

LAND FOR SALE

40.219 SURVEYED ACRES

LISTING #14460

BOONE COUNTY, ILLINOIS



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DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the East 1/2 of the Northeast
 1/4 of Section 21, Township 46 North,
 Range 3 East.

See attached survey

COMMENTS & BUILDING INFORMATION:

Very nice laying farm. Good soils,
 well tiled.

Owner is a licensed real estate
 broker in the State of Illinois.

LEASE/FSA INFORMATION:

Current leased for the 2019 crop year
 at \$300 per tillable acre.

TO CONTACT LISTING AGENT:

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 Doug@PeoplesCompany.com

Call: **Alan McNeil**
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 Alan@peoplescompany.com

40.219 Surveyed Acres, Boone County, Illinois

TOTAL ACRES:	40.219
PRICE:	\$351,129
Price Per Acre:	\$8,750
Owner:	Yegge Inc. 401 (K) Savings Plan
Operator:	Morris
County & State:	Boone Co., IL
Location:	Northeast of Poplar Grove
Possession Date:	To be agreed
Drainage Info:	Natural & Tile
Average Productivity:	124.1 PI
Taxable Acres:	40.11
Net RE Taxes:	\$1,159
Taxes Payable In:	2018
Topography:	Level

F.S.A. INFORMATION:

Farmland:	41.18
Crop Acres:	41.18
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	40.7
Corn Yield:	119
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

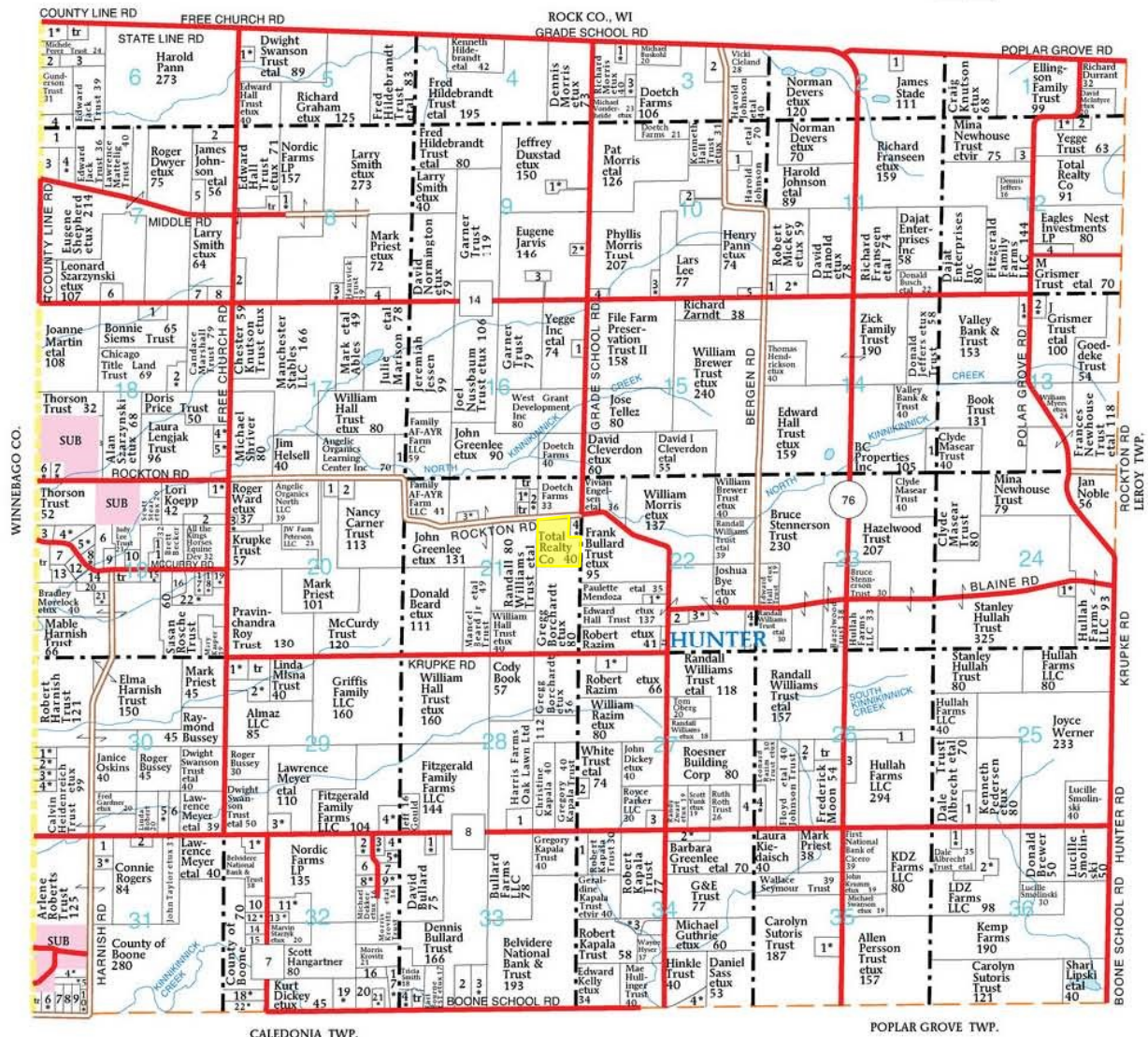
Total Acres:	40.219
Tillable Acres:	40
CRP Acres:	
Farmstead:	
Roads:	.219
Waterways:	
Timber:	
Pasture:	

