



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

75 acres more or less

Section 16

Manchester Township, Boone 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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75 acres more or less in Boone Co., IL

TOTAL ACRES:	75 m/l
PRICE:	\$637,500.00

Price Per Acre: \$8,500

Owner: Ladehoff Farm Partnership

Operator: Morris

County & State: Boone Co., Illinois

Location: 6 miles North of Poplar Grove, IL

Possession Date: negotiable

Drainage Info: Natural & Tile

P.I. : 118.6

Taxable Acres: 73.8

Net RE Taxes: To be determined

Taxes payable in: 2013

Topography: Level to gentle slope

F.S.A. Information:

Farmland:	92.26	Corn Base:	82.8
Crop Acres:	83.02	Corn Yield:	122
CRP Acres:	0	Soybean Base:	.40
Wheat Base:	0	Soybean Yield:	39
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	75
Tillable Acres:	72-73 est.
CRP Acres:	0
Farmstead:	0
Roads:	1
Waterways:	1
Timber:	0
Pasture:	0

Legal Description:

East 1/2 of the Northeast 1/4 of Section 16, Township 46 North,
Range 3 East of the 3rd P.M.

Excluding house, buildings and 5 acres.

To Contact Listing Agent:

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

Comments & Building Information:

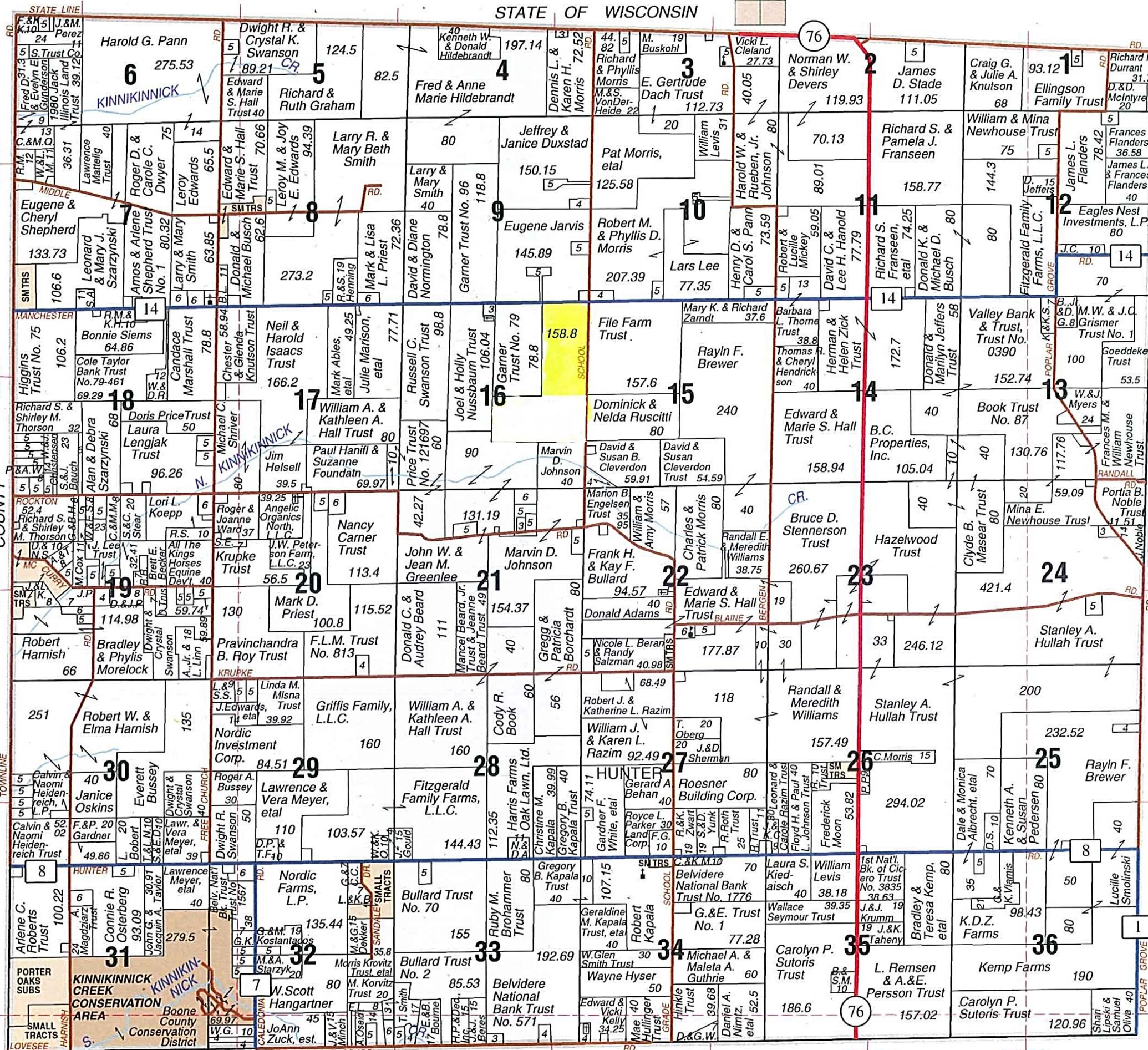
The waterway on the North end of the farm was cleaned and tiled.
FSA information to be reconstituted in 2014.

