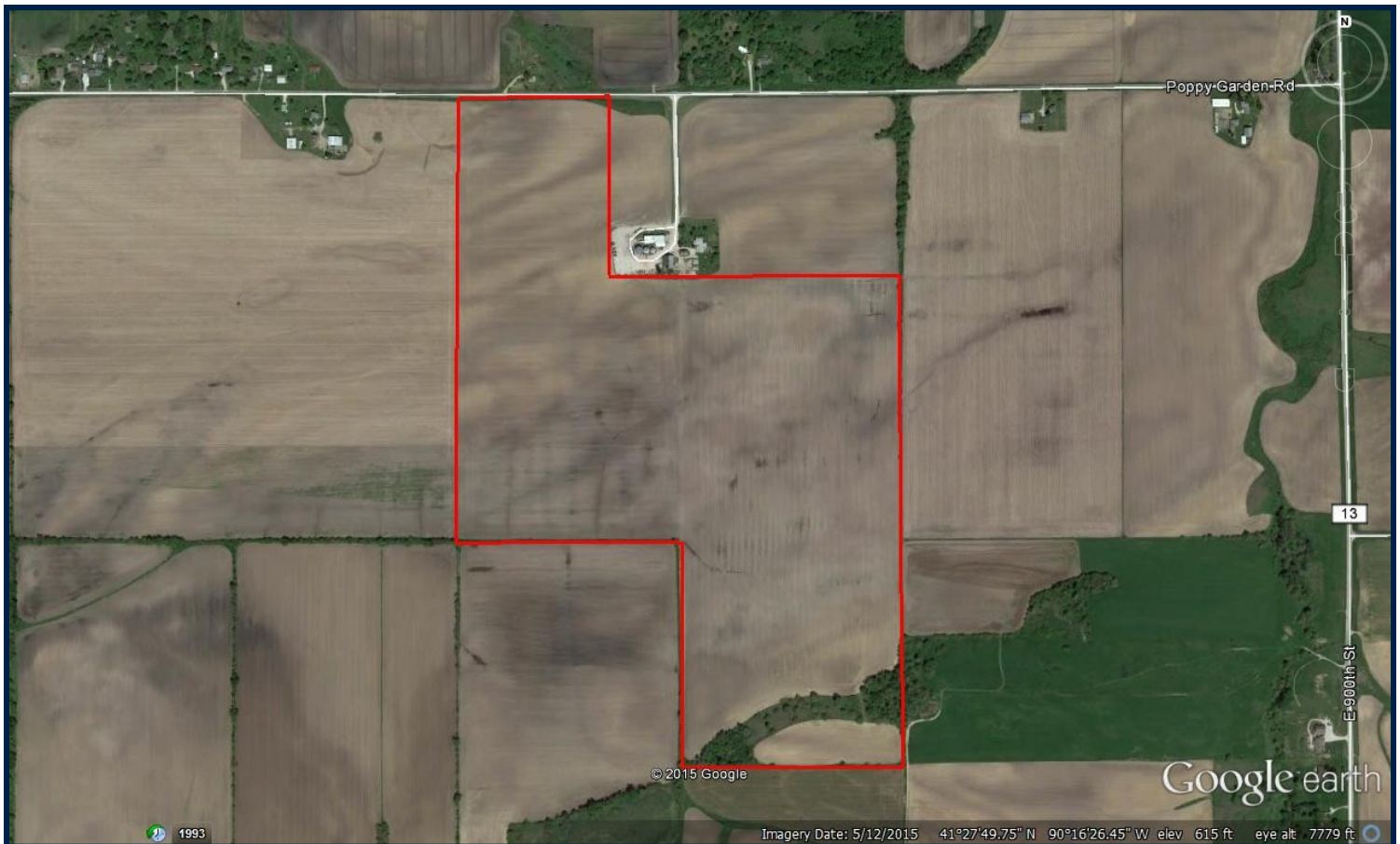


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

156 ACRES M/L
NEUMANN, HENRY COUNTY, ILLINOIS

LISTING #434



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DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

LAND FOR SALE



Neumann, 156 Acres M/L, Henry County, IL

TOTAL ACRES:	156 M/L
PRICE:	\$1,170,000
Price Per Acre:	\$7,500
Owner:	Neumann
Operator:	Neumann
County & State:	Henry Co., IL
Location:	Colona, IL
Possession Date:	To be determined
Drainage Info:	Natural & tile
Average Productivity:	102.4 PI
Taxable Acres:	156 est.
Net RE Taxes:	\$1,028 est.
Taxes Payable In:	2015
Topography:	Level to gently rolling

LEGAL DESCRIPTION: Part of the Northwest 1/4 of Section 16, excluding buildings, and the Northeast 1/4 of the Southeast 1/4, all in Section 16, Township 17 North, Range 2 East. (To be surveyed.)

