

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

75.5 ACRES M/L TORRANCE ~ HENDERSON COUNTY, ILLINOIS



LISTING #394

PRICE: \$800,300 (\$10,600/Acre)

DIRECTIONS: 2 MILES EAST OF RARITAN
ON CO. RD. 9, NORTH ON CO. RD. 10 1/4
OF A MILE, ON THE WEST SIDE OF THE
ROAD.

DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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TOTAL REALTY CO.

A SUBSIDIARY OF PEOPLES COMPANY

Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 53-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

Torrance 75.5 a., MOL, Henderson Co., IL

TOTAL ACRES:	75.5
PRICE:	\$800,300.00

Price Per Acre: \$10,600.00

Owner: Torrance

Operator: Owner

County & State: Henderson Co., IL

Location: 2 miles west of Raritan, IL

Possession Date: To be agreed

Drainage Info: Natural

Average PI: 134.5

Taxable Acres: 76.32

Net RE Taxes: \$2,267.54

Taxes payable in: 2015

Topography: Level to gentle slope

F.S.A. Information:

Farmland:	75.07	Corn Base:	50.9
Crop Acres:	75.07	Corn Yield:	121
CRP Acres:	2.6	Soybean Base:	20.9
Wheat Base:		Soybean Yield:	43
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 75.5

Tillable Acres: 75.07

CRP Acres: 2.6

Farmstead:

Roads: .43

Waterways:

Timber:

Pasture:

Legal Description:

The North 1/2 of the Southeast 1/4, excluding 5 acres in the Southeast corner, Section 8, Township 8 North, Range 4 West.

To Contact Listing Agent:

Douglas R. Yegge
563-320-9900
total@totalrealtyco.com

Comments & Building Information:

Quality soils, predominantly Osco and Muscatine soils.
3 smaller bins included in the sale.
Well maintained.

Lease/FSA Information:

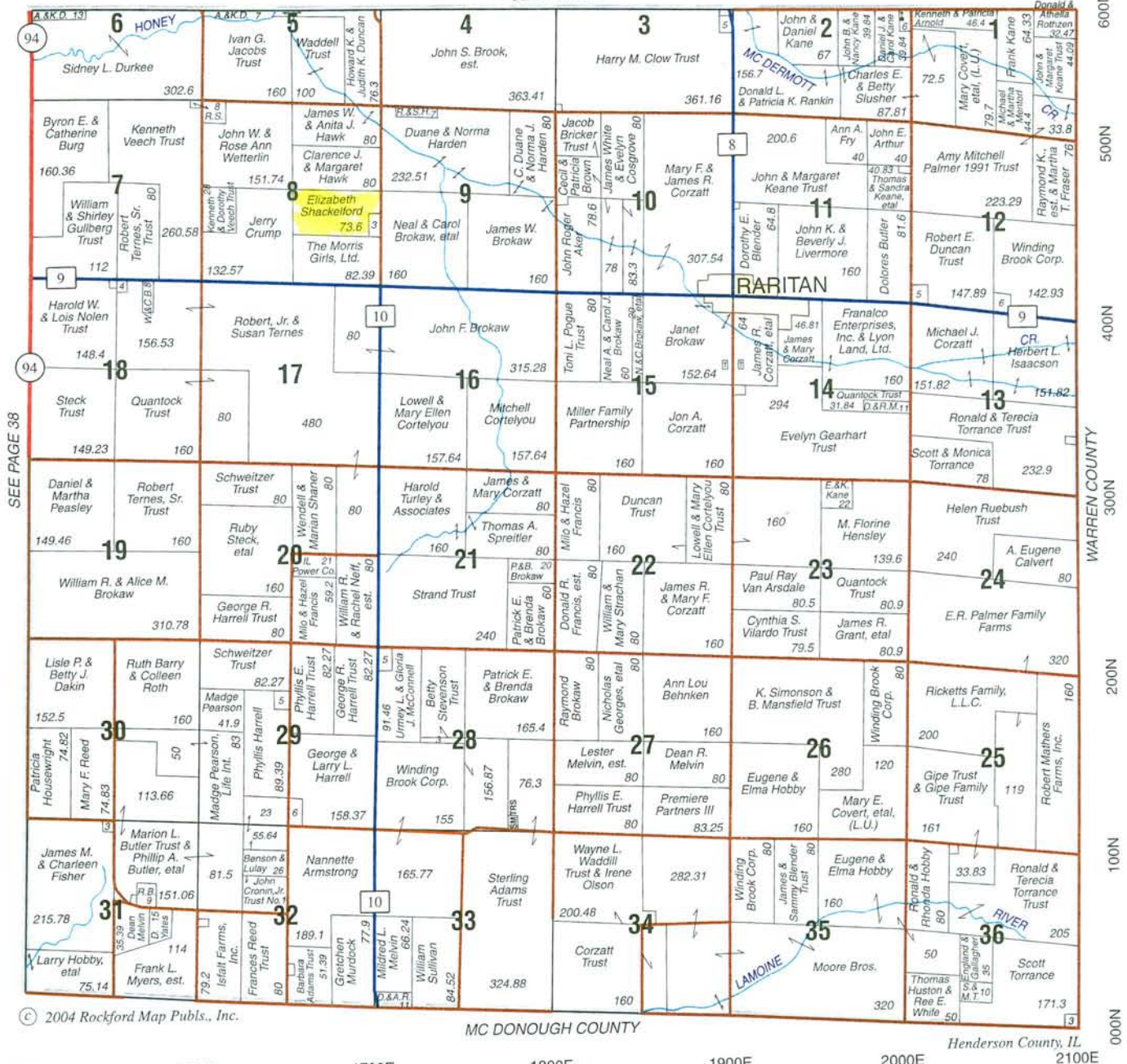
Open for 2015 crop year.
Seller desires lease-back.

