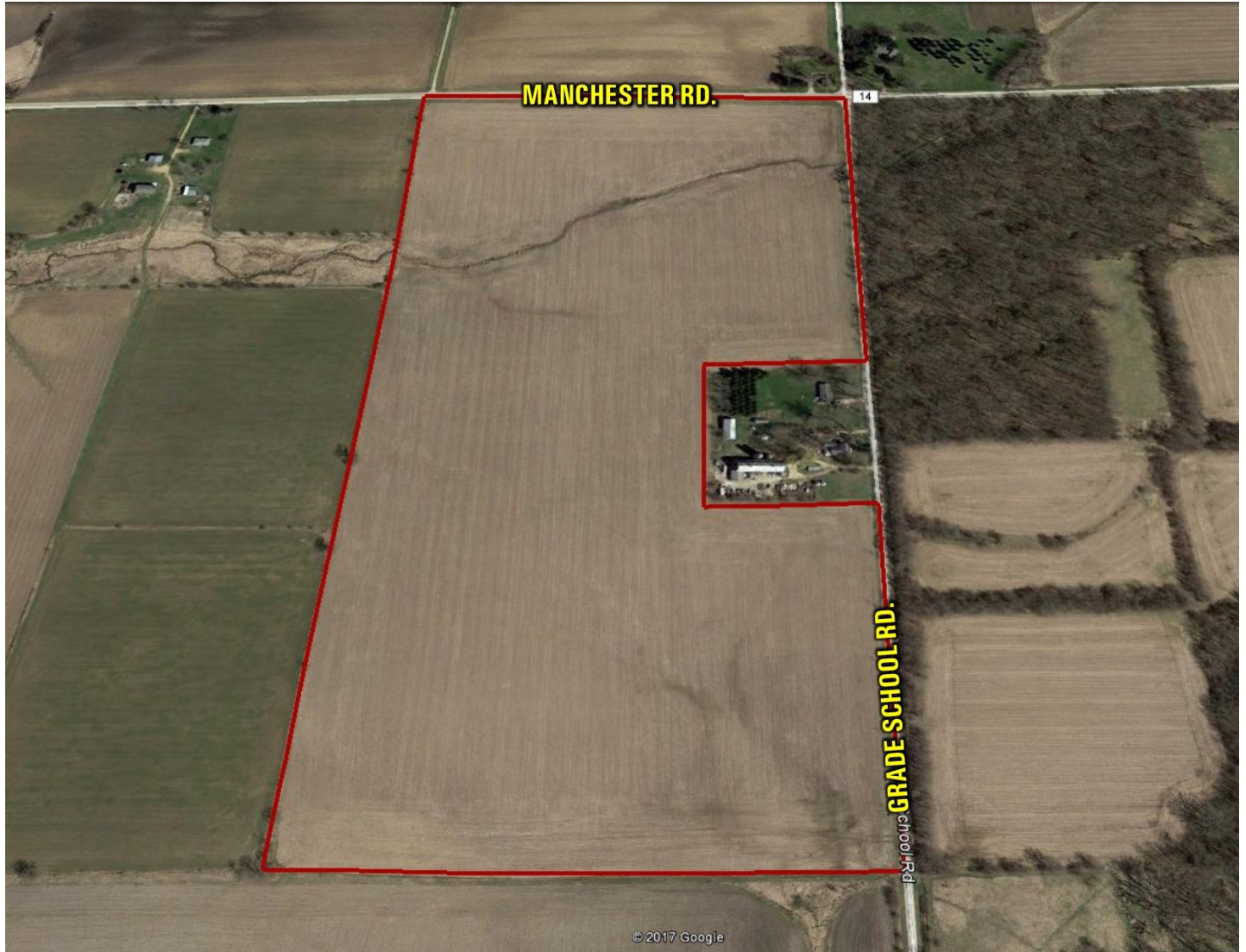


LAND FOR SALE

75 ACRES MOL

LISTING #13943

BERG – BOONE COUNTY, ILLINOIS



DOUG YEGGE

C: 563.320.9900
O: 563.659.8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563.321.1125
O: 563.659.8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The East 1/2 of the Northeast 1/4,
 excluding acreage, Section 16,
 Township 46 North, Range 3 East.

