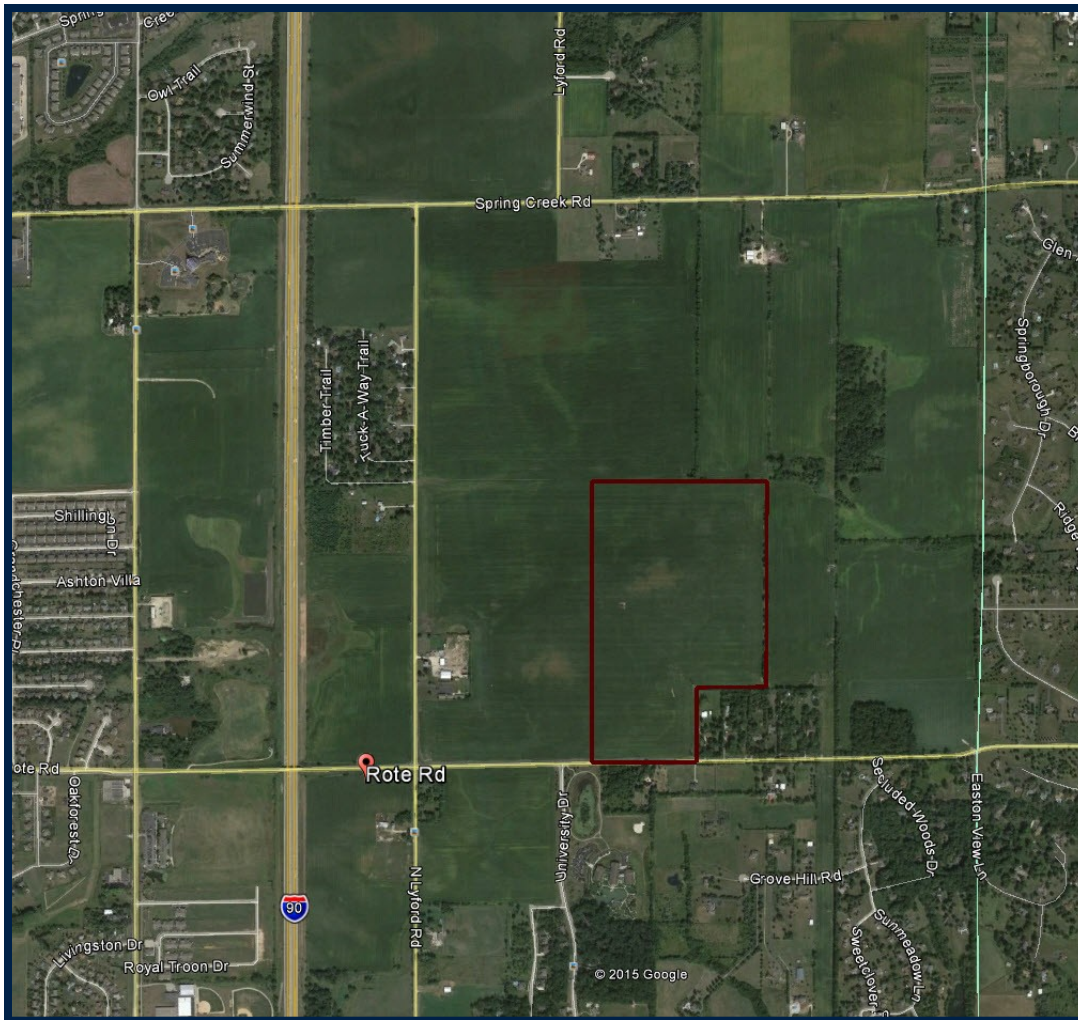


# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

## 90 ACRES M/L GOSSEL ~ WINNEBAGO COUNTY, ILLINOIS



### LISTING #399

**PRICE:** \$1,050,000 (\$11,667/Acre)

**DESCRIPTION:** 90 acres more or less, all tillable.

**DIRECTIONS:** ROTE RD., ROCKFORD, IL.