T-46-N

MANCHESTER PLAT

(Landowners)

R-3-E



MANCHESTER TOWNSHIP

SECTION 2

1. Shott Family Trust 5

SECTION 3

1. Abbas, Derek 5

2. Jefferson Prairie Lutheran Church 12

3. Morris, Dennis 5

SECTION 5

1. Juarez, Agustin 5

SECTION 6

1. Krawczyk, Fred 10

2. Judson, Donald 5

3. Sterling Trust 12

4. Jaenecke, Jason 10

SECTION 7

1. Jaenecke, Jason 14

2. Pann, Harold 15

3. Mattelg, Richard 12

4. Mattelg, Wayne 11

5. Edwards, LeRoy 10

6. Asmann, Stephen 11

7. Jones, Gordon 7

8. Jones, Dale 7

SECTION 8

1. Peterson, Susan 6

2. Lamb, Brian 11

3. Krieg, Scott 5

4. Hobbs, Jeffrey 6

SECTION 9

1. Crawford, Pete 6

2. Borchardt, Matthew 5

3. Wagner, Cynthia 6

SECTION 10

1. Armstrong, Roxann 10

2. Downey, Patricia 5

3. Morris, Patrick 5

4. Kempthorne, Lisa 5

5. Federal National Mortgage Association 5

SECTION 11

1. Garner, Steven 5

2. Zick Family Trust 14

SECTION 12

1. McIntyre, David 5

2. Ellingson Family Trust 5

3. Haverly, Joseph 5

4. Clomber, James 10

SECTION 13

1. Spoerlin, Kenneth 7

2. Gibson Jr, Bert 8

3. Mattelg, Wayne 11

4. Edwards, LeRoy 10

5. Asmann, Stephen 11

6. Jones, Gordon 7

7. Jones, Dale 7

SECTION 14

1. Masear Trust, Clyde 10

2. Drouare Jr, Daniel 5

3. Price Trust 10

4. Johnson, Erik 10

5. Redner, Wayne 12

6. Richter, D 6

7. Yates, Robert 5

