

LAND FOR SALE

150 ACRES M/L
BOONE COUNTY, IL

LISTING #16571



DOUGLAS R. 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

YEGGEMCNEILLAND.COM

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

88 acres located in the Northwest 1/4 and 62 acres located in the Northeast 1/4, all in Section 10, Township 44 North, Range 3 East, Boone County, Illinois. Total of 150 acres

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present 150 acres m/l of high quality farmland located in Boone County, Illinois with a productivity index of 119.1. Situated within the boundary lines of the North Boone Unit Community School District, this premier location offers spectacular views of the rolling hills of the Boone Co. countryside! The property offers an entrance from the west side as well as an easement to enter on the east side of the property. Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This highly-tillable farm is located nearby multiple grain marketing options such as the Central Grain Company just 4.5 miles away from the property in Belvidere, Illinois.

Seller is a licensed real estate Broker in the State of Illinois.

LEASE/FSA INFORMATION:

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

150 Acres M/L, Boone County, IL

TOTAL ACRES:	150
PRICE:	\$1,875,000
Price Per Acre:	\$12,500
Owner:	Douglas Yegge Trust
Operator:	
County & State:	Boone Co., IL
Location:	Belvidere, IL
Possession Date:	As agreed
Drainage Info:	
Average Productivity:	119.1 PI
Taxable Acres:	
Net RE Taxes:	\$4,661
Taxes Payable In:	2022-2023
Topography:	Level

F.S.A. INFORMATION:

Farmland:	148.67
Crop Acres:	148.67
Effective DCP Cropland	
CRP Acres:	
Corn Base:	92.82
Corn Yield:	158
Soybean Base:	15.36
Soybean Yield:	43

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	150
Tillable Acres:	148.67
CRP Acres:	
Farmstead:	
Roads:	1.33
Waterways:	
Timber:	
Pasture:	

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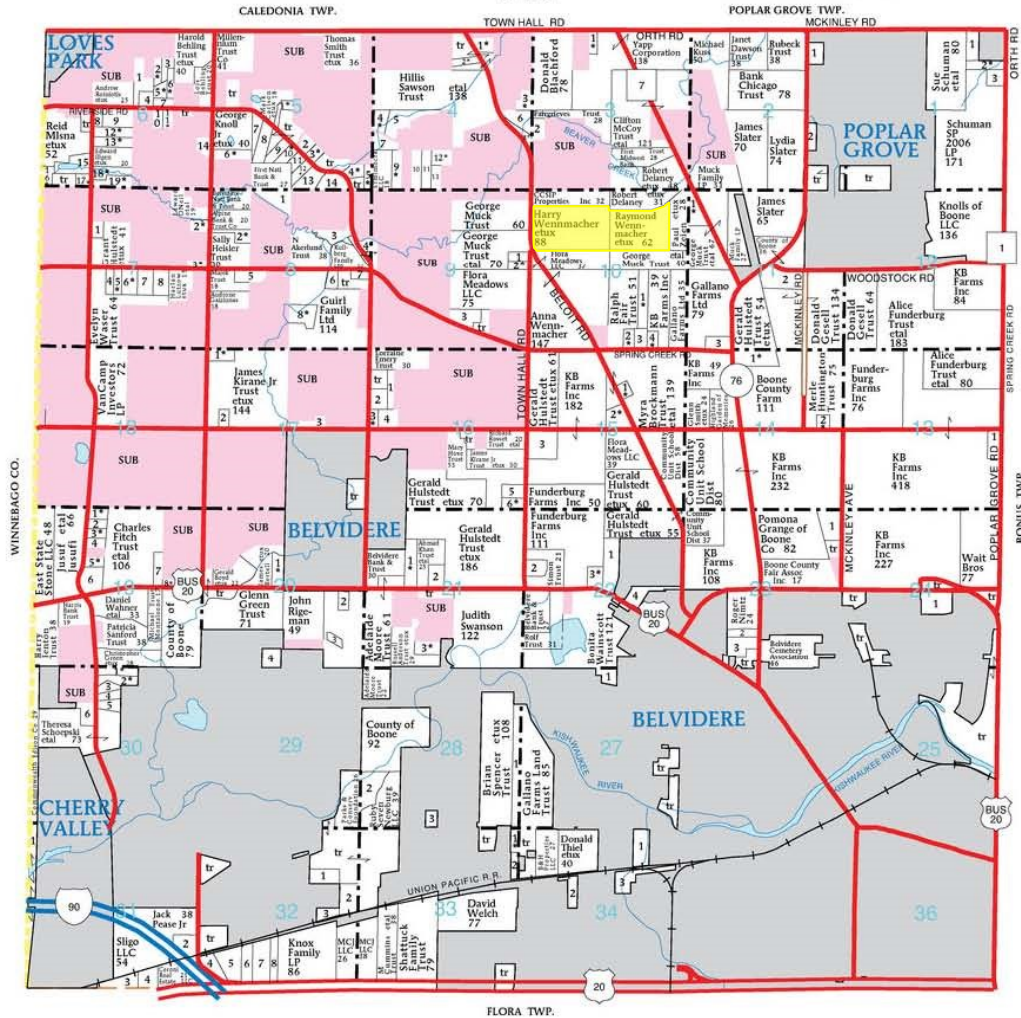
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T-44-N