Lease/FSA Information:

Leased for 2014

MANCHESTER

T.46N.-R.3E.

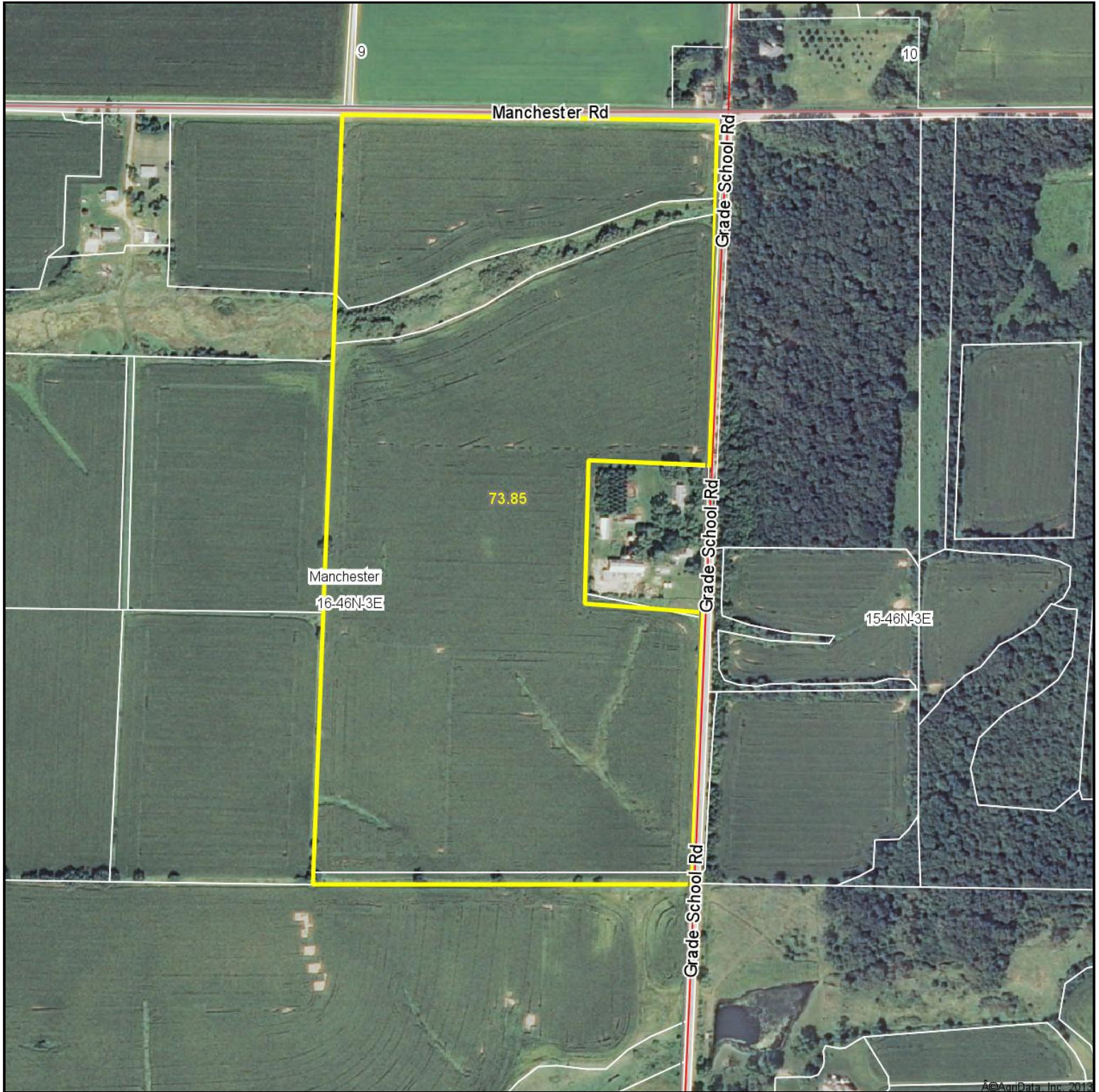


88° 56' 88° 55' 88° 54' 88° 53' 88° 52' 88° 51' 88° 50' Boone County, IL
© 2010 Rockford Map Publs., Inc. SEE PAGE 20 SEE PAGE 22
0 1000 2000 3000 4000 5000 6000

