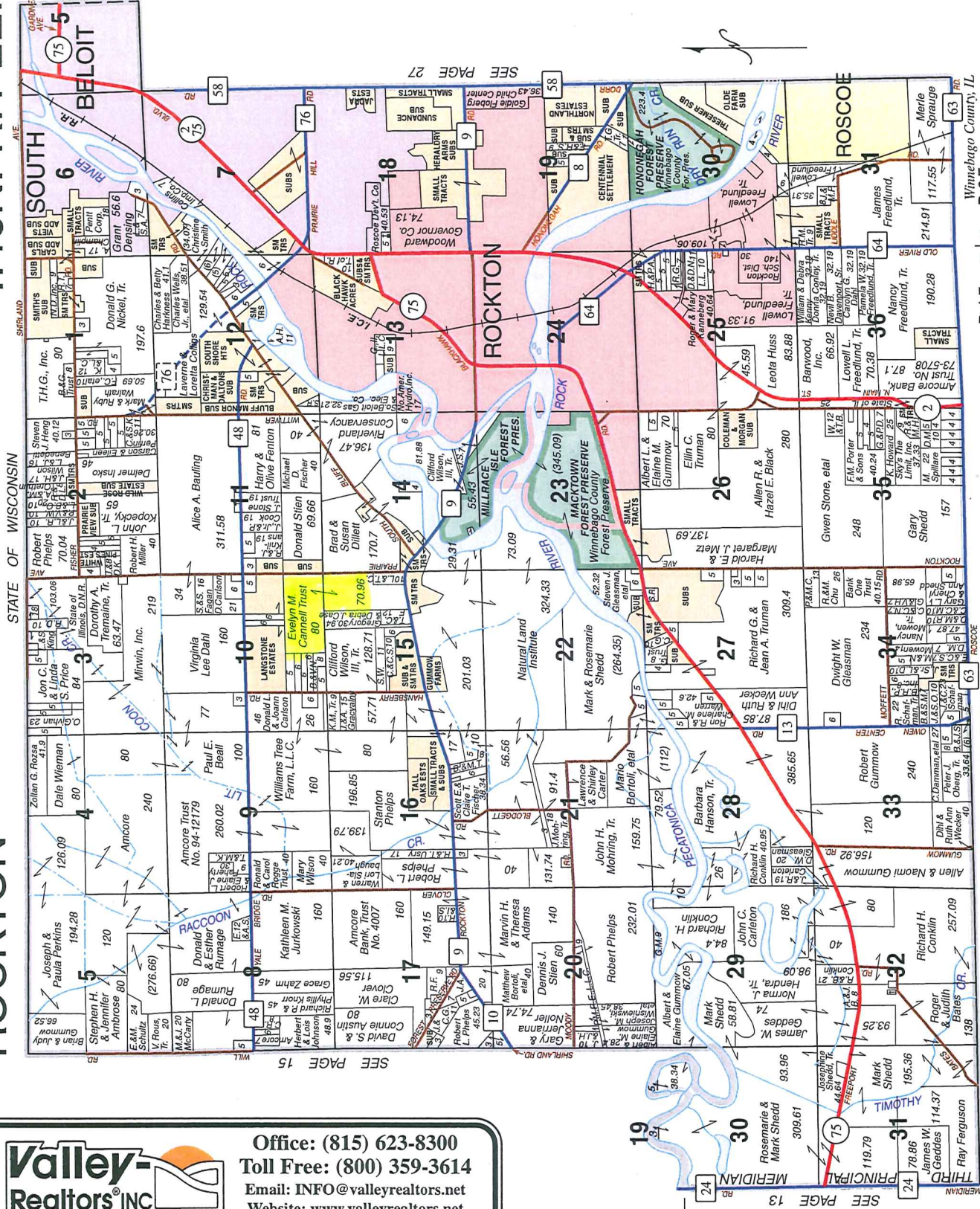
Lease/FSA Information:

Open for 2014

ROCKTON

T.46N.-R.1-2E.