8. George, Gerald 5

6. Balsman, Russ 5

7. Hoffman, Bill 5

SECTION 19

1. Petro, Jeffrey 7

2. Showers, Roger 10

3. Kruger, Steven 5

4. Schafman, Dan 10

5. Abernethy, Michael 9

6. Cox, Margaret 11

7. Risa Trust, Krysta 10

8. Dendy, Dwight 5

9. Andrews Trust, James 5

10. Lee, Judy 5

11. Becker, Bryce 7

12. Ellingson, Matthew 7

13. Kerr, Lauryn 8

14. Peterman, James 8

15. Becker, Bryan 6

16. Travis Trust, Diane 7

17. White, Royal 5

18. Ellison, Timothy 5

19. Leden, Dale 5

20. Morelock, Chad 6

21. Morelock, Brian 5

22. Janesak, Darrell 18

SECTION 20

1. Rudolph, Lorraine 5

2. Davey, Audrey 7

3. Ellsworth, Stanley 7

SECTION 21

1. Knodle, Erik 5

2. Doetch, Joshua 5

3. Linn, Archie 5

4. Adams, William 5

SECTION 22

1. Adams, Daniel 5

2. North Boone School District 7

3. Boyce, David 5

4. Williams Trust, Randall 10

SECTION 24

1. Wagner, Gene 5

SECTION 25

1. Khan, Mohsin 10

SECTION 26

1. Morris, Charles 15

2. Becker, Daniel 10

3. Pollak, Pamela 10

4. Chamberlin, James 9

SECTION 27

1. Razim, William 12

2. Belvidere National Bank & Trust 6

3. Gardner, Floyd 10

4. Roerkohl Family Trust 11

SECTION 28

1. Anderson Family Trust 12

SECTION 29

1. Smith, Larry 10

2. Edwards, Jeff 15

3. Pfaff, David 10

4. Olson, William 10

SECTION 30

1. Balsley Trust, John 5