**2.6 CRP acres @ \$241.20/a. or \$627.00/annually,
expires 9-30-2023**

RARITAN

T.8N.-R.4W.

SEE PAGE 44



"The Bank of Friendly Service"



Raritan State Bank

Raritan, Illinois 61471
(309) 746-6200



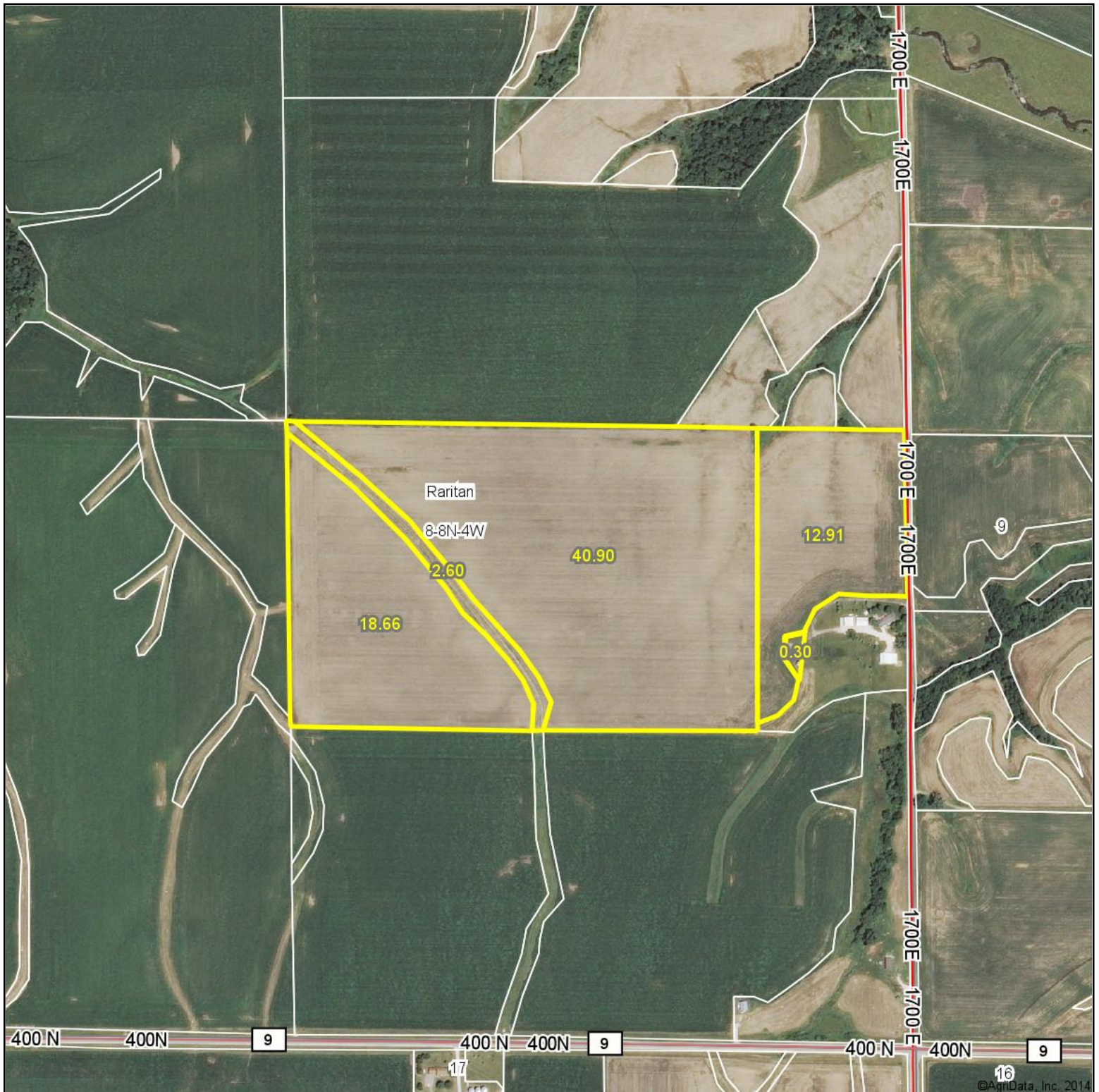
Abingdon Banking Center

Abingdon, Illinois 61410
(309) 462-2220

Member **FDIC**



Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

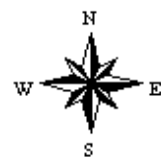
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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8-8N-4W
Henderson County
Illinois

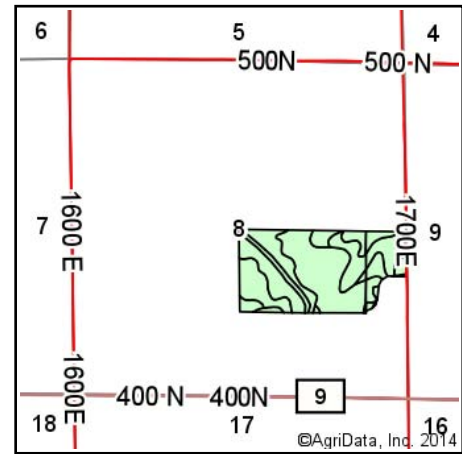
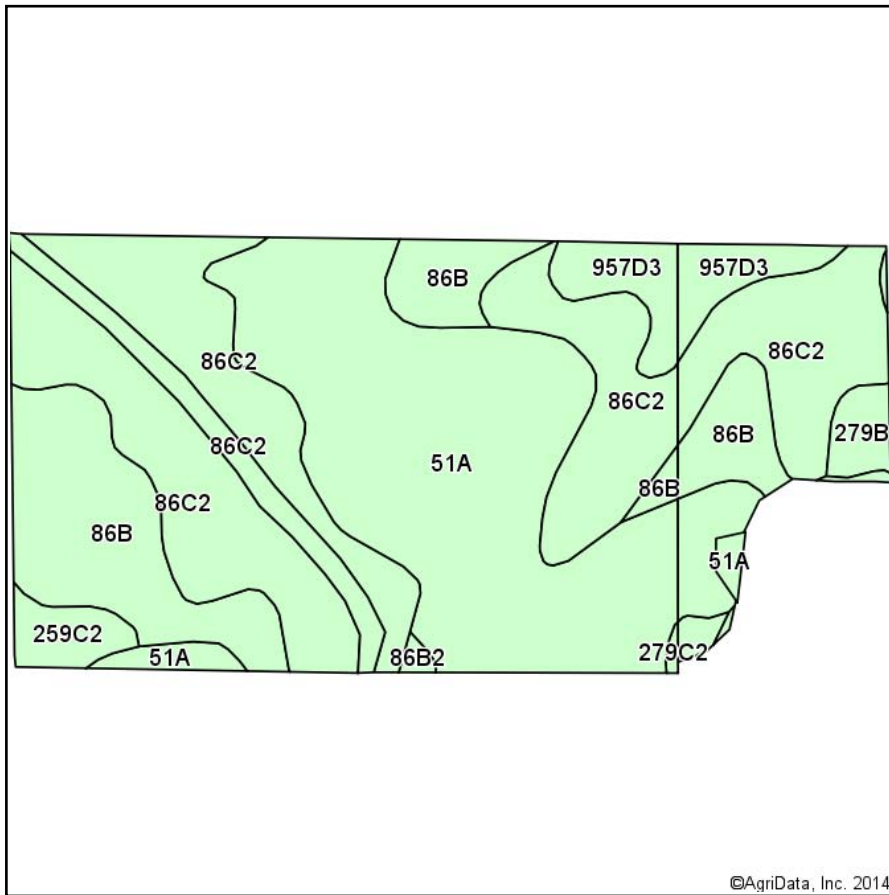
map center: 40° 42' 11.39, 90° 52' 15.29

