



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: 101 acres MOL in Warren Co., IL**

<b>TOTAL ACRES:</b>	<b>101</b>
<b>PRICE:</b>	<b>\$959,500.00</b>

**Price Per Acre:** \$9,500.00  
**Owner:** Smith  
**Operator:** Byers  
**County & State:** Warren Co., IL  
**Location:** Youngstown, IL  
**Possession Date:** To be agreed  
**Drainage Info:** Natural and Tile  
**Average Productivity Index:** 139  
**Taxable Acres:** 101  
**Net RE Taxes:** \$2,592.52  
**Taxes payable in:** 2010/2011  
**Topography:** Level to gently rolling

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

<b>Farmland:</b>	101	<b>Corn Base:</b>	60.7
<b>Crop Acres:</b>	97.9	<b>Corn Yield:</b>	119
<b>CRP Acres:</b>	2.7	<b>Soybean Base:</b>	32.8
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	40
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

**Total Acres:** 101  
**Tillable Acres:** 97.9  
**CRP Acres:** 2.7  
**Farmstead:**  
**Roads:** 0.4  
**Waterways:**  
**Timber:**  
**Pasture:**

**Legal Description:**

South 1/2 Southeast 1/4 excluding 6.3 acres in the Southeast corner, and East 1/2 of Northeast 1/4 Southeast 1/4, all in Section 21, Township 8 North, Range 2 West of the 4th P.M.

**To Contact Listing Agent:**

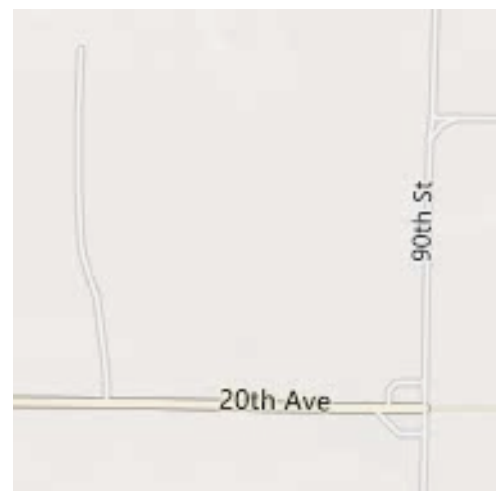
**Douglas R. Yegge 563-320-9900**

**Lease/CRP Information:**

Subject to a two-year lease.  
 CRP annual payment \$425, expires 9-30-2013

**Comments & Building Information:**

Good soils, level crop farm.



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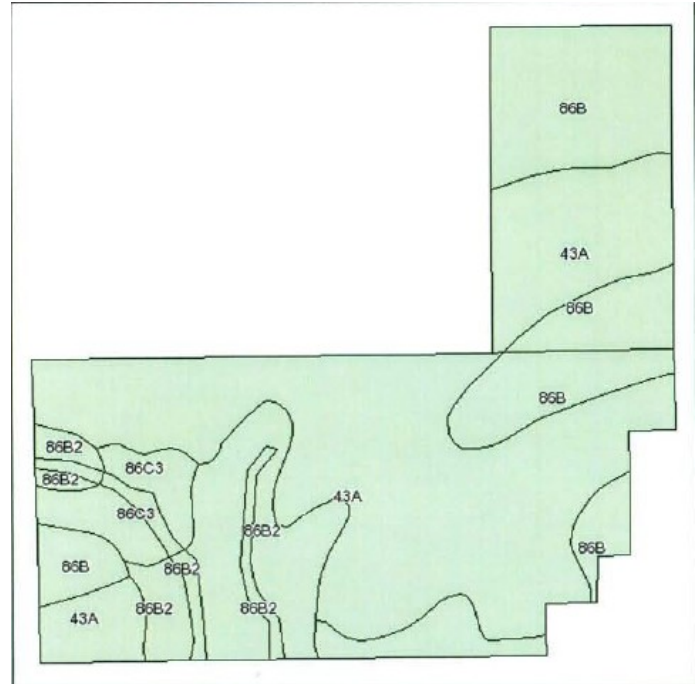


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*Your Farmland  
Specialist!*



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Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	51.6	52.7%	FAV	191	62	77	100	0	0.00	5.90	142
**86B	Osco silt loam, 2 to 5 percent slopes	26.4	26.9%	FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	14.8	15.1%	FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	5.1	5.2%	FAV	**164	**52	**65	**88	0	**5.93	0.00	**121
Weighted Average					187.4	59.9	74.6	99.1	0	3.14	3.11	139

**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.