2. Bach, H 5

3. Malek, Keith 5

4. Wallen, Donald 5

5. Nicosia, Tyrone 10

6. Gardner, Andrew 10

SECTION 31

1. Osterberg, Chad 9

2. Proden, Gary 5

3. Osterberg, Chad 6

4. Genna, Randy 6

5. Dunn, Michael 6

6. Pixler, Richard 6

7. Pagani, David 5

8. Anderson Trust, Marcia 5

SECTION 32

9. Clendening, Edward 5

10. Menninga, Carol 5

SECTION 33

1. Marsala Jr, Richard 7

2. Cremeens, Gregory 7

3. Steurer, Karen 5

4. Blaha, Walter 5

5. Antonou, Paul 5

6. Bone, Kellie 8

7. Parr Trust, Don 5

8. Ellwanger, Steven 5

9. Smith, Shane 5

10. Roach Trust 7

11. Kostantacos, Gregory 19

12. Bowes, Thelma 5

13. Wilson, Steven 5

14. Johnson, Christopher 5

15. Free, Sandra 5

16. Lott, Elsie 6

17. Johnson Trust, Virginia 6

18. Moore, Curtis 10

19. Smith, Michael 15

20. Oseid, Andrea 14

21. Oseid, Charles 5

22. Dalberg, Kenley 5

SECTION 33

1. Terrell Trust, Gale 5

2. Hermanson Painting & Decor Inc 15

3. Schott, Justin 15

4. Johnson Trust, Bruce 5

SECTION 34

1. Kapala Trust, Gregory 10

2. Martin, Carl 10

3. Melquist, John 6

4. Ward, Donald 8

SECTION 35

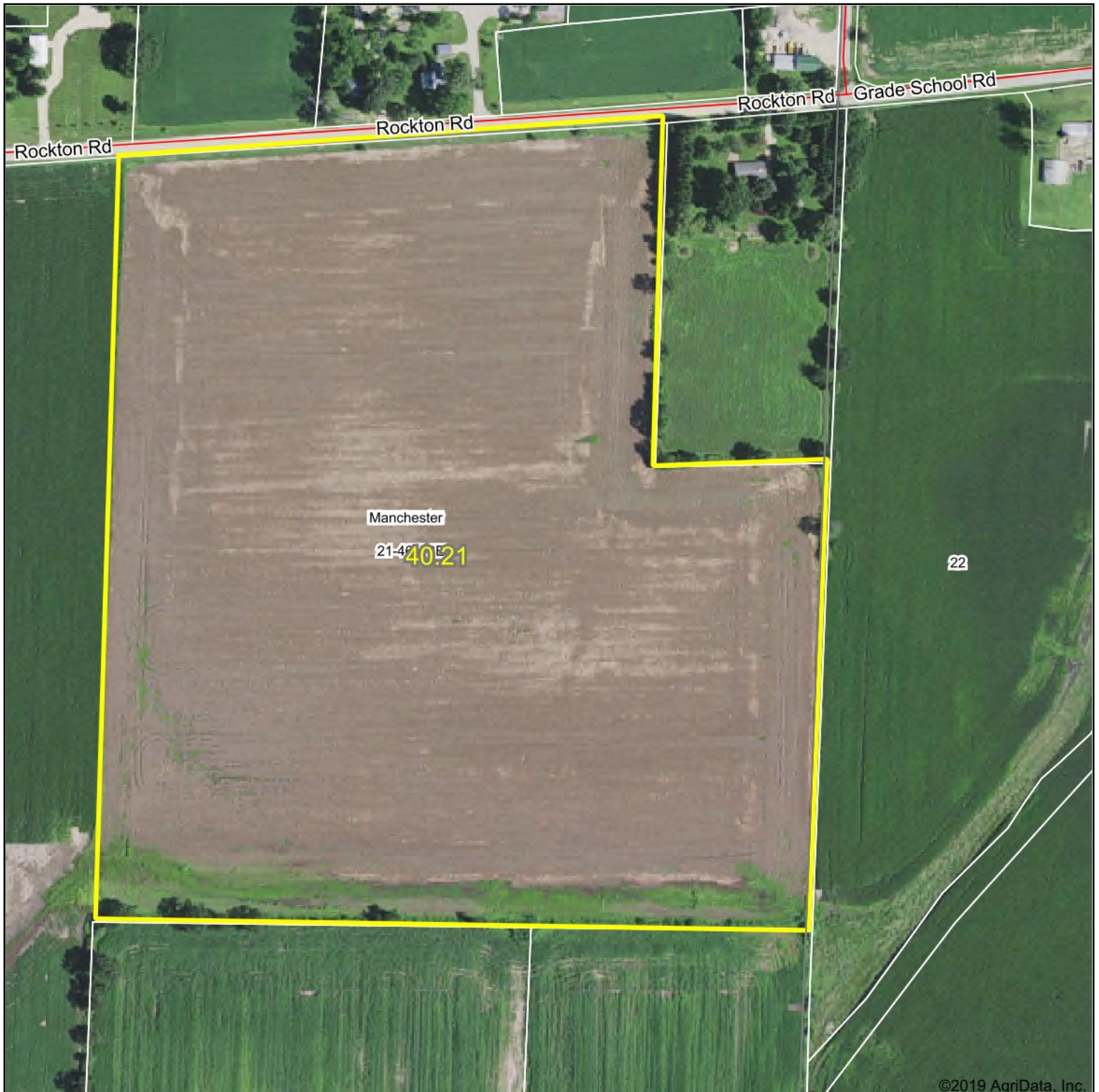
1. Miller, Bradley 10

SECTION 36

1. Mackie, Donald 5

2. Vlamis, George 22

Aerial Map



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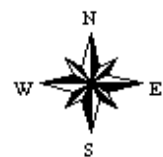


