

TOTAL REALTY CO.

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



*Your Farmland
Specialist!*



We are pleased to present: 389 acres MOL in Mercer Co., IL

Owner: Rueff

Location: 4 miles north & 4 miles west of New Boston Bay, IL.

Legal Description: Exact legal description from title insurance. Part of the Southwest 1/4 of Section 4, part of the Northwest 1/4 of Section 10, and part of Section 9, east of the levee and excluding the Northeast corner of said section. All being in Township 14 North, Range 6 West of the 4th P.M.

Price: \$1,517,100 or \$3,900 per acre

Terms: Cash

Tillable Acres: 177.4.

Timber: 100.6

Drainage: Drainage Dist.

Taxable Acres: 388.09

RE & Drainage Taxes: \$16,936

Topography: Level

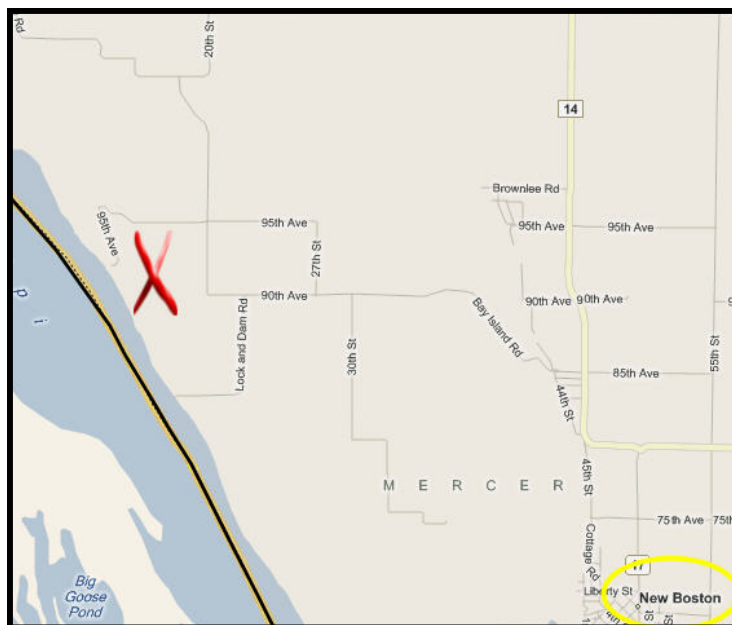
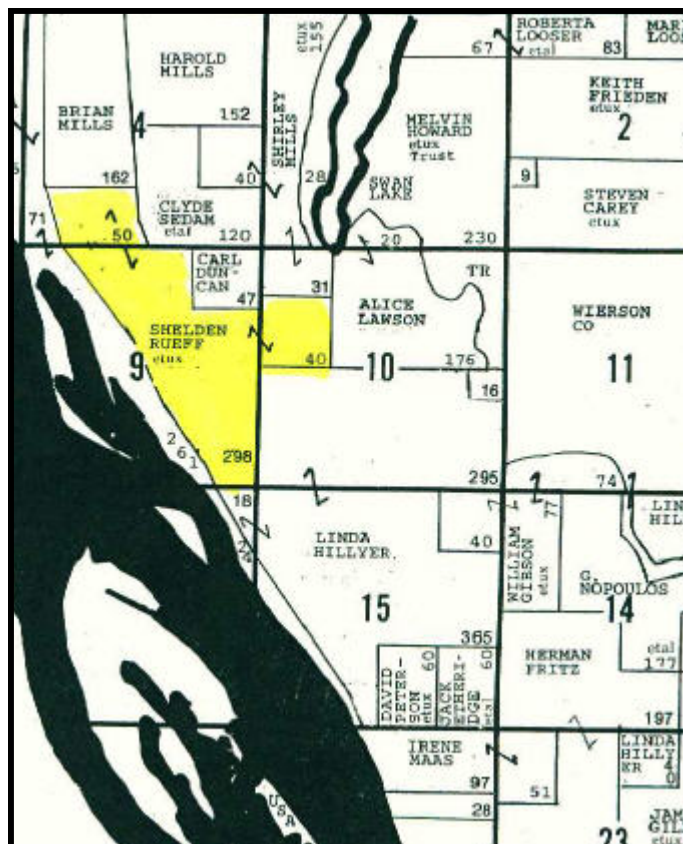
Possession: To be agreed

CRP: 111 acres CRP @ \$170.71/acre until 2018.

Comments: Good mix of tillable, CRP and timber.

