



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



We are pleased to present: 665 acres, Jo Daviess Co., IL

TOTAL ACRES:	665
PRICE:	\$3,050,000.00

Price Per Acre: \$4,586.00

Owner: Dave Hueneke

Operator: Thomas Embry

County & State: Jo Daviess Co., Illinois

Location: NW of Elizabeth, Illinois

Possession Date: To be agreed

Drainage Info: Natural

Average CSR:

Taxable Acres: 662 acres

Net RE Taxes: \$3,882 estimate

Taxes payable in: 2010

Topography: Gentle Slope

F.S.A. Information:

Farmland:	665	Corn Base:	32.20 est.
Crop Acres:	280.92	Corn Yield:	100 est.
CRP Acres:		Soybean Base:	2.79 est.
Wheat Base:		Soybean Yield:	30 est.
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	665
Tillable Acres:	280.92
CRP Acres:	
Farmstead:	20
Roads:	4
Waterways:	1
Timber:	
Pasture:	359.08

Legal Description:

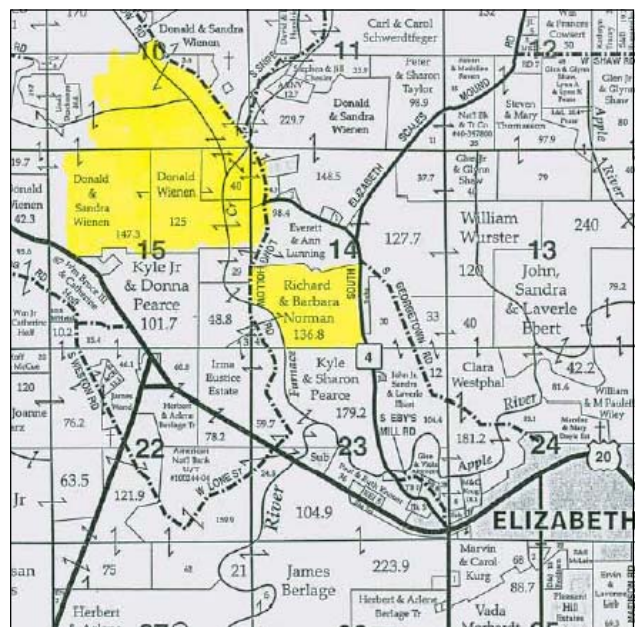
Parts of sections 10, 14 and 15 all in T-27-N, R-2-E of the 4th P.M. (see aerial photo)

To Contact Listing Agent:

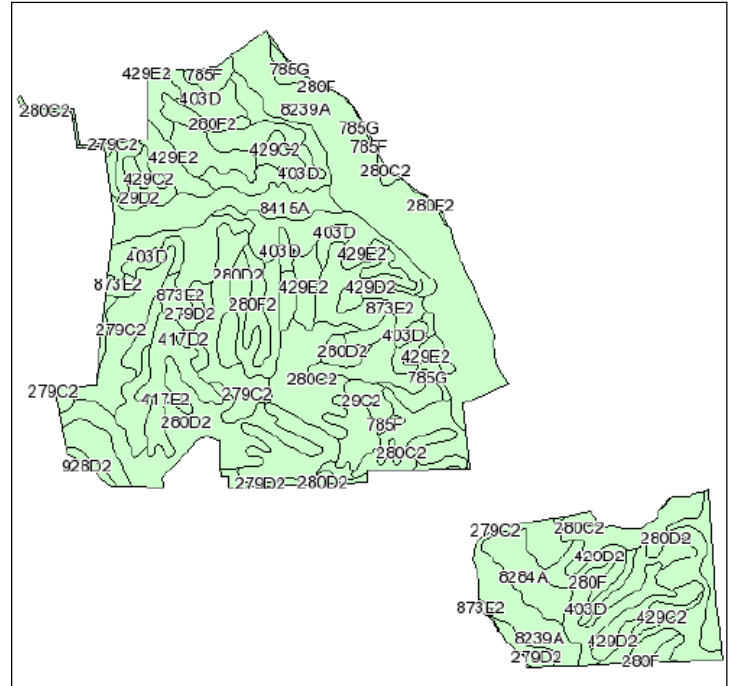
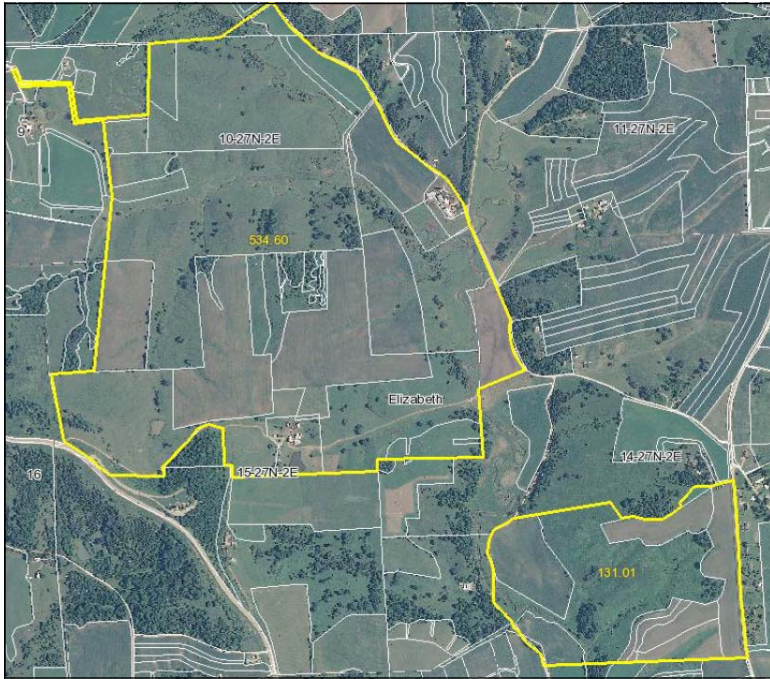
Douglas R. Yegge 563-320-9900