map center: 42° 27' 9.45, -88° 52' 55.51

0ft 289ft 577ft

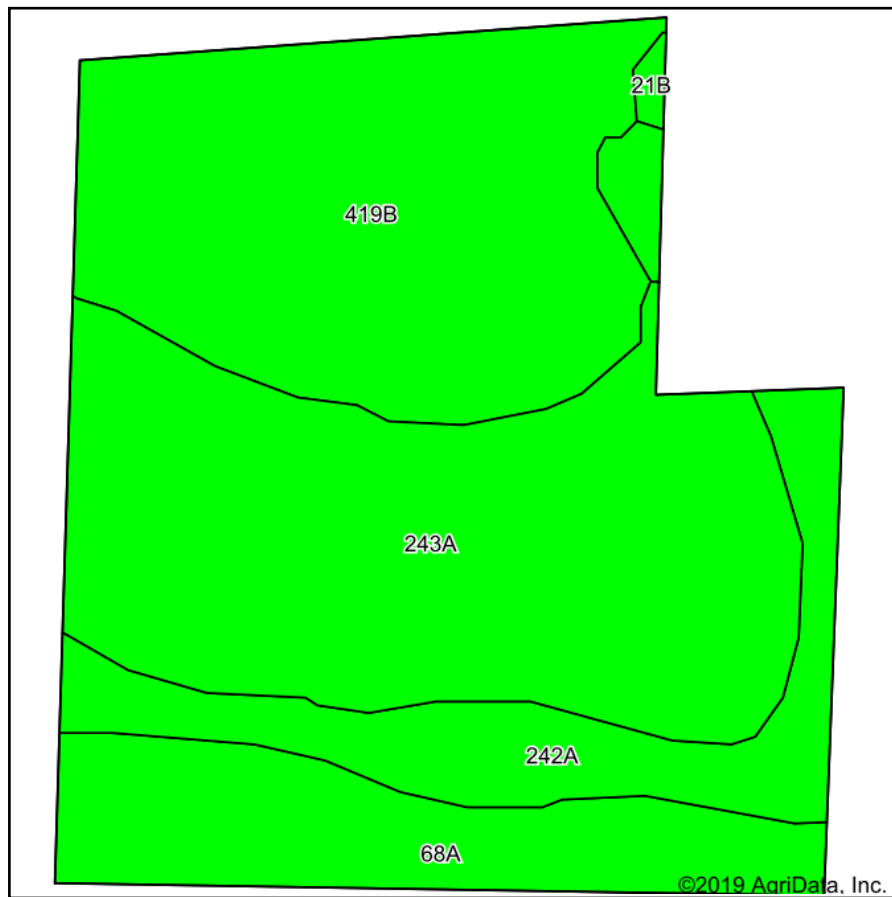


21-46N-3E
Boone County
Illinois

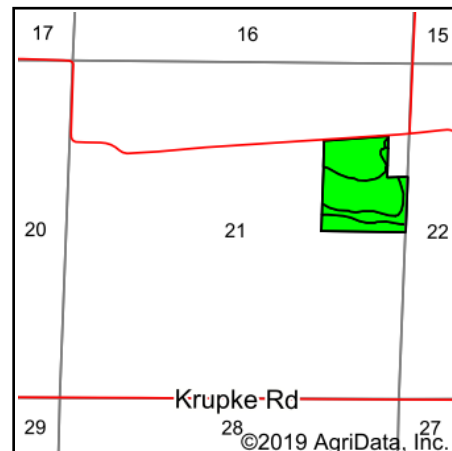


3/12/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Boone**
 Location: **21-46N-3E**
 Township: **Manchester**
 Acres: **40.21**
 Date: **3/12/2019**

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Maps Provided By:



Area Symbol: IL007, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
243A	St. Charles silt loam, 0 to 2 percent slopes	15.83	39.4%		168	52	65	87	5.14	122
**419B	Flagg silt loam, 2 to 5 percent slopes	12.95	32.2%		**160	**51	**62	**82	**4.97	**118
68A	Sable silty clay loam, 0 to 2 percent slopes	5.70	14.2%		192	63	74	99	0.00	143
242A	Kendall silt loam, 0 to 2 percent slopes	5.57	13.9%		172	53	66	89	0.00	125
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.16	0.4%		**152	**49	**59	**76	**4.47	**112
Weighted Average					169.3	53.4	65.4	87.3	3.64	124.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