BELVIDERE PLAT

R-3-E

**BELVIDERE TOWNSHIP****SECTION 1**

1. Rutledge, Gregory 10
2. Wilewski, Clifford 9
3. Cormie Jr, John 8

SECTION 2

1. Bel-Air Estates Ltd 8
2. Stewart, Geraldine 6

SECTION 3

1. Yapp, Kevin 5
2. Gragg Trust, Jacob 8

SECTION 4

1. Macomber, George 7
2. Eikedahl Trust, Paul 5
3. Rielly, Grace 5
4. Schiro, Anthony 8
5. Battista Trust, Brenda 17

6. Fairgrievest Trust 9
7. Weiskopf, Monica 6
8. Meyers, Kenneth 6
9. Khan, Ajaz 10
10. Pierceson Trust, Patricia 10

11. Marander, John 10
12. Barrett, George 7
13. Szutkowski, Edward 6

SECTION 5

1. Moore, Robert 5
2. Long Trust, Margaret 5
3. Faut, William 5
4. Hutt, William 6
5. Carrick, Richard 5
6. Lynch, H 10
7. Park Trust, Joanne 8

8. Clinton Trust, Leanna 10
9. Alpine Bank & Trust Co 7
10. Reilley, Kerry 5
11. Sagendorf Trust, Wendell 5
12. Stiles, Bruce 6
13. Fancsali, Dennis 11
14. O'Malley, Mary 11

15. Amore Investment Group NA Trust 16
16. Jones, Luke 5
17. Paul, B 5
18. Orifici, Anthony 10
19. Anderson Trust, Henry 10

20. Anderson Trust, Henry 10

21. Anderson Trust, Henry 10

22. Anderson Trust, Henry 10

23. Anderson Trust, Henry 10

24. Anderson Trust, Henry 10

25. Anderson Trust, Henry 10

26. Anderson Trust, Henry 10

27. Anderson Trust, Henry 10

SECTION 6

1. J A Johnson LLC 5
2. Pearce, Danny 6
3. Garcia, Jamie 5
4. Sreenivasappa, Shylendra 5
5. Johanson, John 5
6. Howlett, Thomas 11
7. Zastrow Trust 11
8. Waser, Carl 11

SECTION 7

1. Hoerneck Trust, F W 14
2. Ziegelbauer, Tony 7
3. Chapko, James 11
4. Vitale Trust, James 11
5. Mecum Jr, Edward 8
6. Lund Trust, Robert 6
7. Graham Trust, Richard 5
8. Guirl Trust, Thomas 15

SECTION 8

1. Palmquist Family Trust 5
2. Manley, Carol 5
3. Spring Creek Partnership 13
4. Fair Trust, Ralph 15
5. Oetting, Aaron 5
6. Meyer, Kristen 8
7. Peterson, Robert 5
8. Zeien, Paul 12
9. Coil, Michael 15

SECTION 9

1. Long, Stephen 5
2. Blazer, Suann 5
3. Trier II, Edward 5
4. Bailey, Thomas 5
5. Lamere, Kimberly 5
6. Russell Trust, Lynne 11
7. Fitch, Lowell 8
8. Cole, Gerald 6
9. Dotzler, Edward 11