STATE OF WISCONSIN



Office: (815) 623-8300
Toll Free: (800) 359-3614
Email: INFO@valleyrealtors.net
Website: www.valleyrealtors.net

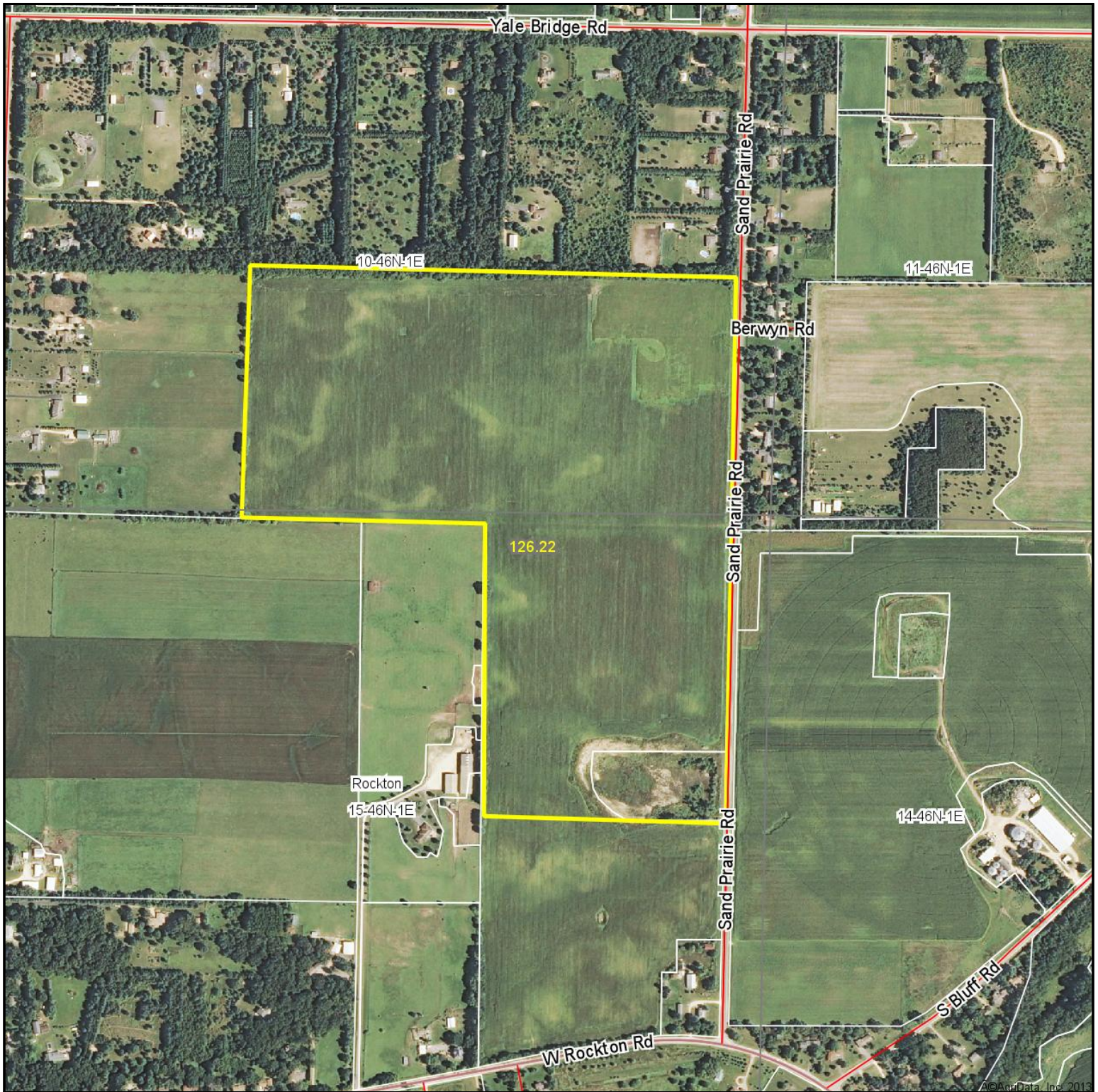
4761 Bluestem Rd., P.O. Box 795, Roscoe, IL 61073

SERVING THE
ROCKTON, ROSCOE, SOUTH BELOIT, MACHESNEY PARK,
LOVES PARK, ROCKFORD & BOONE COUNTY AREA

Stop by or Call
for a FREE AREA MAP

© 2005 Rockford Map Pubs., Inc.