Comments & Building Information:

Cow/calf operation just west of Elizabeth, IL.
 2-story home, buildings, running water and lots of grass.



Lease/CRP Information:



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
8239A	Dorchester silt loam, 0 to 2 percent slopes, occasionally flooded	98.6	14.8%	FAV	179	52	64	88	0	5.64	0.00	127
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	69.2	10.4%	FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	61.1	9.2%	FAV	**155	**49	**61	**79	0	**4.90	0.00	**113
**785G	Lacrescent cobbly silt loam, 25 to 60 percent slopes	53.5	8.0%	FAV	**52	**18	**19	**22	0	0.00	**1.80	**40
**429E2	Palsgrove silt loam, 18 to 25 percent slopes, eroded	42.6	6.4%	FAV	**106	**35	**44	**55	0	**3.11	0.00	**79
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	41.9	6.3%	FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**403D	Elizabeth silt loam, 7 to 15 percent slopes	40.8	6.1%	UNF	**72	**25	**30	**35	0	0.00	**2.51	**56
**417E2	Derinda silt loam, 18 to 25 percent slopes, eroded	32.7	4.9%	UNF	**90	**30	**36	**45	0	0.00	**2.67	**67
**785F	Lacrescent cobbly silt loam, 18 to 35 percent slopes	28.3	4.2%	FAV	**87	**30	**31	**37	0	0.00	**3.01	**66



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**429C2	Palsgrove silt loam, 5 to 10 percent slopes, eroded	24	3.6%	FAV	**131	**43	**55	**68	0	**3.85	0.00	**98
8415A	Orion silt loam, 0 to 2 percent slopes, occasionally flooded	23.8	3.6%	FAV	180	57	66	89	0	0.00	5.02	131
**280F2	Fayette silt loam, 18 to 35 percent slopes, eroded	21.5	3.2%	FAV	**110	**35	**44	**56	0	**3.48	0.00	**81
**429D2	Palsgrove silt loam, 10 to 18 percent slopes, eroded	19.5	2.9%	FAV	**131	**43	**55	**68	0	**3.85	0.00	**98
**280F	Fayette silt loam, 18 to 35 percent slopes	17.2	2.6%	FAV	**119	**38	**47	**60	0	**3.74	0.00	**87
**279D2	Rozetta silt loam, 10 to 18 percent slopes, eroded	15.5	2.3%	FAV	**146	**45	**58	**75	0	**4.69	0.00	**107
**873E2	Dunbarton-Dubuque silt loams, 18 to 25 percent slopes, eroded	15.2	2.3%	UNF	**86	**29	**36	**45	0	0.00	**2.72	**66
8284A	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	13.8	2.1%	FAV	184	57	70	95	0	0.00	5.64	134
**279B	Rozetta silt loam, 2 to 5 percent slopes	12.9	1.9%	FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**280B2	Fayette silt loam, 2 to 5 percent slopes, eroded	11.3	1.7%	FAV	**159	**50	**63	**81	0	**5.01	0.00	**116
**417D2	Derinda silt loam, 10 to 18 percent slopes, eroded	10.2	1.5%	UNF	**107	**35	**43	**53	0	0.00	**3.16	**80
**29D2	Dubuque silt loam, 10 to 18 percent slopes, eroded	5.6	0.8%	UNF	**108	**35	**45	**58	0	0.00	**3.37	**81
**29C2	Dubuque silt loam, 5 to 10 percent slopes, eroded	4.5	0.7%	UNF	**116	**38	**49	**62	0	0.00	**3.61	**86
**928D2	Newglarus-Palsgrove silt loams, 10 to 18 percent slopes, eroded	1.8	0.3%	FAV	**127	**41	**51	**63	0	0.00	**3.48	**93
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.1	0.0%	FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
Weighted Average					129.5	40.8	50.2	64.9	0	3.03	1.03	95