75 Acres MOL, Boone County, IL

COMMENTS & BUILDING INFORMATION:

Quality farmland in Boone Co., IL,
 that is level to slightly rolling.
 Waterways have recently been
 cleared and tiled.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

www.yeggemcneilland.com

TOTAL ACRES:	75
PRICE:	\$640,000
Price Per Acre:	\$8,533
Owner:	Berg
Operator:	Morris
County & State:	Boone Co., IL
Location:	Poplar Grove, IL
Possession Date:	To be agreed
Drainage Info:	Natural & Tile
Average Productivity:	118 PI
Taxable Acres:	73.8
Net RE Taxes:	\$1,666.44
Taxes Payable In:	2018
Topography:	Level

LEASE/FSA INFORMATION:

F.S.A. INFORMATION:

Farmland:	74.34
Crop Acres:	69.68
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	29.65
Corn Yield:	126
Soybean Base:	.10
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	75
Tillable Acres:	73
CRP Acres:	
Farmstead:	
Roads:	2
Waterways:	
Timber:	
Waste:	

PeoplesCompany.com
563.659.8185

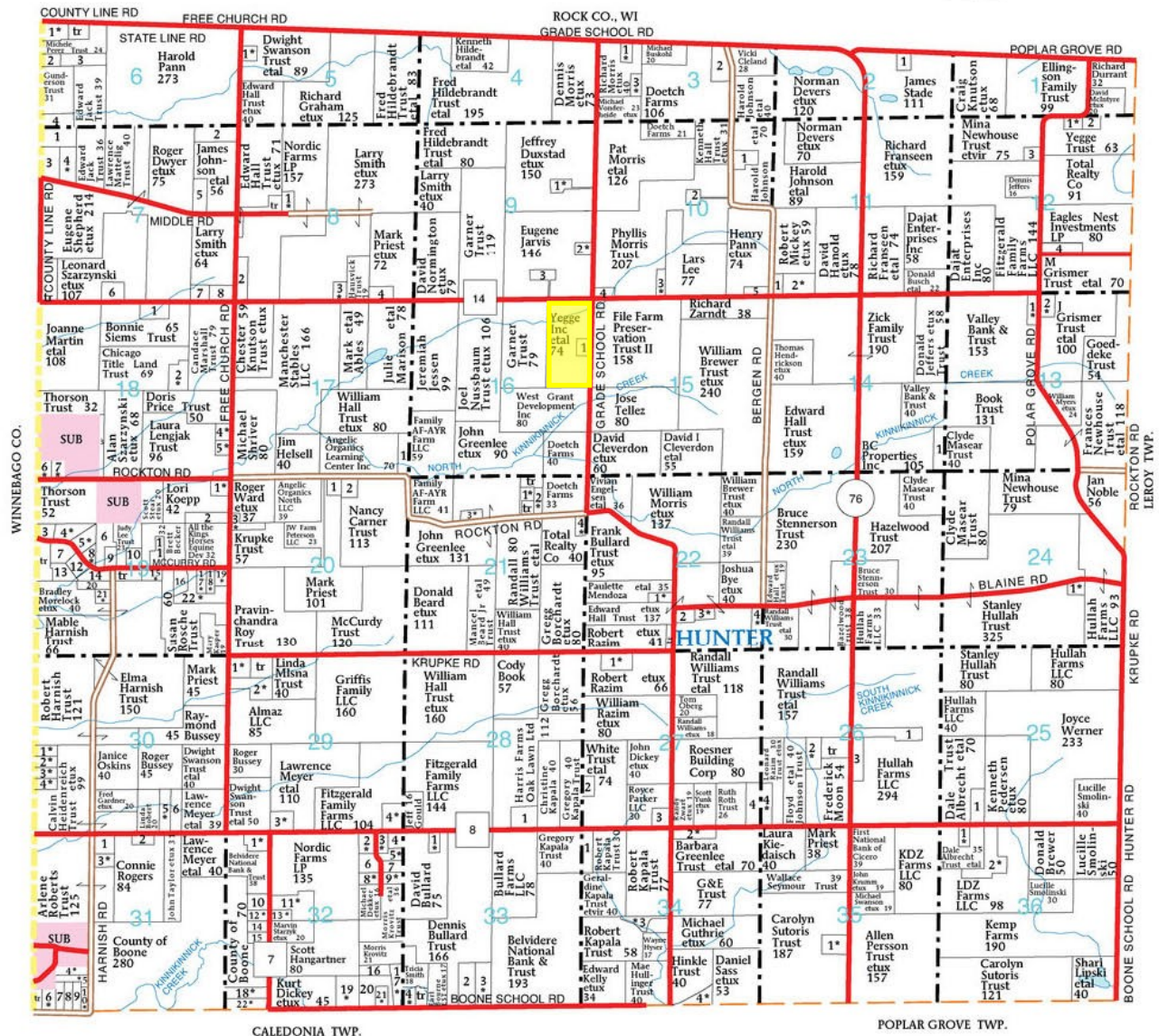
700 6th Ave
 DeWitt, Iowa 52742

T-46-N

MANCHESTER PLAT

R-3-E

(Landowners)

**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, Agustín 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. Mattellig, Richard 12
4. Mattellig, 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

SECTION 14

1. Masear Trust, Clyde 10

SECTION 16

1. Droure Jr, Daniel 5

SECTION 17

1. Price Trust 10

SECTION 18

1. Johnson, Erik 10
2. Redner, Wayne 12
3. Richter, D 6
4. Yates, Robert 5