SECTION 10

1. Kirane, Michael 9
2. Kirane, Vincent 5
3. Country Living & Learning at Del Pon 9

SECTION 11

1. Skaradzinski, Jeffrey 5
2. Henneberry, Joseph 5
3. Carlson, Deborah 7
4. Salomone, Giuseppe 14
5. Wahl, Russ 10
6. Pryor, Jason 10
7. Daniel Trust, Richard 14
8. Community Unit School Dist 17
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13. Tubbs, Larry 10

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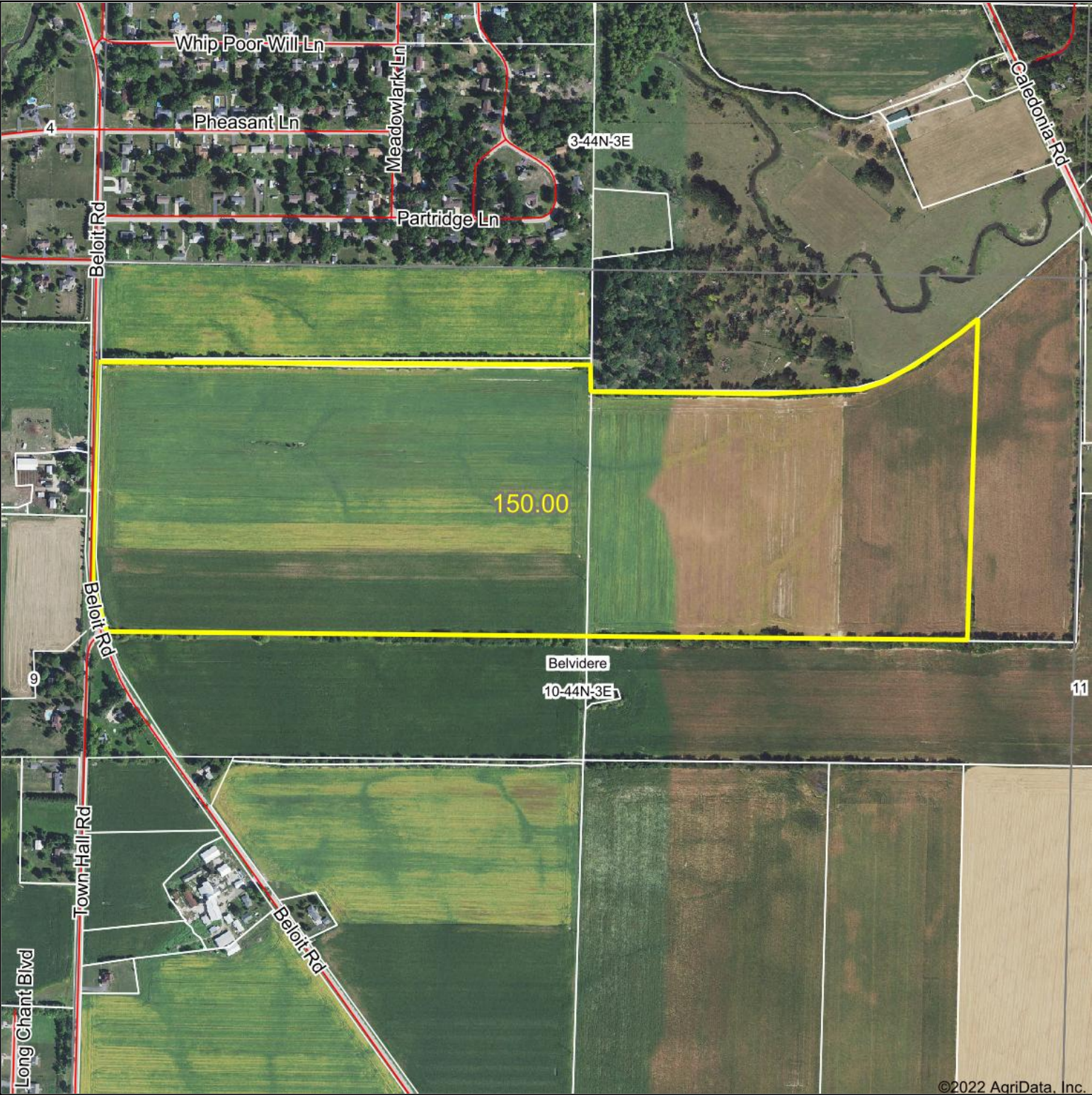
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2. Township of Belvidere 7
3. Daniels Trust,