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RR RON PIFKIN REALTY
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6821 E. Hales Corner Road • Stillman Valley, Illinois 61084
(815) 234-5400 • Fax: (815) 234-7513

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



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16-46N-3E
Boone County
Illinois

map center: 42° 28' 6.15, 88° 52' 54.39

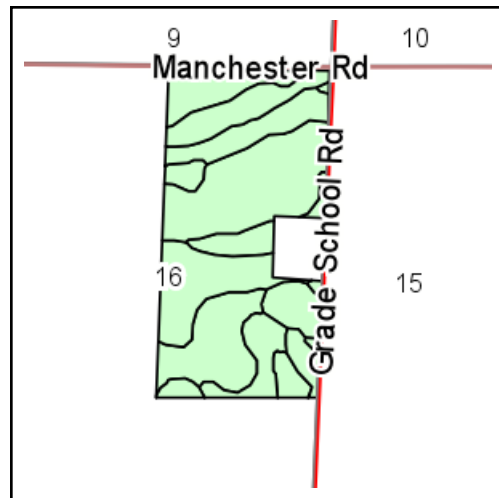
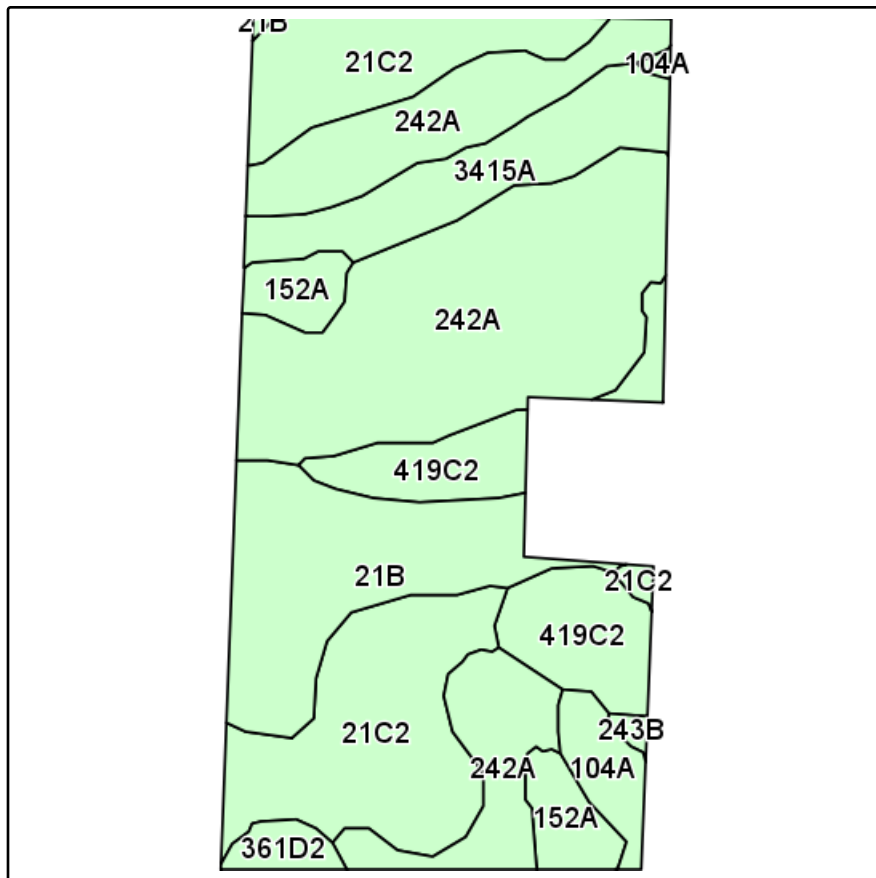
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10/11/2013

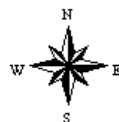
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Illinois**
 County: **Boone**
 Location: **16-46N-3E**
 Township: **Manchester**
 Acres: **73.85**
 Date: **10/11/2013**

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Maps provided by:

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

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
242A	Kendall silt loam, 0 to 2 percent slopes	28.11	38.1%		172	53	66	89	0.00	125
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	15.96	21.6%		**143	**46	**56	**72	**4.20	**105
**21B	Pecatonica silt loam, 2 to 5 percent slopes	10.00	13.5%		**152	**49	**59	**76	**4.47	**112
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	7.21	9.8%		**151	**48	**59	**77	**4.67	**111
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	6.12	8.3%		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	2.04	2.8%		182	56	70	97	0.00	132
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	1.01	1.4%		**127	**43	**52	**60	**3.26	**95
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.23	0.3%		**166	**51	**64	**86	**5.09	**121
Weighted Average					162.3	51.2	62.4	82.7	2.03	118.6

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".