scale: 7783



9/11/2014

Soil Map

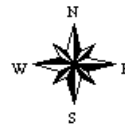


State: **Illinois**
 County: **Henderson**
 Location: **8-8N-4W**
 Township: **Raritan**
 Acres: **75.37**
 Date: **9/11/2014**

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 DeWitt, IA
 563-659-8185

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL071, Soil Area Version: 14

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
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	29.73	39.4%		**178	**56	**70	**95	**6.42	**131
51A	Muscataune silt loam, 0 to 2 percent slopes	26.15	34.7%		200	64	75	104	0.00	147
**86B	Osco silt loam, 2 to 5 percent slopes	12.58	16.7%		**189	**59	**74	**101	**6.83	**140
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	3.67	4.9%		**95	**32	**37	**46	0.00	**71
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	1.46	1.9%		**152	**48	**60	**77	**4.44	**111
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.15	1.5%		**162	**50	**64	**83	**5.22	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.44	0.6%		**153	**47	**60	**78	**4.90	**112
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.19	0.3%		**181	**57	**71	**97	**6.56	**134
Weighted Average					182.5	57.8	70.5	96.1	3.88	134.5

Area Symbol: IL071, Soil Area Version: 14

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 (Updated 1/10/2012)

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".

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Illinois
Henderson

U.S. Department of Agriculture
Farm Service Agency

FARM: 2854
Prepared: 9/11/14 10:44 AM
Crop Year: 2014
Page: 1 of 1

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	Farm Identifier	Recon Number
R SCOTT TORRANCE	Not Applicable	

Farms Associated with Operator:

722, 2287, 2288, 2408, 2409, 2868, 2869, 2956, 3013, 3014, 3017, 3052, 3341, 3342, 3664

CRP Contract Number(s): 10055

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.07	75.07	75.07	0.0	0.0	2.6	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	72.47	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	50.9	121	121	0.0	0.0
SOYBEANS	20.9	43	43	0.0	0.0
Total Base Acres:	71.8				

Tract Number: 12263	Description: P10-2 SEC 8 RARITAN TWP	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
75.07	75.07	75.07	0.0	0.0	2.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	72.47	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	50.9	121	121	0.0	0.0	
SOYBEANS	20.9	43	43	0.0	0.0	
Total Base Acres:	71.8					

Owners: R SCOTT TORRANCE

MONICA A TORRANCE

Other Producers: None



United States
Department of
Agriculture

Henderson County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

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

- Tract Boundary

2014 Program Year

Map Created February 10, 2014

Farm **2854**
Tract **12263**

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