Aerial Map - Total Acres






Map Center: 42° 18' 31.51, -88° 52' 16.86

0ft 830ft 1660ft



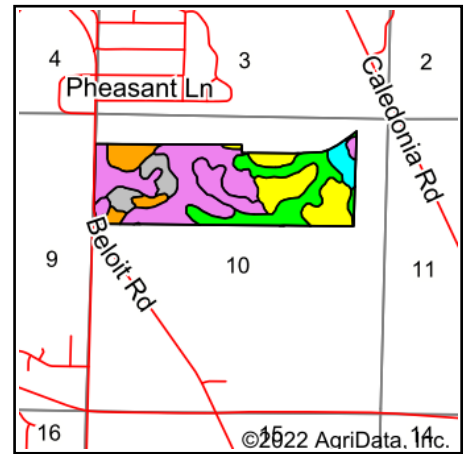
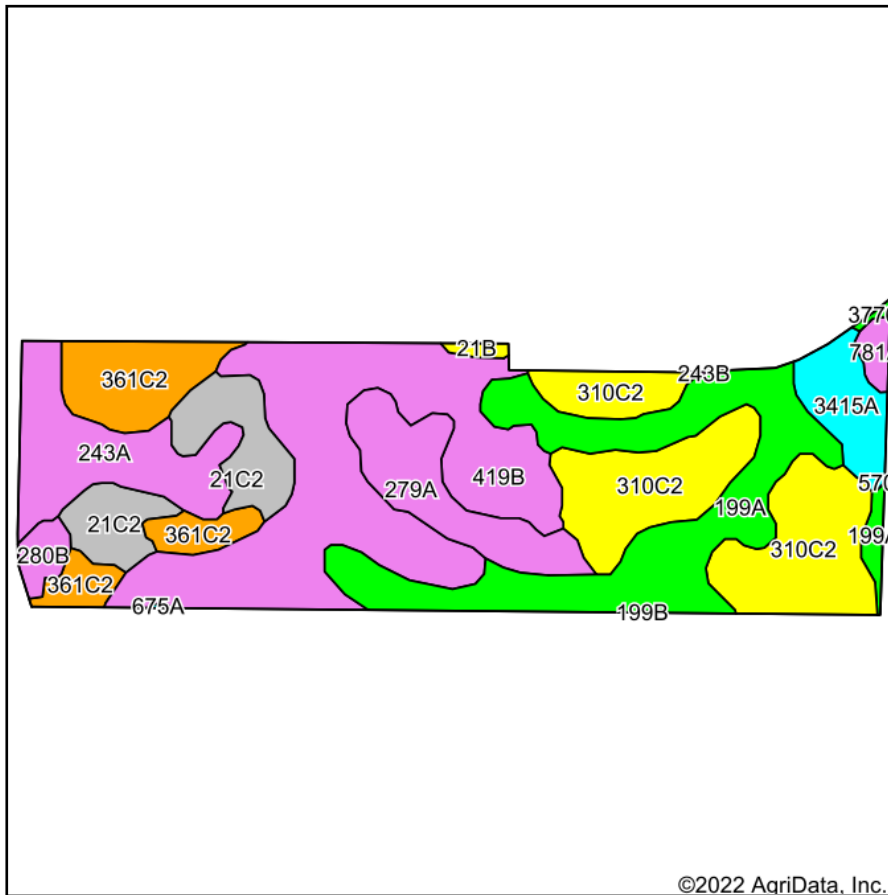
12/22/2022