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2014

Date Oct 25, 2013

Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 3396

County : BOONE

Tract Number : 8895

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 :

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
92.26	83.02	83.02	0.00	0.00	0.00	0.00

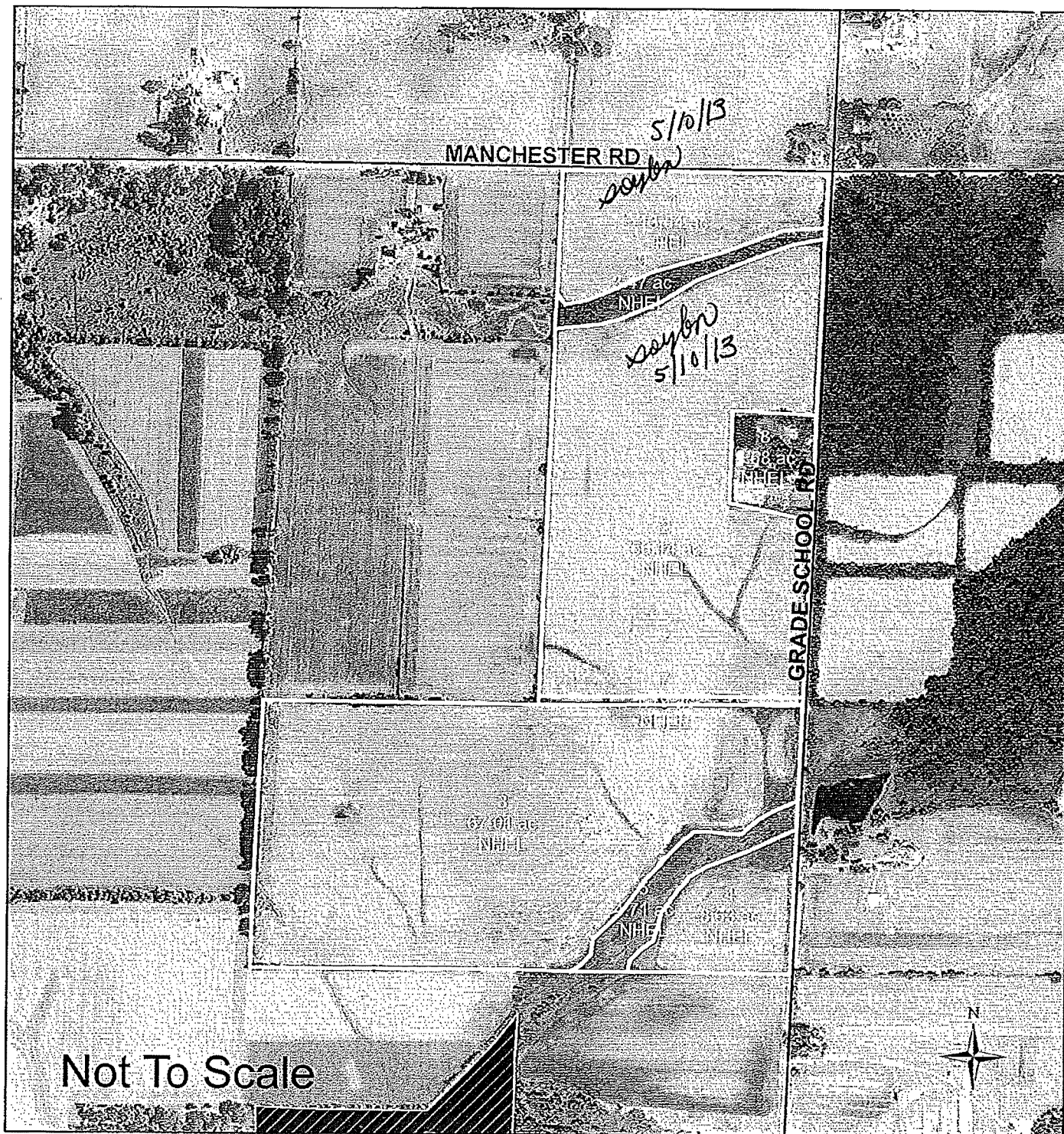
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	83.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.00	0.00	0.00	0	0
Oats	0.00	0.00	0.00	0	0
Corn	82.80	0.00	0.00	122	122
Soybeans	0.40	0.00	0.00	39	39

TOTAL	83.20	0.00	0.00
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NOTES



United States Department of Agriculture
Farm Service Agency

Farm: 3396

Boone County

Tract: 626 2013

August 07, 2013

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.