COMMENTS & BUILDING INFORMATION:
Grain farm just South of the Quad Cities. Close to markets.
*Property taxes and FSA figures to be reconstituted after split.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

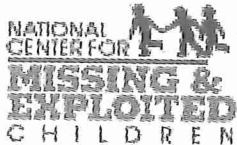
F.S.A. INFORMATION (ESTIMATED):

Farmland:	156
Crop Acres:	152
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	136.63 est.
Corn Yield:	142
Soybean Base:	15.37 est.
Soybean Yield:	40

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	156
Tillable Acres:	152
CRP Acres:	
Farmstead:	
Roads:	.25
Waterways:	
Timber:	3.75
Pasture:	

LEASE/FSA INFORMATION: SALE IS SUBJECT TO A LEASE-BACK TO EXISTING OWNER.



IF YOU HAVE INFORMATION ABOUT THE LOCATION OF A MISSING CHILD,
PLEASE CALL THIS NUMBER

1-800-843-5678

1835 K. Street, N.W., Suite 700 • Washington, D.C. 20006

For general information or assistance, please call:

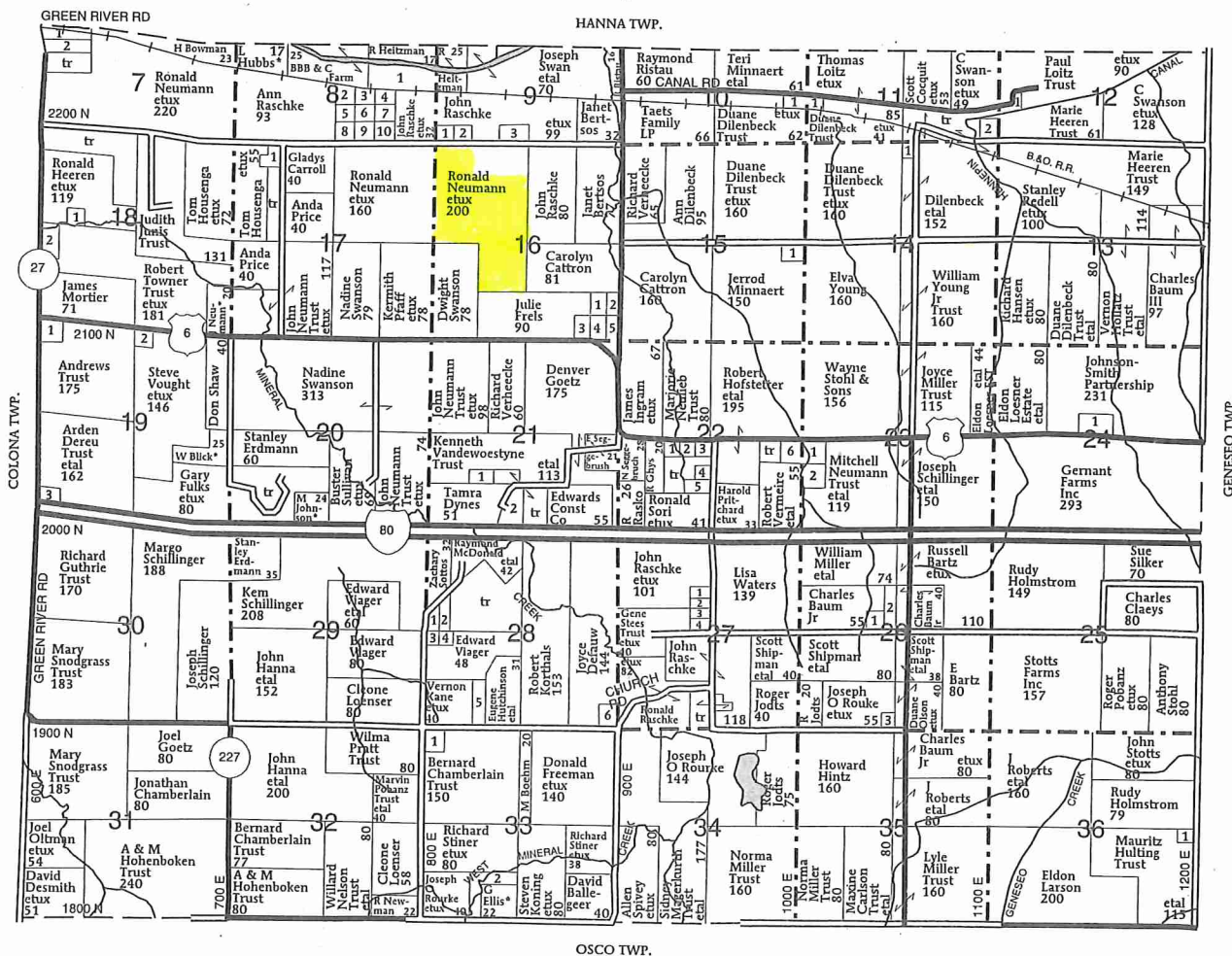
202/634-9821

T-17-N

EDFORD PLAT

(Landowners)

R-2-E



EDFORD TOWNSHIP

SECTION 7

1. Hatch, Grant
2. Caon, Emil

SECTION 8

1. Swan, Joseph
2. Bennett, Robert
3. Wallace, William
4. Dywialak, Randal
5. Lee, Susan
6. Coleman, Ronald
7. Thiakos, Charles
8. McDonald, Raymond
9. Lauer, Jerry

