



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



We are pleased to present: 210.4 acres MOL

TOTAL ACRES:	210.4
PRICE:	\$1,235,000.00

Price Per Acre: \$5,869.77

Owner:

Operator:

County & State: Mercer Co., IL

Location: 1/2 mile East of New Boston

Possession Date: To be agreed

Drainage Info: Natural

Average CPI: 115.7

Taxable Acres: 210.4

Net RE Taxes: \$708.18

Taxes payable in: 2011/2012

Topography: Level

F.S.A. Information:

Farmland:	210.4	Corn Base:	116
Crop Acres:	188.6	Corn Yield:	77
CRP Acres:	0	Soybean Base:	68.7
Wheat Base:		Soybean Yield:	35
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	210.4
Tillable Acres:	188.6
CRP Acres:	0
Roads:	3
Timber:	18.8

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Legal Description:

Part of the South 1/2 Northeast 1/4 and part of the Southeast 1/4 of Section 32, and part of the Northwest 1/4 Northwest 1/4 of Section 33, all in Township 14 North, Range 5 West of the 4th P.M.

Lease/CRP Information:

This farm can have a renter at \$300 per acre if buyer desires.

Comments & Building Information:

*2004 Lindsay Generation II Electric Pivot

*7 towers, 1245' long

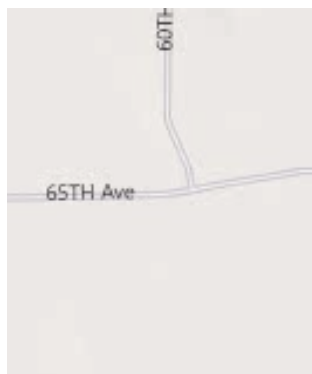
*Nelson rotating, drop nozzles

*100', 21" well

*Grow Smart control panel– can be operated and monitored 100% remote; start, stop, change directions, change application rates, etc. from laptop and/or phone

*System operates from 260-230 degrees; lacks 30 degrees of a complete 360 degree circle– there are auto stop/reversers in the field

*Waters 119 acres



TOTAL REALTY CO.

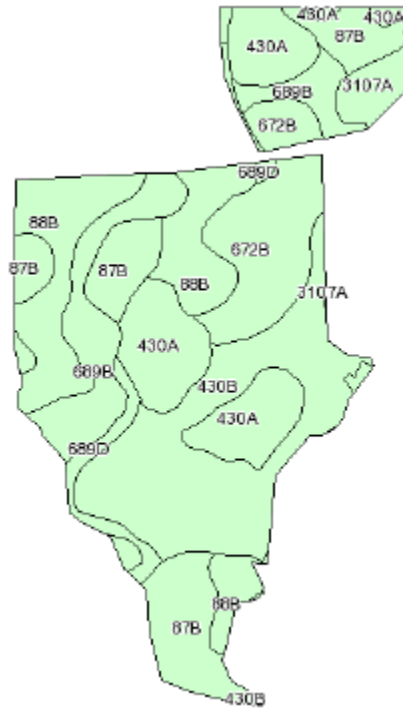
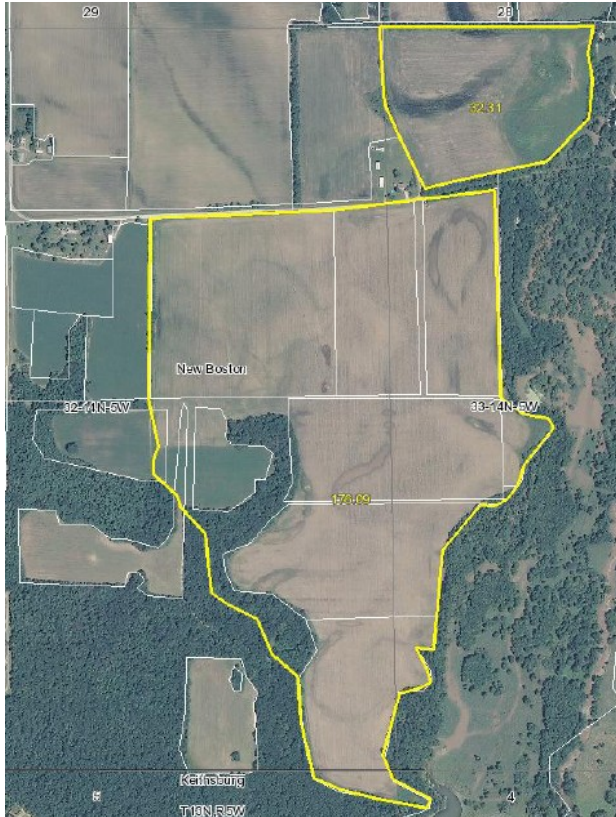


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*Your Farmland
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Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**430B	Raddle silt loam, 2 to 5 percent slopes	48.7	23.3%	FAV	**187	**58	**72	**96	0	**6.45	0.00	**137
**88B	Sparta loamy sand, 1 to 6 percent slopes	35.3	17.0%	FAV	**118	**41	**50	**57	0	0.00	**3.97	**91
430A	Raddle silt loam, 0 to 2 percent slopes	32	15.4%	FAV	189	59	73	97	0	6.52	0.00	138
**87B	Dickinson sandy loam, 2 to 5 percent slopes	30.2	14.5%	FAV	**141	**46	**55	**73	0	**3.36	0.00	**103
**672B	Crescent loam, 2 to 5 percent slopes	25.4	12.2%	FAV	**156	**50	**63	**82	0	**4.59	0.00	**116
**689B	Coloma sand, 1 to 7 percent slopes	24.5	11.8%	FAV	**101	**32	**46	**52	0	0.00	**3.60	**75
**689D	Coloma sand, 7 to 15 percent slopes	6.2	3.0%	FAV	**95	**30	**43	**49	0	0.00	**3.39	**71
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	6.1	2.9%	FAV	189	60	71	98	0	0.00	5.77	139
Weighted Average					152.5	48.8	61	78	0	3.55	1.37	112.7

Contact:

Doug Yegge 563-320-9900