5. George, Gerald 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. Denny, Dwight 5
9. Andrews Trust, James 5
10. Lee, Judy 5
11. Becker, Bryce 7
12. Ellingson, Matthew 7
13. Kerr, Laurayne 8
14. Peterman, James 8
15. Becker, Bryan 6
16. Travis Trust, Diane 7
17. White, Roy 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

SECTION 22

1. Adams, William 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
2. Morris, Charles 15
3. Becker, Daniel 10
4. Chamberlin, James 9

SECTION 26

1. Razim, William 12
2. Belvidere National Bank & Trust 6
3. Gardner, Floyd 10
4. Roerkohl Family Trust 11

SECTION 27

1. Anderson Family Trust 12

SECTION 28

1. Smith, Larry 10
2. Edwards, Jeff 15
3. Pfaff, David 10

SECTION 29

1. Linn, Archie 5
2. Adams, William 5
3. Olson, William 10
4. Balsley Trust, John 5
5. Bach, H 5
6. Malek, Keith 5
7. Wallen, Donald 5
8. Nicosia, Tyrone 10
9. Gardner, Andrew 10
10. Osterberg, Chad 9
11. Proden, Gary 5
12. Osterberg, Chad 6
13. Genna, Randy 6
14. Dunn, Michael 6
15. Pixler, Richard 6
16. Pagani, David 5
17. Anderson Trust, Marcia 5
18. Clendening, Edward 5
19. Menninga, Carol 5
20. Marsala Jr, Richard 7
21. Cremeens, Gregory 7
22. Steurer, Karen 5
23. Blaha, Walter 5
24. Antonou, Paul 5
25. Bone, Kellie 8
26. Parr Trust, Don 5
27. Ellwanger, Steven 5
28. Smith, Shane 5
29. Roach Trust 7
30. Kostantacos, Gregory 19

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
9. Clendening, Edward 5
10. Menninga, Carol 5

