



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



We are pleased to present: 245.125 acres MOL

TOTAL ACRES:	245.125
PRICE:	\$2,059,050.00

Price Per Acre: \$8,400.00
Owner: Johnston
Operator: H&E Sod
County & State: McHenry Co., IL
Location: Approximately 5 miles South of Harvard
Possession Date: To be agreed
Drainage Info: Natural and some Tile
Average CSR:
Taxable Acres: 245.125
Net RE Taxes: \$6,297.00 (Est.)
Taxes payable in: 2012
Topography: Level

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: 245.125
Tillable Acres: 245.125
CRP Acres:
Farmstead:
Roads:
Waterways:
Timber:
Pasture:

Legal Description:

E 1/2 W 1/2 of Section 34 and E 1/2 NE 1/4 of Section 34 excluding the buildings in the NE corner and approximately 10 acres and SW 1/4 SW 1/4 NE 1/4 of Section 25 all in Township 45 North Range 5 East of the 4th P.M.

To Contact Listing Agent:

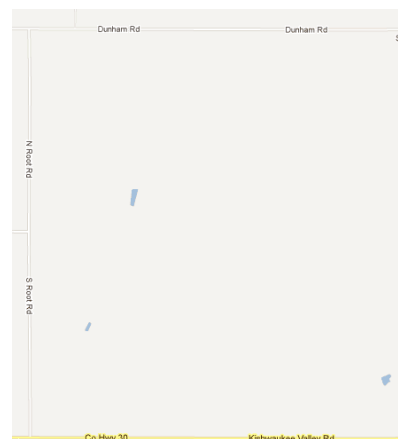
Douglas R. Yegge 563-320-9900

Comments & Building Information:

This property contains a set of buildings in the Northwest corner that are of no value. There is also an approximately 1/2 acre irrigation pond on the property.

Lease/CRP Information:

Rented for the current year at \$300 per acre to H&E Sod.



TOTAL REALTY CO.

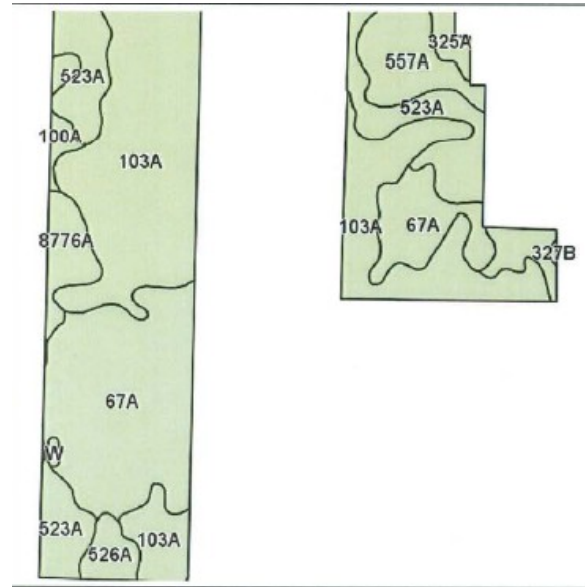


700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

*Your Farmland
Specialist!*



We are pleased to present: 245.125 acres MOL



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Alfalfa d hay, T/A	Crop productivity index for optimum management
103A	Houghton muck, 0 to 2 percent slopes	99	40.3%		FAV	175	57	0	0	0.00	130
67A	Harpster silty clay loam, 0 to 2 percent slopes	69.4	28.3%		FAV	182	57	68	89	0.00	133
523A	Dunham silty clay loam, 0 to 2 percent slopes	41.5	16.9%		FAV	177	58	69	90	0.00	132
557A	Millstream silt loam, 0 to 2 percent slopes	14.3	5.8%		FAV	179	56	69	93	0.00	130
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	8.5	3.5%		FAV	185	61	69	89	0.00	138
526A	Grundelein silt loam, 0 to 2 percent slopes	5.3	2.2%		FAV	186	61	71	98	0.00	138
100A	Palms muck, 0 to 2 percent slopes	3.6	1.5%		FAV	161	51	0	0	0.00	118
325A	Dresden silt loam, 0 to 2 percent slopes	3.1	1.3%		FAV	158	51	61	82	4.14	116
W	Water	0.6	0.2%								
**327B	Fox silt loam, 2 to 4 percent slopes	0.2	0.1%		FAV	**148	**48	**58	**72	**3.47	**108
Weighted Average						177.5	57.1	39.7	52.2	0.06	131.1

Contact:
Doug Yegge 563-320-9900

The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or its employees.