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



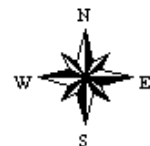
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15-46N-1E
Winnebago County
Illinois

map center: 42° 28' 9.89, 89° 6' 9.48

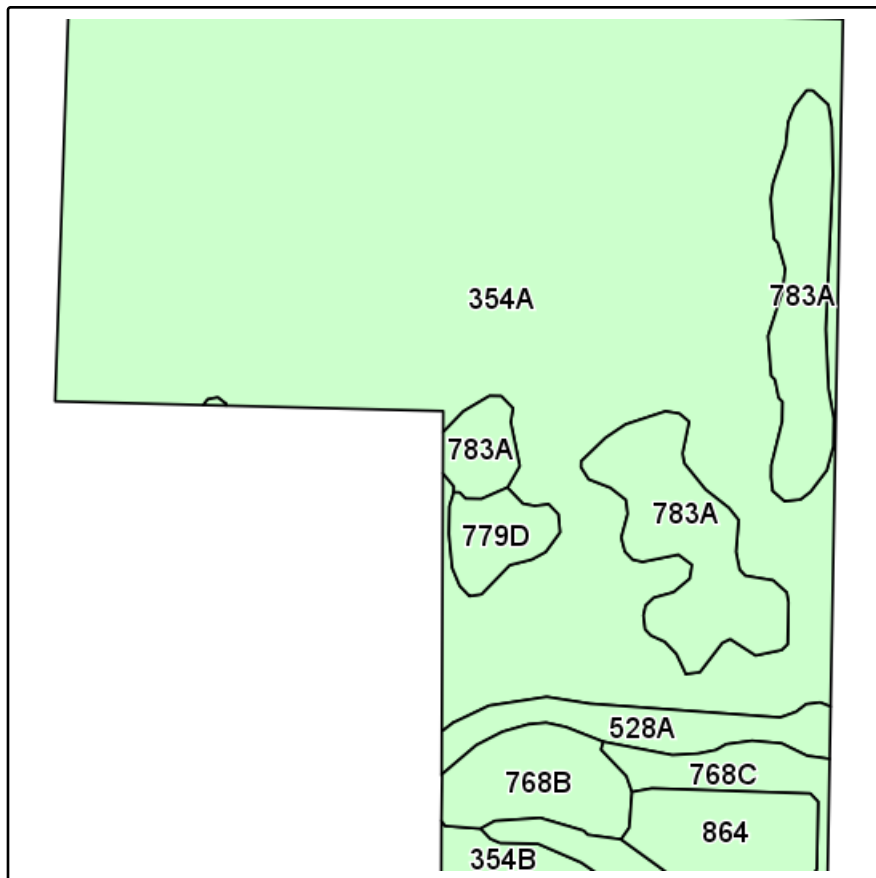
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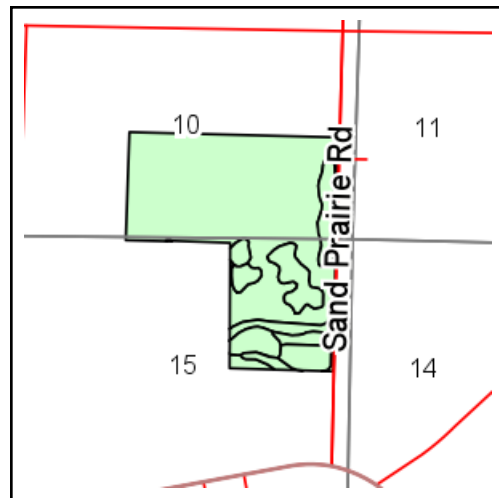
10/9/2013