SECTION 32

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

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

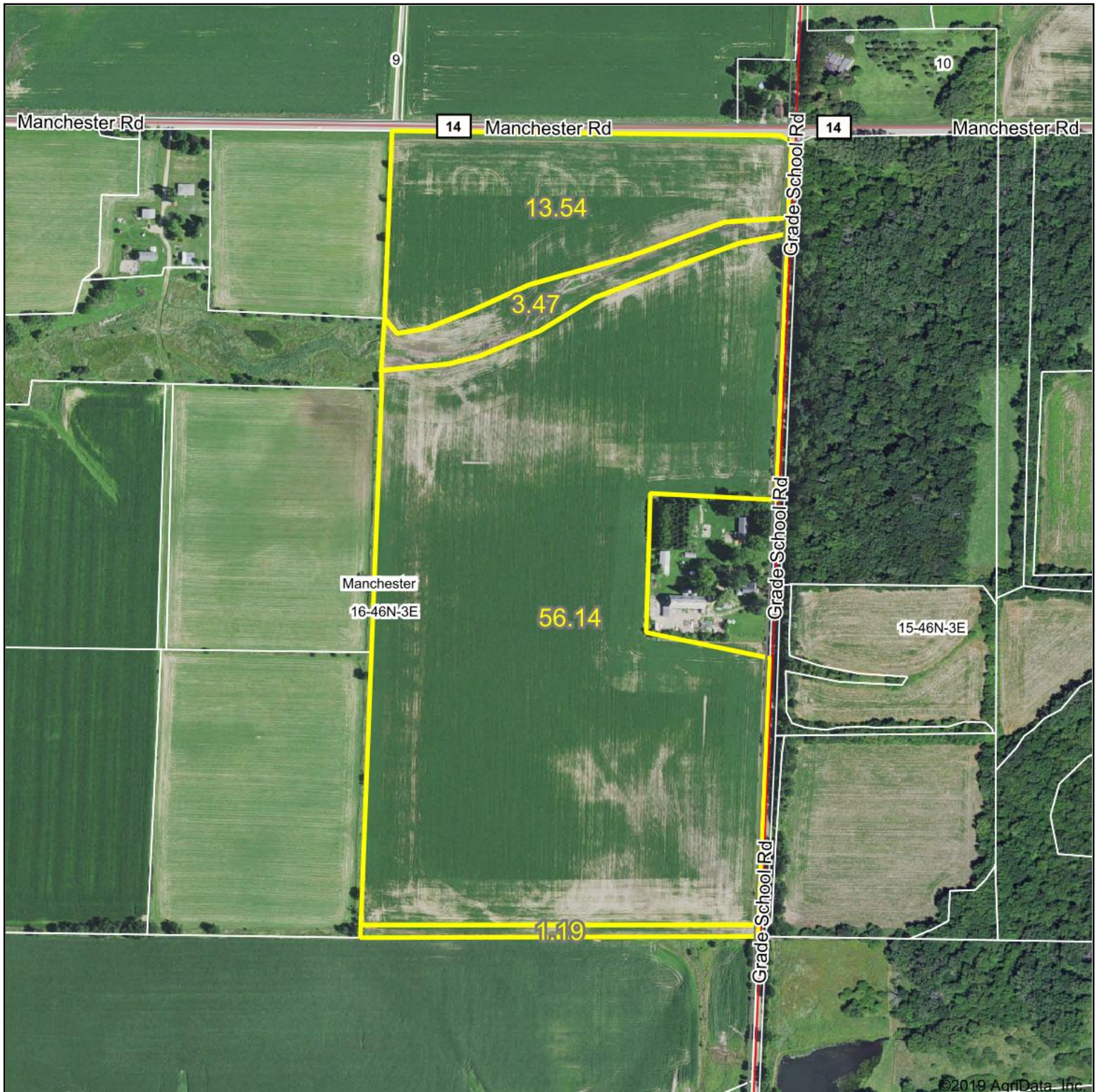
SECTION 35

1. Martin, Carl 10
2. Melquist, John 6
3. Ward, Donald 8

SECTION 36

1. Miller, Bradley 10
2. Mackie, Donald 5
3. Vlamis, George 22

Aerial Map



map center: 42° 28' 7.26, -88° 52' 57.02

0ft 509ft 1017ft

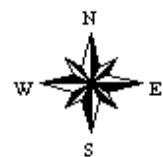
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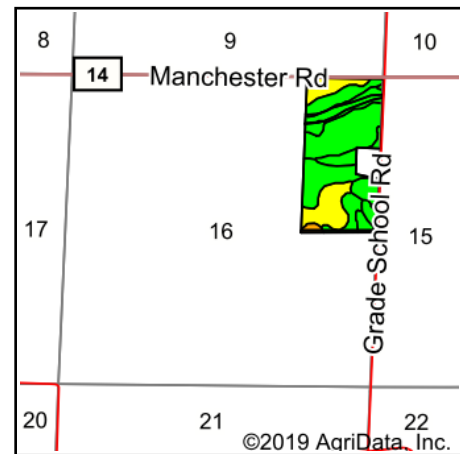
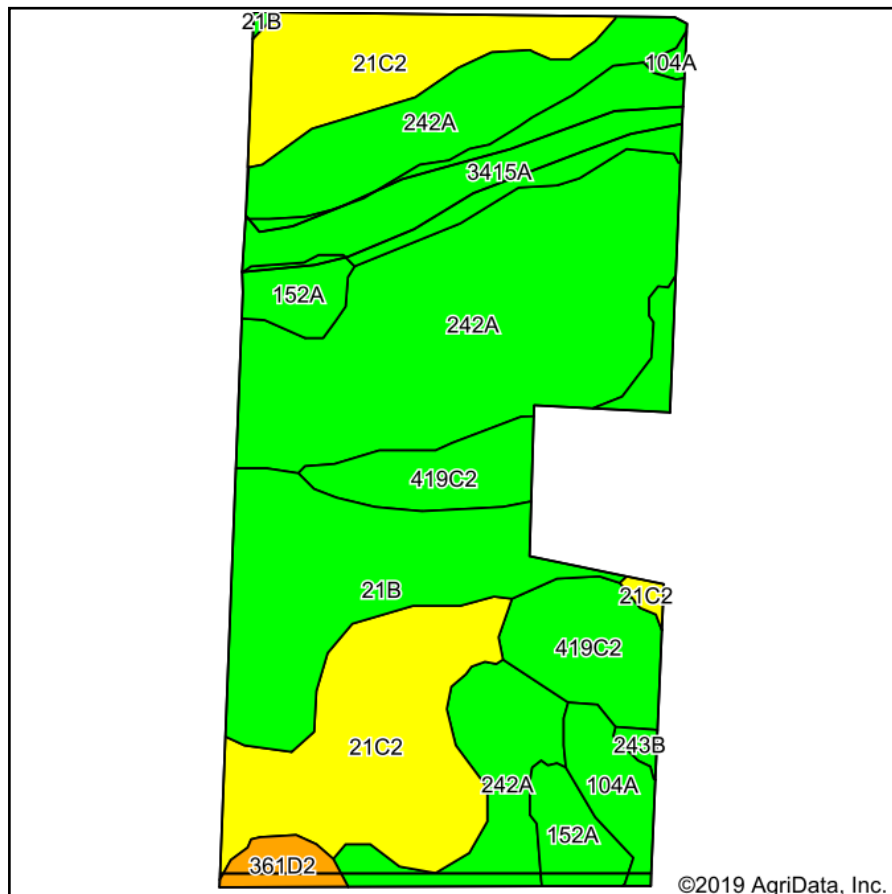
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16-46N-3E
Boone County
Illinois



3/8/2019

Soils Map



State: **Illinois**
 County: **Boone**
 Location: **16-46N-3E**
 Township: **Manchester**
 Acres: **74.34**
 Date: **3/8/2019**

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 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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	Alfalfa hay, T/A	Crop productivity index for optimum management
242A	Kendall silt loam, 0 to 2 percent slopes	28.22	38.0%		172	53	66	89	0.00	125
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	15.89	21.4%		**143	**46	**56	**72	**4.20	**105
**21B	Pecatonica silt loam, 2 to 5 percent slopes	10.06	13.5%		**152	**49	**59	**76	**4.47	**112
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	7.36	9.9%		**151	**48	**59	**77	**4.67	**111
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	6.21	8.4%		180	57	66	89	0.00	131
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.16	4.3%		195	63	73	100	0.00	144
104A	Virgil silt loam, 0 to 2 percent slopes	2.15	2.9%		182	56	70	97	0.00	132
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	1.04	1.4%		**127	**43	**52	**60	**3.26	**95
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.25	0.3%		**166	**51	**64	**86	**5.09	**121
Weighted Average					162.3	51.2	62.4	82.7	2.03	118.7

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

ILLINOIS

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4366

Prepared : Nov 18, 2016

Crop Year : 2017

Operator Name : **McNORRY Farms**
 Farms Associated with Operator : 17-007-308, 17-007-727, 17-037-891, 17-111-1004, 17-007-2648, 17-007-3343, 17-007-3370, 17-007-3512,
 17-007-4332, 17-007-4354, 17-007-4366, 17-201-4837, 17-201-5062, 17-201-5180, 17-201-5911, 17-201-6079,
 17-037-7089, 55-105-8958, 55-105-10849

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.92	69.68	69.68	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	69.68	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	69.50	0.00	0	126	
Soybeans	0.10	0.00	0	39	
TOTAL	69.60	0.00			