10-44N-3E
Boone County
Illinois

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



State: **Illinois**
 County: **Boone**
 Location: **10-44N-3E**
 Township: **Belvidere**
 Acres: **150**
 Date: **12/22/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
**419B	Flagg silt loam, 2 to 5 percent slopes	38.01	25.3%		**160	**51	**62	**82	**4.97	**118
199A	Plano silt loam, 0 to 2 percent slopes	27.93	18.6%		194	60	74	103	7.02	142
**310C2	McHenry silt loam, 4 to 6 percent slopes, eroded	27.90	18.6%		**148	**48	**58	**74	**4.05	**109
243A	St. Charles silt loam, 0 to 2 percent slopes	12.94	8.6%		168	52	65	87	5.14	122
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	12.36	8.2%		**130	**44	**53	**61	**3.33	**97
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	10.91	7.3%		**143	**46	**56	**72	**4.20	**105
279A	Rozetta silt loam, 0 to 2 percent slopes	10.29	6.9%		164	51	65	84	5.27	120
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.73	3.8%		180	57	66	89	0.00	131
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	1.90	1.3%		**165	**52	**65	**84	**5.22	**121
781A	Friesland sandy loam, 0 to 2 percent slopes	1.26	0.8%		159	52	64	80	4.89	119
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.54	0.4%		**152	**49	**59	**76	**4.47	**112
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	0.23	0.2%		185	61	69	89	0.00	138
Weighted Average					162.2	51.5	63	82.8	4.83	119.2

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/>

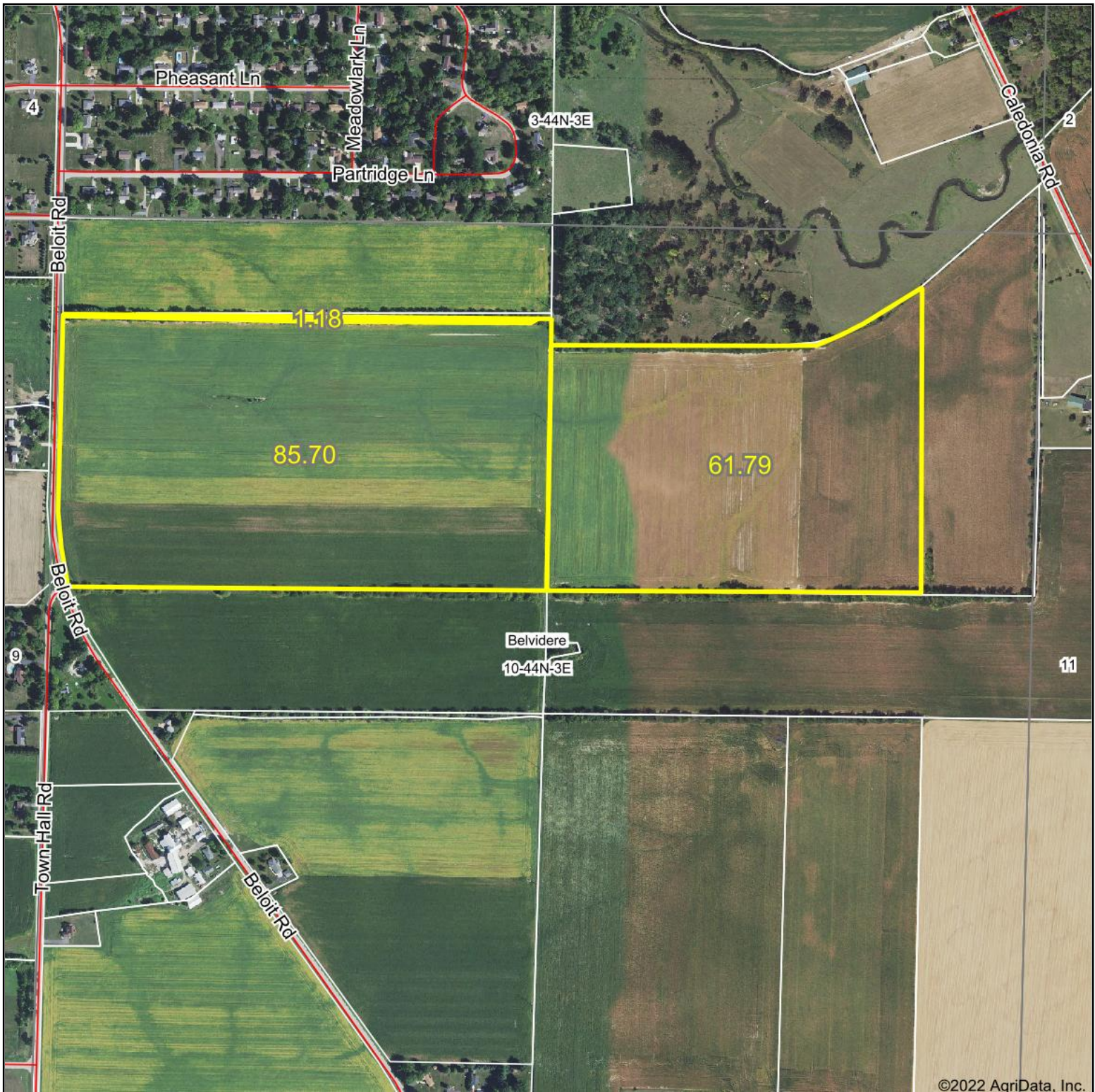
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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.