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

Soils Map

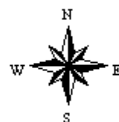


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: **Illinois**
County: **Winnebago**
Location: **15-46N-1E**
Township: **Rockton**
Acres: **126.22**
Date: **10/9/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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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	Alfalfa hay, T/A	Crop productivity index for optimum management
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	93.87	74.4%		114	37	47	56	0.00	84
783A	Flagler sandy loam, 0 to 2 percent slopes	13.06	10.3%		129	44	51	60	2.88	96
864	Pits, quarries	4.22	3.3%						.00	
**768B	Backbone loamy sand, 2 to 5 percent slopes	4.11	3.3%		**114	**39	**48	**53	0.00	**86
**768C	Backbone loamy sand, 5 to 10 percent slopes	3.98	3.2%		**112	**38	**47	**52	0.00	**84
528A	Lahoguess loam, 0 to 2 percent slopes	3.51	2.8%		170	55	65	88	0.00	126
**779D	Chelsea loamy fine sand, 6 to 12 percent slopes	2.00	1.6%		**102	**31	**46	**52	0.00	**75
**354B	Hononegah loamy coarse sand, 2 to 6 percent slopes	1.47	1.2%		**113	**37	**47	**55	0.00	**83
Weighted Average					113	37	46.3	55.1	0.26	83.5

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
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4070
Prepared: 11/6/13 10:28 AM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

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
	Not Applicable	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
162.2	153.21	153.21	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	153.21	0.0	0.0			Y	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	8.9	44	44	0.0	0.0
CORN	119.3	108	108	0.0	0.0
SOYBEANS	20.4	35	35	0.0	0.0
Total Base Acres:	148.6				

Tract Number: 1653 Description: J2 (6) ROCKTON TWP SEC 10 & 15

FAV/WR History
Y

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
162.2	153.21	153.21	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	153.21	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	8.9	44	44	0.0	0.0
CORN	119.3	108	108	0.0	0.0
SOYBEANS	20.4	35	35	0.0	0.0
Total Base Acres:	148.6				

