

# TOTAL REALTY CO.



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

*Your Farmland  
 Specialist!*



**We are pleased to present: 98 a., McDonough Co., IL**

<b>TOTAL ACRES:</b>	<b>98</b>
<b>PRICE:</b>	<b>\$644,000</b>

**Price Per Acre:** \$6,571

**Owner:** Dave Johnston

**Operator:**

**County & State:** McDonough Co., Illinois

**Location:** 2 mi. NW of Tennessee, Illinois

**Possession Date:** To be agreed

**Drainage Info:**

**Average CSR:**

**Taxable Acres:** 94.5

**Net RE Taxes:** \$1,455 est.

**Taxes payable in:** 2009-10

**Topography:**

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

<b>Farmland:</b>	98	<b>Corn Base:</b>	52.38 est.
<b>Crop Acres:</b>	94.5	<b>Corn Yield:</b>	117 est.
<b>CRP Acres:</b>		<b>Soybean Base:</b>	33.89 est.
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	34 est.
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	98
<b>Tillable Acres:</b>	94.5
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.19
<b>Waterways:</b>	2.31
<b>Timber:</b>	
<b>Pasture:</b>	

**Legal Description:**

NE 1/4 of Section 9 T-5N, R-4W of the 4th P.M.

**To Contact Listing Agent:**

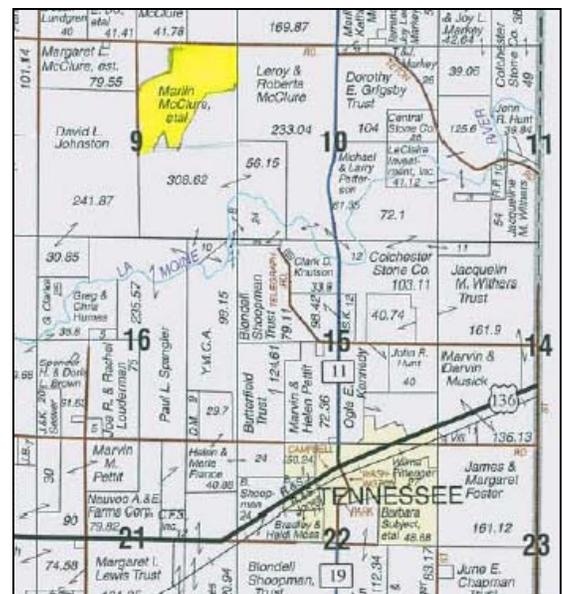
**Douglas R. Yegge 563-320-9900**

**Comments & Building Information:**

The farm was placed in a fertility buildup program in 2002 and has remained there through 2010.

**Lease/CRP Information:**

Not leased for 2011

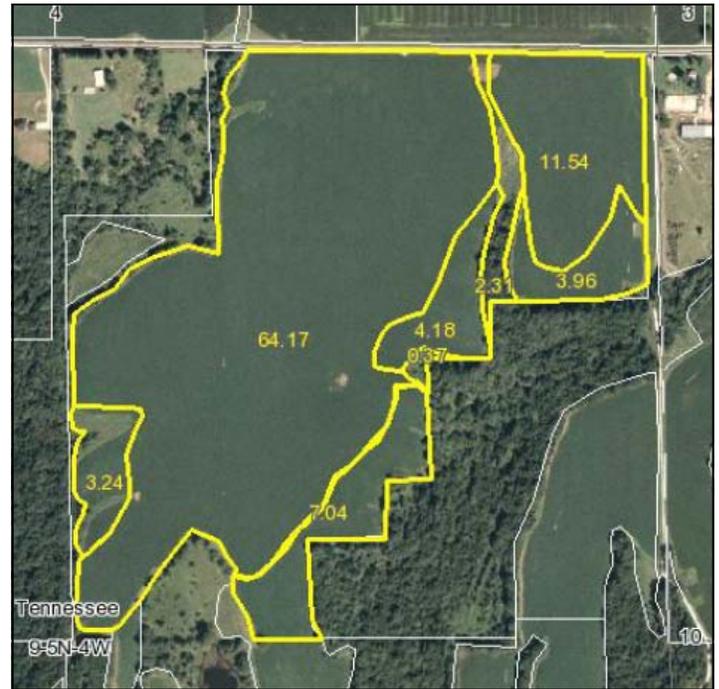
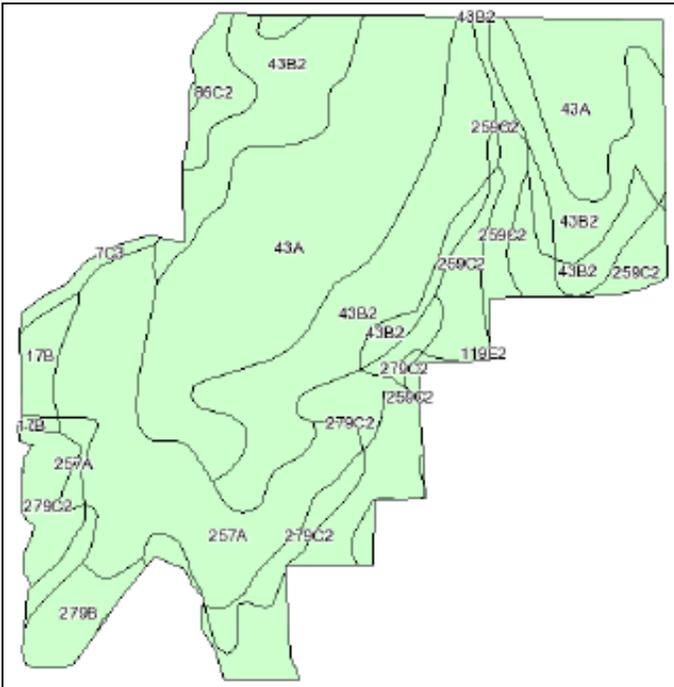


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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat
43A	Ipava silt loam, 0 to 2 percent slopes	28.2	29.1%	I	172	5.3	7.8	90	56	69
43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	26.1	27.0%	Ile	163	5	7.4	86	53	66
257A	Clarksdale silt loam, 0 to 2 percent slopes	16.9	17.5%	IIw	157	4.8	7	80	50	62
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	10.8	11.2%	IIle	138	4.4	6.4	71	43	55
259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.4	7.7%	IIle	137	4	5.8	70	44	55
279B	Rozetta silt loam, 2 to 5 percent slopes	2.4	2.5%	Ile	147	4.7	6.9	75	46	58
86C2	Oско silt loam, 5 to 10 percent slopes, eroded	2	2.1%	IIle	160	5.8	8.3	86	50	63
17B	Keomah silt loam, 2 to 5 percent slopes	1.7	1.8%	Ile	144	4.6	6.7	74	46	58
7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	0.8	0.8%	Ive	78	2.3	3.9	36	27	31
119E2	Eloo silt loam, 18 to 25 percent slopes, eroded	0.4	0.4%	VIe		3	4.3			
7D3	Atlas silty clay loam, 10 to 18 percent slopes, severely eroded	0.1	0.1%	VIe		2.1	3.5			
<b>Weighted Average</b>					<b>157.8</b>	<b>4.9</b>	<b>7.2</b>	<b>82.1</b>	<b>50.8</b>	<b>63.2</b>