Aerial Map - Tillable Acres



Map Center: 42° 18' 29.11, -88° 52' 13.85

0ft 830ft 1660ft

10-44N-3E
Boone County
Illinois

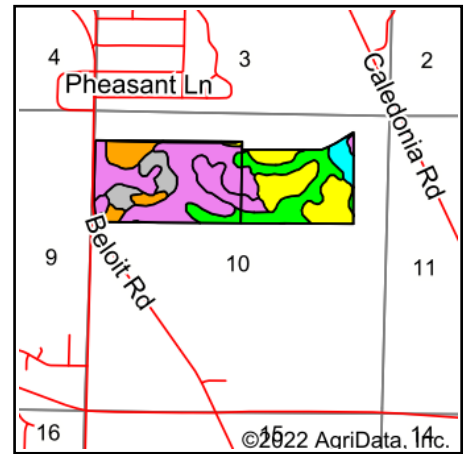
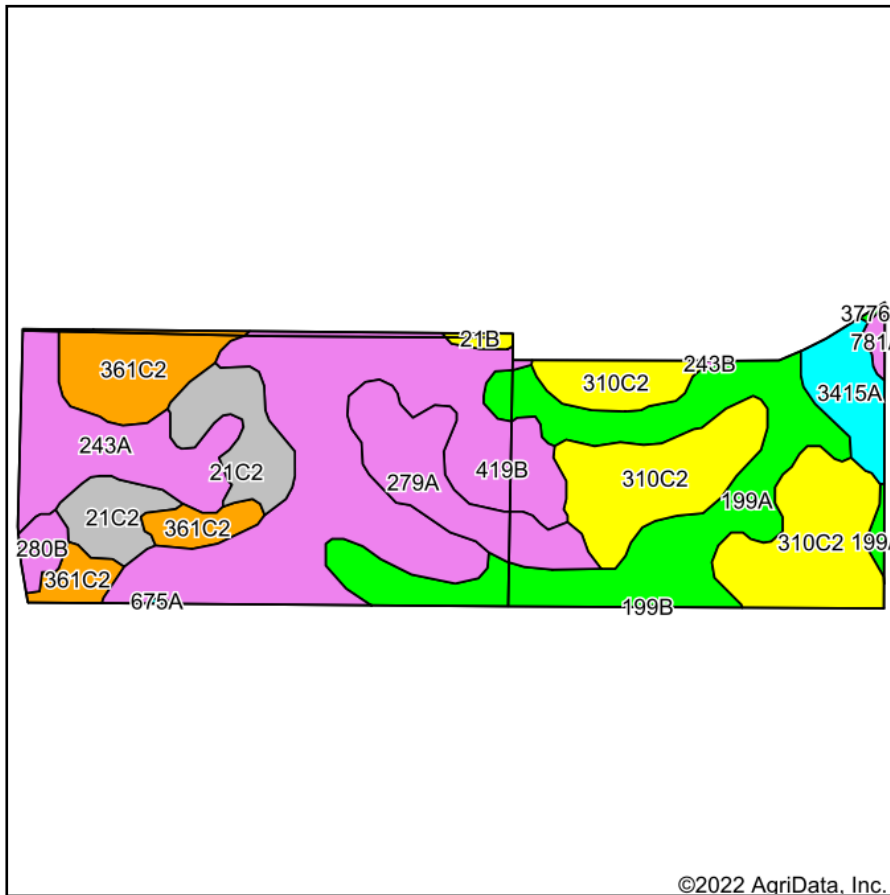