NOTES

Tract Number : 8909

Description : Manchester Twp

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DOUGLAS R YEGGE TRUST, TERESA K YEGGE TRUST, YEGGE INC

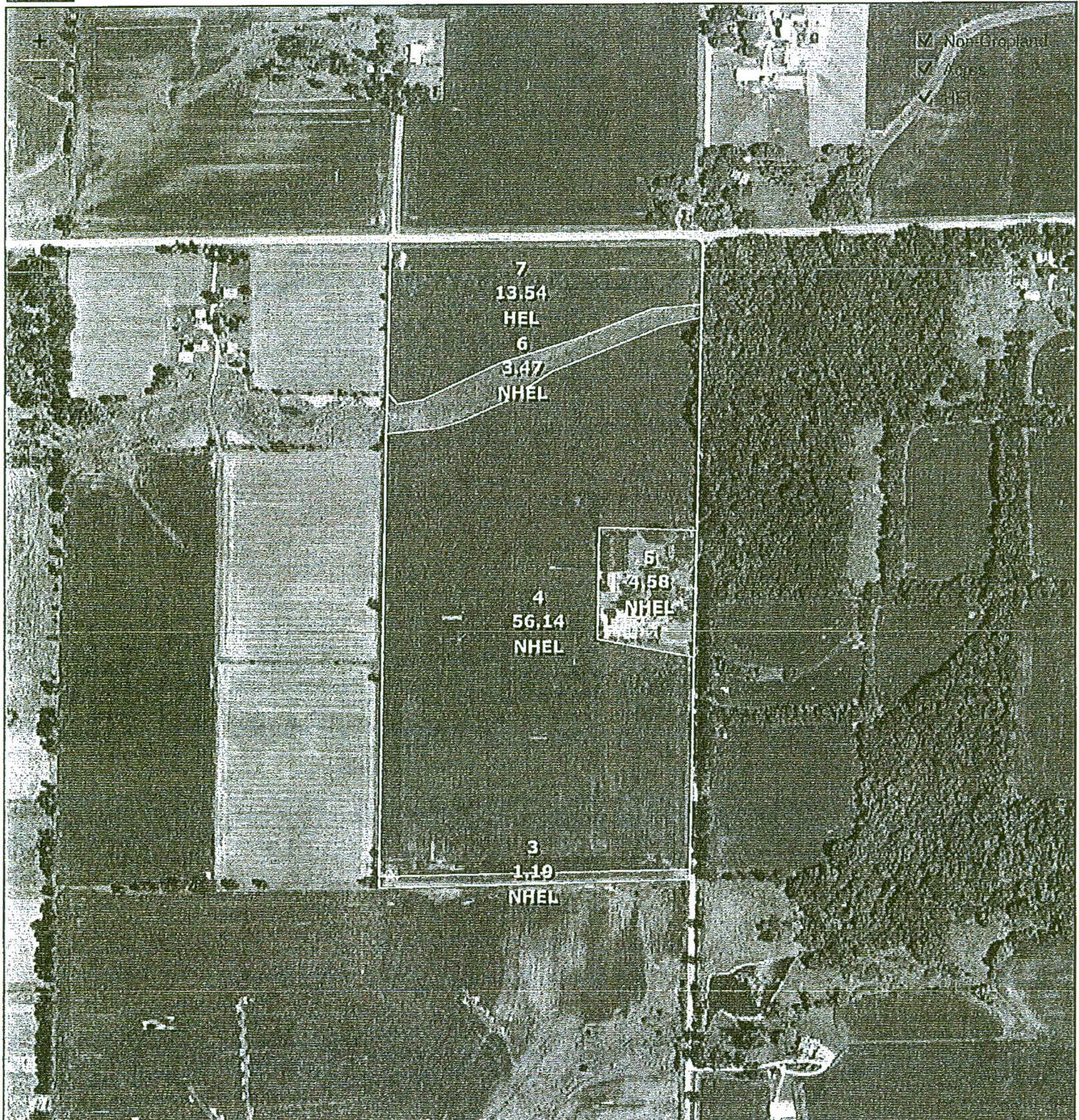
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.92	69.68	69.68	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	69.68	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	69.50	0.00	0	126
Soybeans	0.10	0.00	0	39
TOTAL	69.60	0.00		



