



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



We are pleased to present: 156 acres, Henderson Co., IL

TOTAL ACRES:	156
PRICE:	\$748,800.00

Price Per Acre: \$4,800.00

Owner: Jerry Bollin

Operator:

County & State: Henderson Co., Illinois

Location: 4 miles south of Gulfport, IL

Possession Date: To be agreed

Drainage Info: Natural

Average CSR:

Taxable Acres: 155.19 acres

Net RE Taxes: \$1,602

Taxes payable in: 2010

Topography: Gentle Slope

F.S.A. Information:

Farmland:	156	Corn Base:	71.1
Crop Acres:	153.2	Corn Yield:	116
CRP Acres:		Soybean Base:	7.5
Wheat Base:	68.4	Soybean Yield:	28
Wheat Yield:	46		

Approximate Breakdown of Acres:

Total Acres:	156
Tillable Acres:	153.2
CRP Acres:	
Farmstead:	
Roads:	1.55
Waterways:	1.23
Timber:	
Pasture:	

Legal Description:

Part of the East 1/2 of Section 27, T-9-N, R-6-W of the 4th P.M.

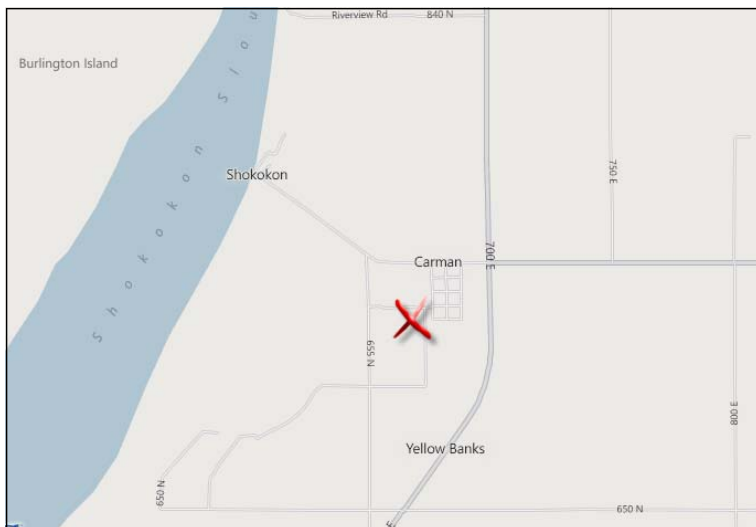
To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

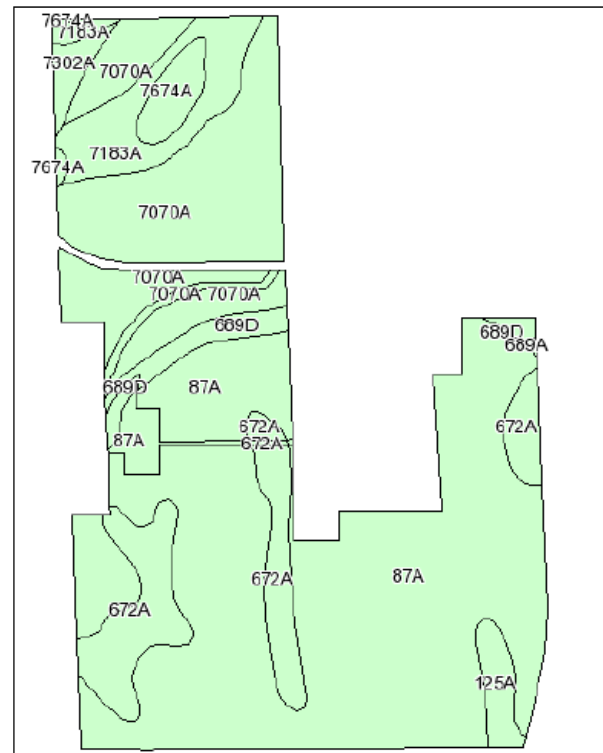
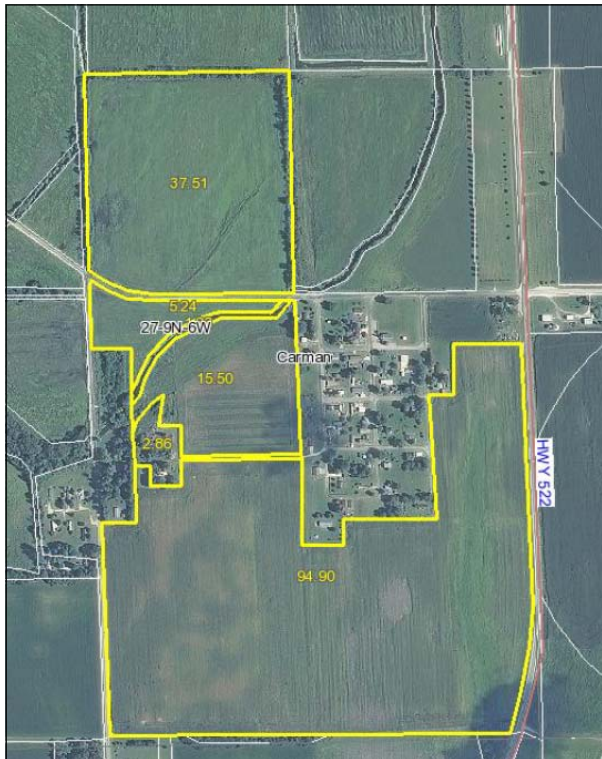
Comments & Building Information:

50 acres will be put into wetlands preserve when funding is available at \$270 an acre.

Lease/CRP Information:



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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
87A	Dickinson sandy loam, 0 to 2 percent slopes	87.3	55.6%	FAV	142	46	56	74	0	3.39	0.00	104
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	33.6	21.3%	FAV	176	58	69	90	0	0.00	5.39	132
672A	Crescent loam, 0 to 2 percent slopes	15.6	9.9%	FAV	158	51	64	83	0	4.64	0.00	117
7183A	Shaffton loam, 0 to 2 percent slopes, rarely flooded	9.4	6.0%	FAV	155	51	60	80	0	0.00	5.14	116
**689D	Coloma sand, 7 to 15 percent slopes	3.9	2.5%	FAV	**95	**30	**43	**49	0	0.00	**3.39	**71
7674A	Dozaville silt loam, 0 to 2 percent slopes, rarely flooded	3.1	1.9%	FAV	185	58	71	0	128	6.53	0.00	137
125A	Selma loam, 0 to 2 percent slopes	2.6	1.7%	FAV	176	57	70	90	0	0.00	6.38	129
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	1.7	1.1%	FAV	154	50	61	75	0	0.00	5.02	114
Weighted Average					152	49.4	60.1	76.9	2.4	2.47	1.70	112.3