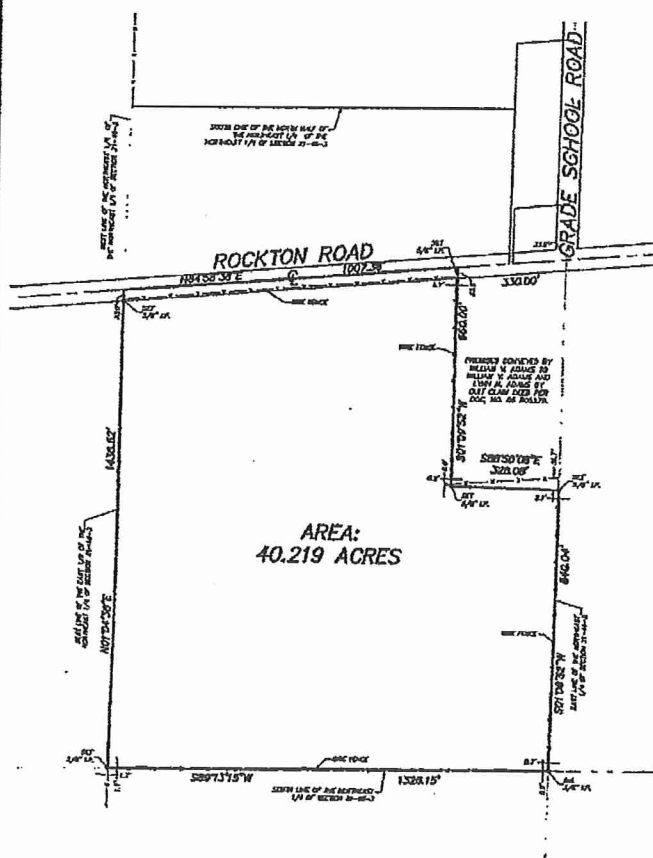
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

BOUNDARY SURVEY
OF
PART OF THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 21-46-3
BOONE COUNTY, ILLINOIS
FEBRUARY 2011



Legal Description:
Part of the East Half of the Northeast Quarter of Section 21, Township 46 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Quarter Section; thence South 89°-13'-15\"

I hereby certify that I have surveyed the above described property for the purpose of locating the boundaries and corners thereof and that the attached Plot is a true and correct representation of said survey.
Dimensions are given in feet and decimals of a foot.
This professional survey conforms to the current Illinois Minimum Standards for a Boundary Survey.
Field work for this survey was completed on January 27, 2011.
Given under my hand and seal the 1st day of February, 2011.