SECTION 9

1. VanWinkle, David
2. Shannon, Micheal
3. Mann, Betty

SECTION 10

1. Ashley, Mark

SECTION 11

1. Melton, Kevan
2. Crow, Herman

SECTION 12

1. Loitz, Thomas

SECTION 14

1. Benavidez, John

SECTION 15

1. Zobrist, Stephen

SECTION 16

1. Carlson, Carl
2. Wolever, Daniel
3. Kandis, Deno
4. Verscheure, Gerald
5. Neely, Herbert

SECTION 17

1. Phyfe, LeeRoy

SECTION 18

1. Hansel, Gavin
2. Kuhlman, James

SECTION 19

SECTION 20

1. Kane, Lawrence
2. Grymonprez, Barbara
3. Casanova, Jeffrey

SECTION 21

1. Maynard, Ronnie
2. Weissner, James

SECTION 22

1. Sample, James
2. Sifford, Joe
3. Schraeder, John
4. Dunham, Richard
5. Daniels, Gary
6. JB Excavating Inc

SECTION 23

1. White, Reginald
2. Owen, Russel

SECTION 24

1. Johnson, George

SECTION 25

1. Blair, Kathleen
2. Shipman, Scott
3. Erickson, Alfred

SECTION 27

1. Cantrill, Mark
2. Owen, Maria
3. Couchman, Tammy
4. Walker, Chad

SECTION 28

1. Harty, Alvin
2. Snodgrass, Barry
3. Roberts, Dennis
4. Dickson, Judy
5. Lindstrom, Ivan
6. St Johns Lutheran Church

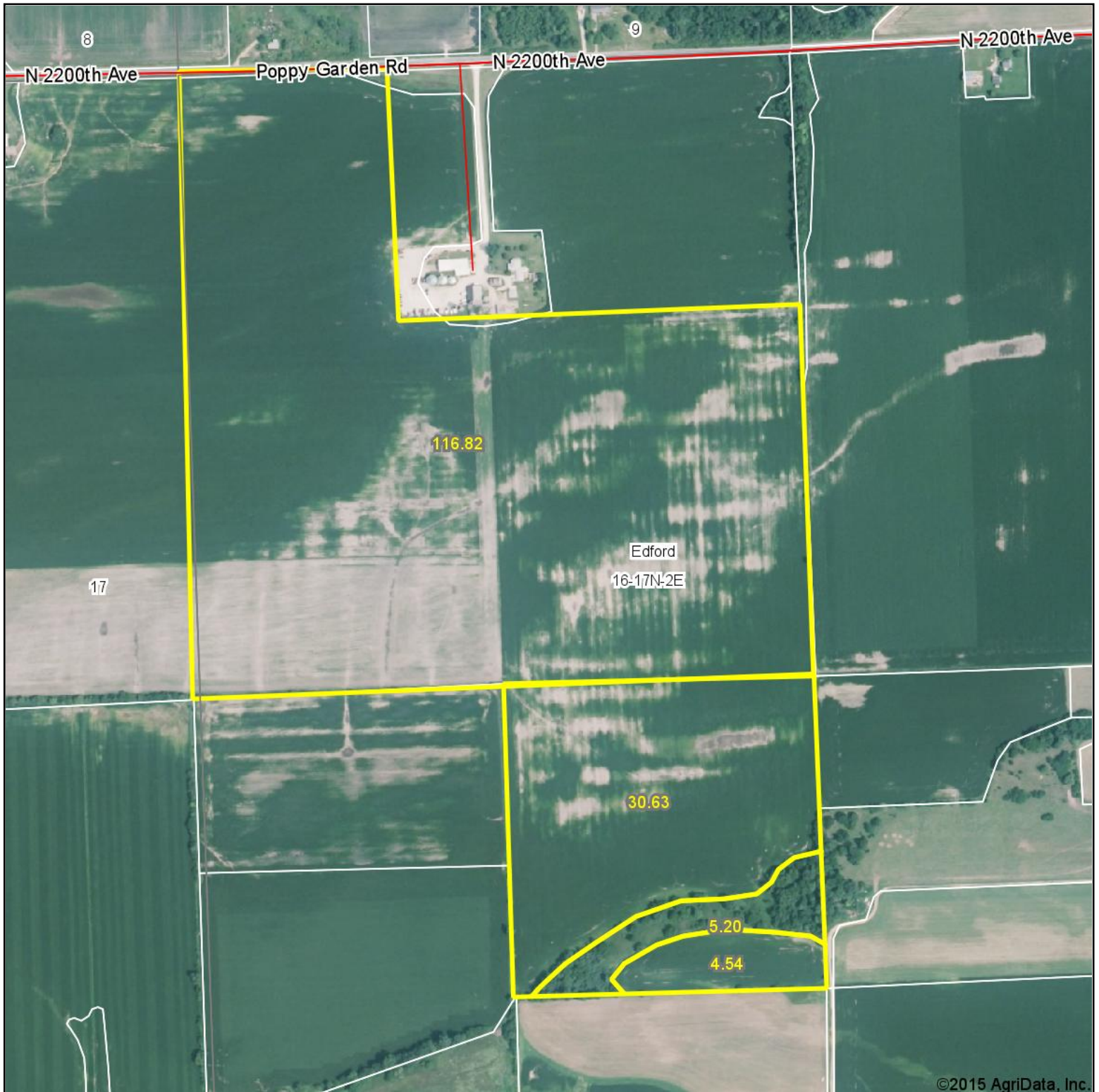
SECTION 33

1. Hock, Larry
2. Callear, Scott

SECTION 36

1. Rahn, Donald

Aerial Map



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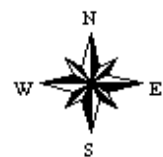
map center: 41° 27' 48.85, 90° 16' 25.29

0ft 659ft 1319ft

Maps Provided By:

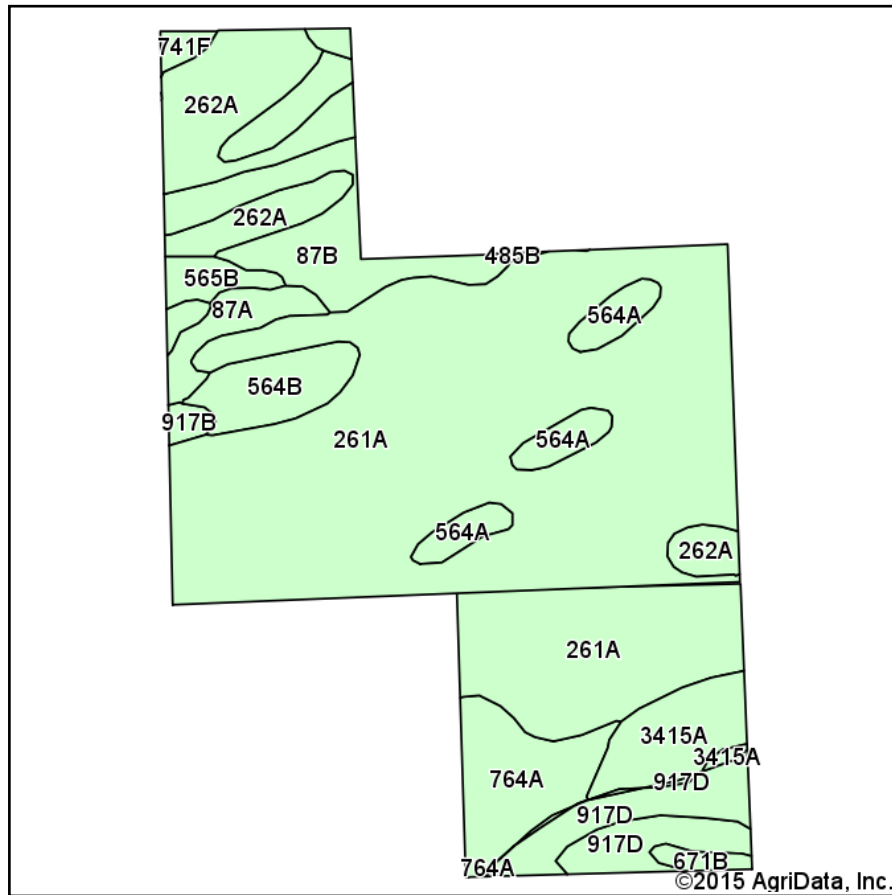


16-17N-2E
Henry County
Illinois

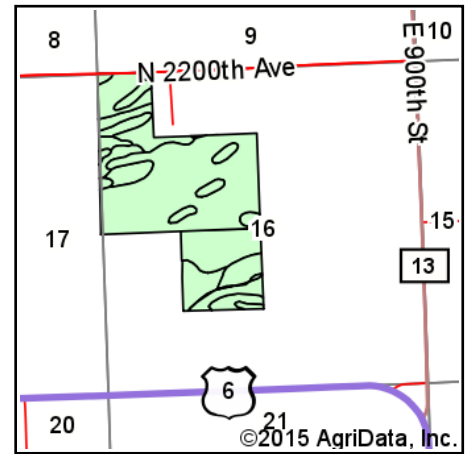


12/18/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **16-17N-2E**
 Township: **Edford**
 Acres: **157.19**
 Date: **12/18/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IL073, Soil Area Version: 11

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
261A	Niota silt loam, 0 to 2 percent slopes	90.72	57.7%		131	43	55	65	0.00	98
262A	Denrock silt loam, 0 to 2 percent slopes	14.11	9.0%		157	50	64	82	4.26	115
**87B	Dickinson sandy loam, 2 to 5 percent slopes	11.78	7.5%		**141	**46	**55	**73	**3.36	**103
**917D	Oakville-Tell complex, 7 to 15 percent slopes	8.73	5.6%		**116	**39	**47	**58	0.00	**88
764A	Coyne fine sandy loam, 0 to 2 percent slopes	7.73	4.9%		142	47	59	70	3.64	105
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.97	3.8%		180	57	66	89	0.00	131
**564B	Waukegan silt loam 2 to 5 percent slopes	4.79	3.0%		**160	**52	**62	**81	**4.35	**118
564A	Waukegan silt loam, 0 to 2 percent slopes	4.77	3.0%		162	53	63	82	4.39	119
87A	Dickinson sandy loam, 0 to 2 percent slopes	3.12	2.0%		142	46	56	74	3.39	104
**565B	Tell silt loam, 2 to 5 percent slopes	1.86	1.2%		**151	**50	**59	**76	**3.85	**111
**917B	Oakville-Tell complex, 1 to 7 percent slopes	1.33	0.8%		**124	**42	**50	**61	0.00	**94
**741F	Oakville fine sand, 20 to 30 percent slopes	1.26	0.8%		**86	**30	**38	**42	0.00	**66
**671B	Biggsville silt loam, 2 to 5 percent slopes	0.89	0.6%		**193	**60	**70	**101	0.00	**141
**485B	Richwood silt loam, 2 to 5 percent slopes	0.13	0.1%		**184	**56	**70	**101	**6.45	**135
Weighted Average					137.9	45.1	56.4	69.2	1.20	102.4

Area Symbol: IL073, Soil Area Version: 11

FARM: 8668

Prepared: 12/15/15 2:07 PM

Crop Year: 2016

Page: 1 of 2

Illinois

Henry

U.S. Department of Agriculture

Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

RONALD R NEUMANN

Farm Identifier

Recon Number

Farms Associated with Operator:

595, 8064, 8669

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
358.7	333.01	333.01	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	333.01	0.0	0.0			N	

ARC/PLC

ARC-IC
NONEARC-CO
CORN, SOYBNPLC
NONEPLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	296.68		142	0.0
SOYBEANS	33.57		40	0.0
Total Base Acres:	330.25			

Tract Number: 777 Description: E5 SEC 16 EDFORD

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
198.37	185.9	185.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	185.9	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	167.1		142	0.0
SOYBEANS	18.8		40	0.0
Total Base Acres:	185.9			

Owners: RONALD R NEUMANN

Other Producers: None



United States
Department of
Agriculture

Henry County, Illinois



Common Land Unit

clu_classification_code

Cropland

Non-Cropland
Tract Boundary

0 230 460 920
Feet

2015 Program Year

Map Created July 31, 2015

Farm 8668

Tract 777

Wetland Determination Identifiers

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

Tract Cropland Total: 185.90 acres

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