12/22/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



State: **Illinois**
 County: **Boone**
 Location: **10-44N-3E**
 Township: **Belvidere**
 Acres: **148.67**
 Date: **12/22/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
**419B	Flagg silt loam, 2 to 5 percent slopes	38.33	25.8%		**160	**51	**62	**82	**4.97	**118
**310C2	McHenry silt loam, 4 to 6 percent slopes, eroded	28.06	18.9%		**148	**48	**58	**74	**4.05	**109
199A	Plano silt loam, 0 to 2 percent slopes	27.43	18.5%		194	60	74	103	7.02	142
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	12.71	8.5%		**130	**44	**53	**61	**3.33	**97
243A	St. Charles silt loam, 0 to 2 percent slopes	12.53	8.4%		168	52	65	87	5.14	122
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	10.91	7.3%		**143	**46	**56	**72	**4.20	**105
279A	Rozetta silt loam, 0 to 2 percent slopes	10.29	6.9%		164	51	65	84	5.27	120
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.17	3.5%		180	57	66	89	0.00	131
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	1.77	1.2%		**165	**52	**65	**84	**5.22	**121
781A	Friesland sandy loam, 0 to 2 percent slopes	0.64	0.4%		159	52	64	80	4.89	119
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.60	0.4%		**152	**49	**59	**76	**4.47	**112
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	0.10	0.1%		185	61	69	89	0.00	138
675A	Greenbush silt loam, 0 to 2 percent slopes	0.07	0.0%		184	58	70	97	0.00	134
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.06	0.0%		**166	**51	**64	**86	**5.09	**121
Weighted Average					161.9	51.4	62.9	82.6	4.84	118.9



Common Land Unit

- Cropland
- Wetland Determination Identifiers
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 61.79 acres

2022 Program Year

Map Created April 05, 2022

Farm **4900**
Tract **8869**

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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 : 4900

Prepared : 12/16/22 3:02 PM CST

Crop Year : 2023

Operator Name : MORAGRA FAMILY FARMS
CRP Contract Number(s) : None
Recon ID : 17-007-2022-17
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.79	61.79	61.79	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.Rel. Activity	Broken From Native Sod
0.00	0.00	61.79	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.02	0.00		
Soybeans	4.06	0.00		
TOTAL	45.08	0.00		

NOTES

Tract Number : 8869

Description :
FSA Physical Location : ILLINOIS/BOONE
ANSI Physical Location : ILLINOIS/BOONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THE DOUGLAS R YEGGE U/T/A DATED 2/16/2012
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.79	61.79	61.79	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	61.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.02	0.00	158

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4900
Prepared : 12/16/22 3:02 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 8869 Continued ...

Soybeans	4.06	0.00	43
TOTAL	45.08	0.00	

NOTES

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Common Land Unit

- Cropland
- Wetland Determination Identifiers
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 86.88 acres

2022 Program Year

Map Created April 05, 2022

Farm **4902**

Tract **442**

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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 : 4902

Prepared : 12/16/22 3:02 PM CST

Crop Year : 2023

Operator Name : MORAGRA FAMILY FARMS
CRP Contract Number(s) : None
Recon ID : 17-007-2022-18
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
86.88	86.88	86.88	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.Rel. Activity	Broken From Native Sod
0.00	0.00	86.88	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	51.80	0.00		
Soybeans	11.30	0.00		
TOTAL	63.10	0.00		

NOTES

Tract Number : 442

Description : C7-5 BELVIDERE SEC. 3
FSA Physical Location : ILLINOIS/BOONE
ANSI Physical Location : ILLINOIS/BOONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THE DOUGLAS R YEGGE U/T/A DATED 2/16/2012
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
86.88	86.88	86.88	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	86.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.80	0.00	158

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4902
Prepared : 12/16/22 3:02 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 442 Continued ...