THOMAS R. ERD, S.E.
EXPIRATION DATE: 11/30/2012

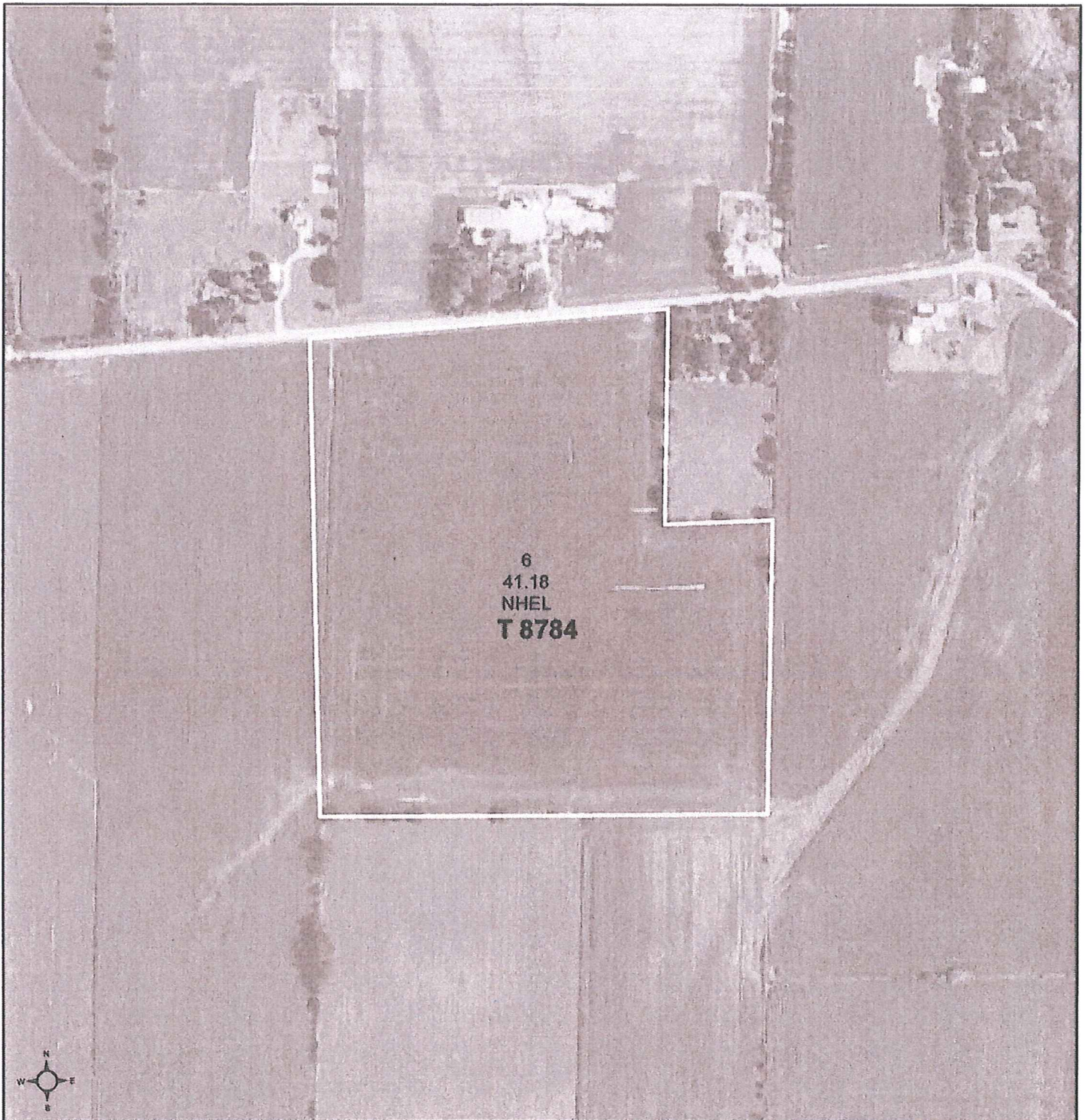


SCALE 1" = 200'



United States
Department of
Agriculture

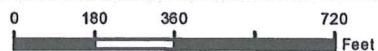
Boone County, Illinois



Common Land Unit

Cropland

Tract Boundary



2016 Program Year

Map Created February 29, 2016

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 41.18 acres

Farm 4162

Tract 8784

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM: 4162

Illinois

U.S. Department of Agriculture

Prepared: 4/11/16 10:33 AM

Boone

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED]	Farm Identifier Manchester 21	Recon Number 2011 17007 106
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Farms Associated with Operator:
[REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
41.18	41.18	41.18	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	41.18	0.0	0.0			N	

ARC/PLC			
ARC-IC NONE	ARC-CO CORN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	40.7		119	0.0
Total Base Acres:	40.7			

Tract Number: 8784	Description: anchester 21	FAV/WR History N
BIA Range Unit Number:		

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
41.18	41.18	41.18	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	41.18	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	40.7		119	0.0
Total Base Acres:	40.7			

Owners: DEWITT BANK & TRUST CO

Other Producers: None

ROCKTON RD.

GRADE SCHOOL RD.



PORTERS

HWY 67

40.219 AC.



HUNTER

HWY. 76

KRUPKE RD.

CALEDONIA

POPLAR GROVE