Owners: DYN CANNELL LLC

Other Producers: None



United States Department of Agriculture
Farm Service Agency

October 27, 2010

Winnebago County, IL

Farm: 4070

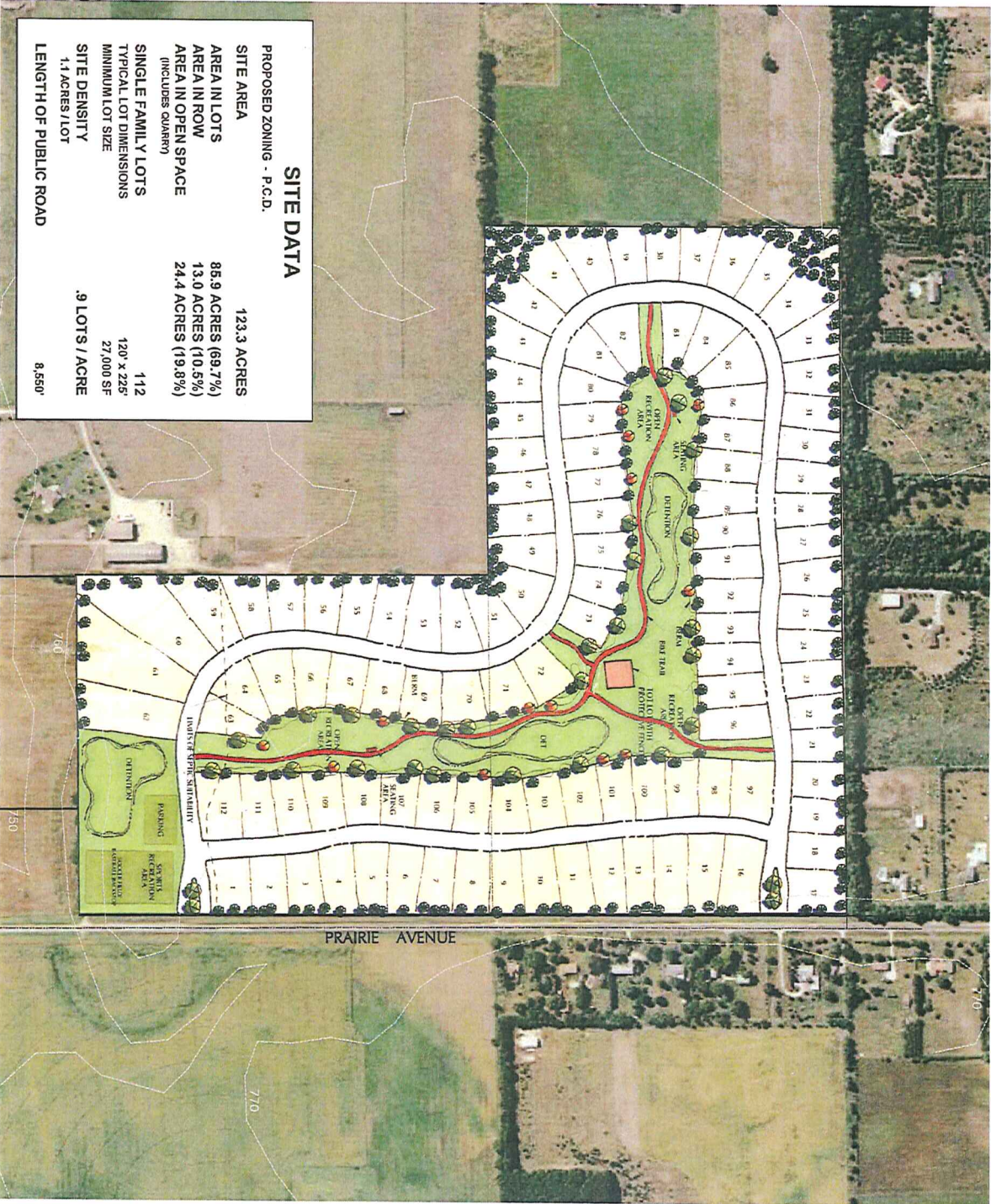
Tract: 1653

fsa_gis_layers.SDE.wet_p_11201

Wetland Determination Identifiers

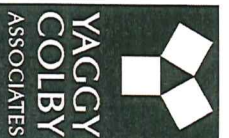
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.



SITE DATA

PROPOSED ZONING - P.C.D.	
SITE AREA	123.3 ACRES
AREA IN LOTS	85.9 ACRES (69.7%)
AREA IN ROW	13.0 ACRES (10.5%)
AREA IN OPEN SPACE (INCLUDES SQUARE)	24.4 ACRES (19.8%)
SINGLE FAMILY LOTS	112
TYPICAL LOT DIMENSIONS	120' x 225'
MINIMUM LOT SIZE	27,000 SF
SITE DENSITY	.9 LOTS / ACRE
LENGTH OF PUBLIC ROAD	8,550'



ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
DESIGNERS
1000 N. WISCONSIN ST. SUITE 100
ROCKFORD, ILLINOIS 61103
TEL: 815.398.4444
FAX: 815.398.4444
EMAIL: INFO@YAGGYCOLBY.COM

FIRST ROCKFORD GROUP
CANNELL PROPERTY
ROCKTON, ILLINOIS
CONCEPT DEVELOPMENT PLAN

PROJECT NUMBER	14516
OWNER	14516, BASE DING
DATE	10-27-05
DRAWN BY	AMK
CHECKED BY	AMK
REVISIONS	
01-10-06	
SHEET NUMBER	