Farm 4366
 Tract 8909

Tract Page: 1 of 1

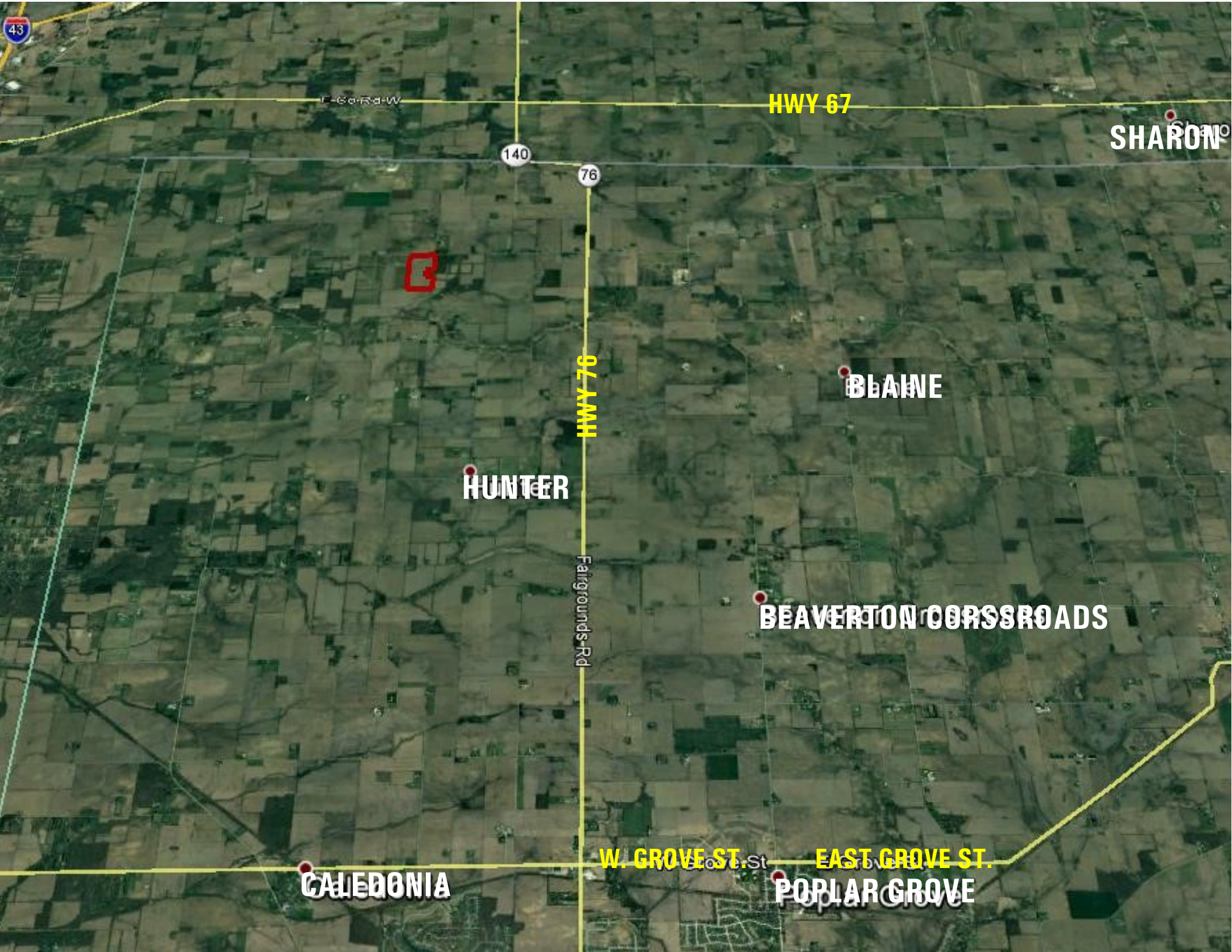
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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 11/18/2016

MANCHESTER RD.

14

GRADE SCHOOL RD.



F-G-Rd-W

HWY 67

SHARON

140

76



HWY 76

BLAINE

HUNTER

Fairgrounds Rd

BEAVERTON CROSSROADS

CALEDONIA

W. GROVE ST.

EAST GROVE ST.

POPLAR GROVE