



700 6th Ave., DeWitt, IA 52742  
 Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



**We are pleased to present: 160.499 acres MOL**

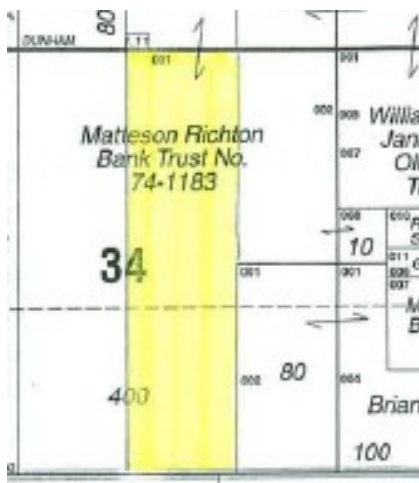
<b>TOTAL ACRES:</b>	<b>160.499</b>
<b>PRICE:</b>	<b>\$1,348,191.00</b>
<b>Price Per Acre:</b>	\$8,400.00
<b>Owner:</b>	Wixom
<b>Operator:</b>	H&E Sod
<b>County &amp; State:</b>	McHenry Co., IL
<b>Location:</b>	Approximately 5 miles South of Harvard, IL
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural and some Tile
<b>Average CSR:</b>	
<b>Taxable Acres:</b>	160.499
<b>Net RE Taxes:</b>	\$4,240.00 (Est.)
<b>Taxes payable in:</b>	2012
<b>Topography:</b>	Level

**Legal Description:**

W 1/2 NE 1/4 and W 1/2 SE 1/4 of Section 34, Township 45  
 North Range 5 East of the 4th P.M. McHenry Co., IL

**Comments & Building Information:**

The property has a 3' gravel packed well approximately 40' deep located about 1000' south of Dunham Rd. on the easterly edge of the property which supplies water to the sod land on both sides of the property. There is also a 20'x30' fertilizer building located just north of the well.



**F.S.A. Information:**

<b>Farmland:</b>	<b>Corn Base:</b>
<b>Crop Acres:</b>	<b>Corn Yield:</b>
<b>CRP Acres:</b>	<b>Soybean Base:</b>
<b>Wheat Base:</b>	<b>Soybean Yield:</b>
<b>Wheat Yield:</b>	

**Approximate Breakdown of Acres:**

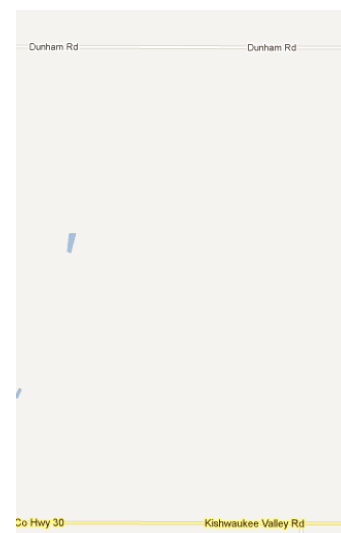
<b>Total Acres:</b>	160.499
<b>Tillable Acres:</b>	160.499
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**To Contact Listing Agent:**

Douglas R. Yegge 563-320-9900

**Lease/CRP Information:**

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



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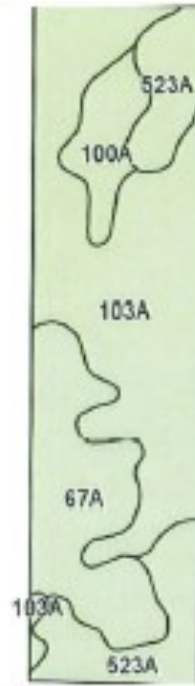


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Specialist!*



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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	80.8	50.3%		FAV	175	57	0	0	0.00	130
67A	Harpster silty clay loam, 0 to 2 percent slopes	36.5	22.8%		FAV	182	57	68	89	0.00	133
523A	Dunham silty clay loam, 0 to 2 percent slopes	31.2	19.5%		FAV	177	58	69	90	0.00	132
100A	Palms muck, 0 to 2 percent slopes	11.9	7.4%		FAV	161	51	0	0	0.00	118
Weighted Average						176	56.8	29	37.8	0.00	130.2

**Contact:**  
**Doug Yegge 563-320-9900**