FSA Info:

Farm Acres	397.8
Crop Acres	288.4
Corn Base	135.3
Corn Yield	128/148
Soybean Base	42.1
Soybean Yield	35/42
CRP	111



Contact Listing Agents:
Douglas Yegge
563-320-9900

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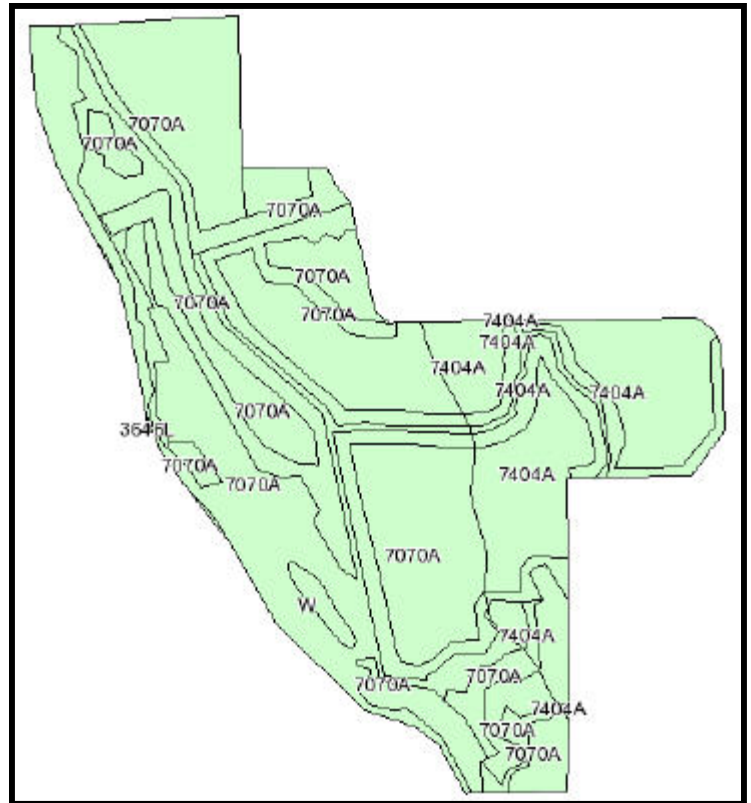
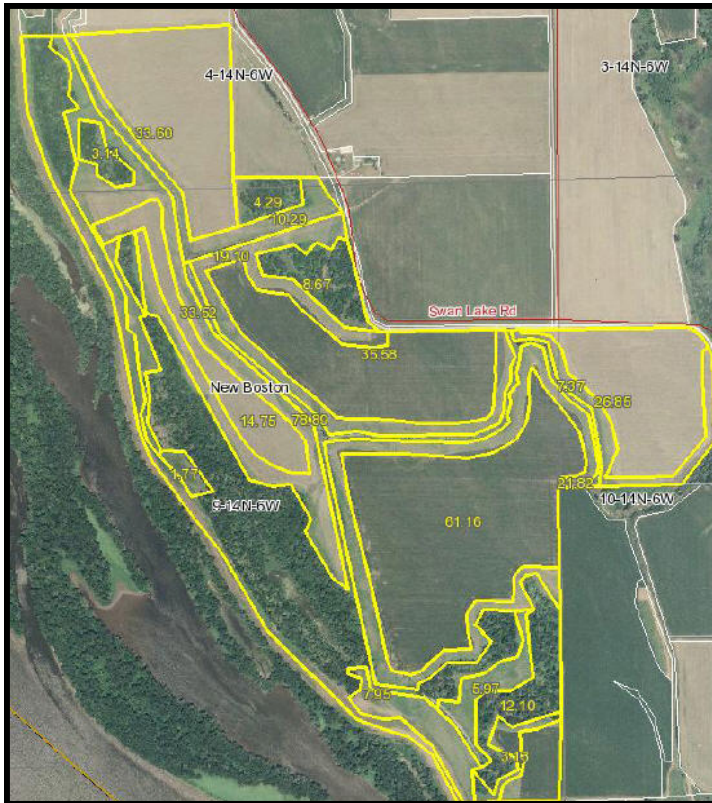
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	298.1	75.4%	IIw	159	4.9	7.2	81	53	62
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	94.2	23.8%	IIIw	143	4.4	6.5	68	47	55
W	Water	2.9	0.7%							
3646L	Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded, long duration	0.3	0.1%	Vw						
Weighted Average					153.9	4.7	7	77.3	51.1	59.8

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