Soybeans	11.30	0.00	43
TOTAL	63.10	0.00	

NOTES

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2022 Corn: Harvest

B9364

Layer: Yield

4900 | Mor- Agra



Work Start Time Nov 22, 2022 at 4:09:12 PM	Average Wet Weight 13,505.40 lb/ac	Crop Type Corn
Work End Time Nov 23, 2022 at 11:45:54 AM	Avg. Speed 4.6 mi/hr	
Total Yield 33,268.0 bu	P1093 TOTAL 33,262.10 bu	
Dry Yield 234.9 bu/ac	--- TOTAL 5.90 bu	
Average Moisture 17.1 %	P1093 YIELD 235.00 bu/ac	
Area 141.6 ac	--- YIELD 98.33 bu/ac	
Wet Weight 1,912,360.0 lb	Machines 1H0X911XCNB820449	

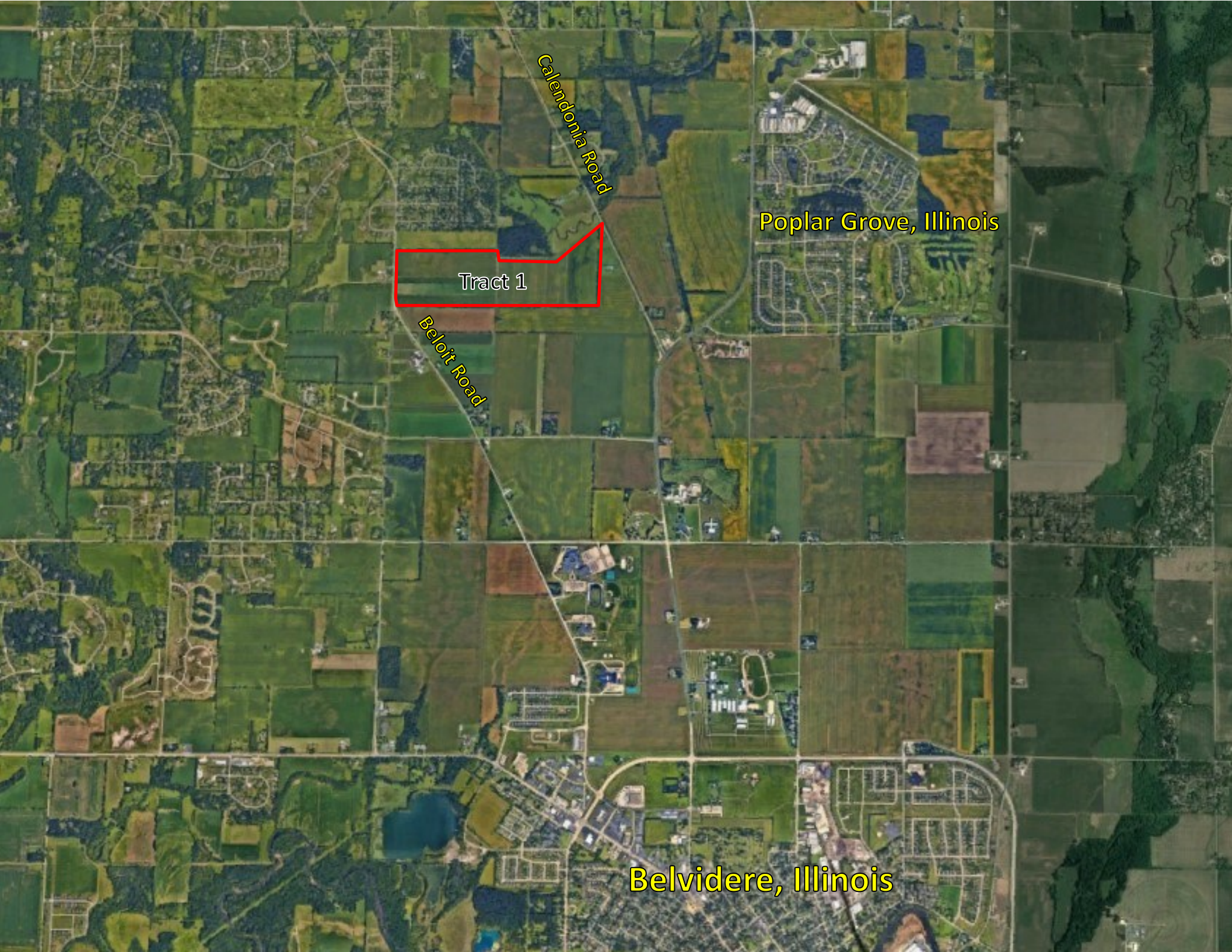


Beloit Road

Tract 1

Beloit Road

Caledonia Road



Calendonia Road

Poplar Grove, Illinois

Tract 1

Beloit Road

Belvidere, Illinois