**TAXES:** \$2,353 est. Annually  
90 est. taxable acres

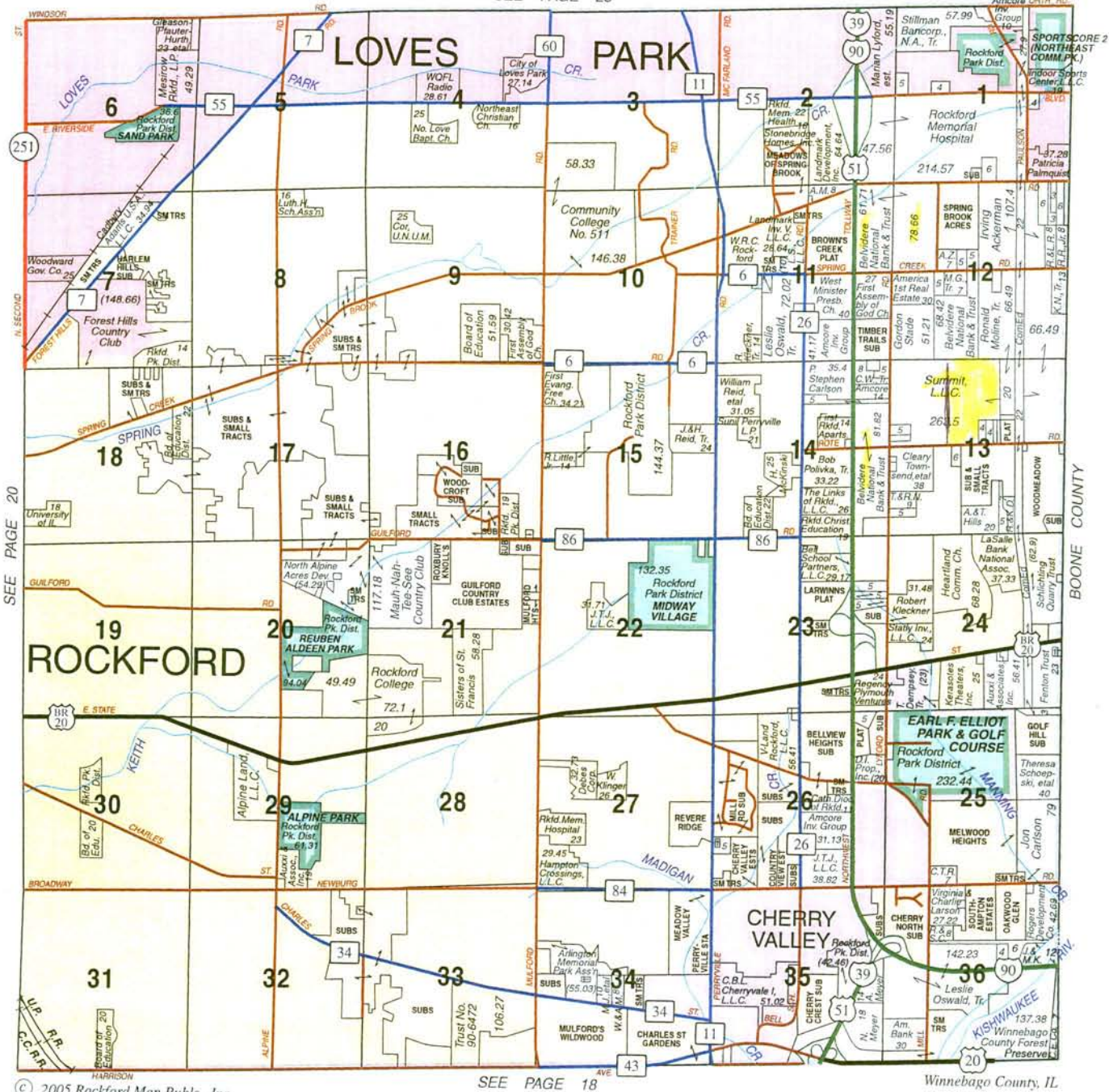
**FARM PROGRAM INFORMATION:**  
No FSA information available at this time.

### DOUGLAS R. YEGGE

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

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SIGN OF INTEGRITY

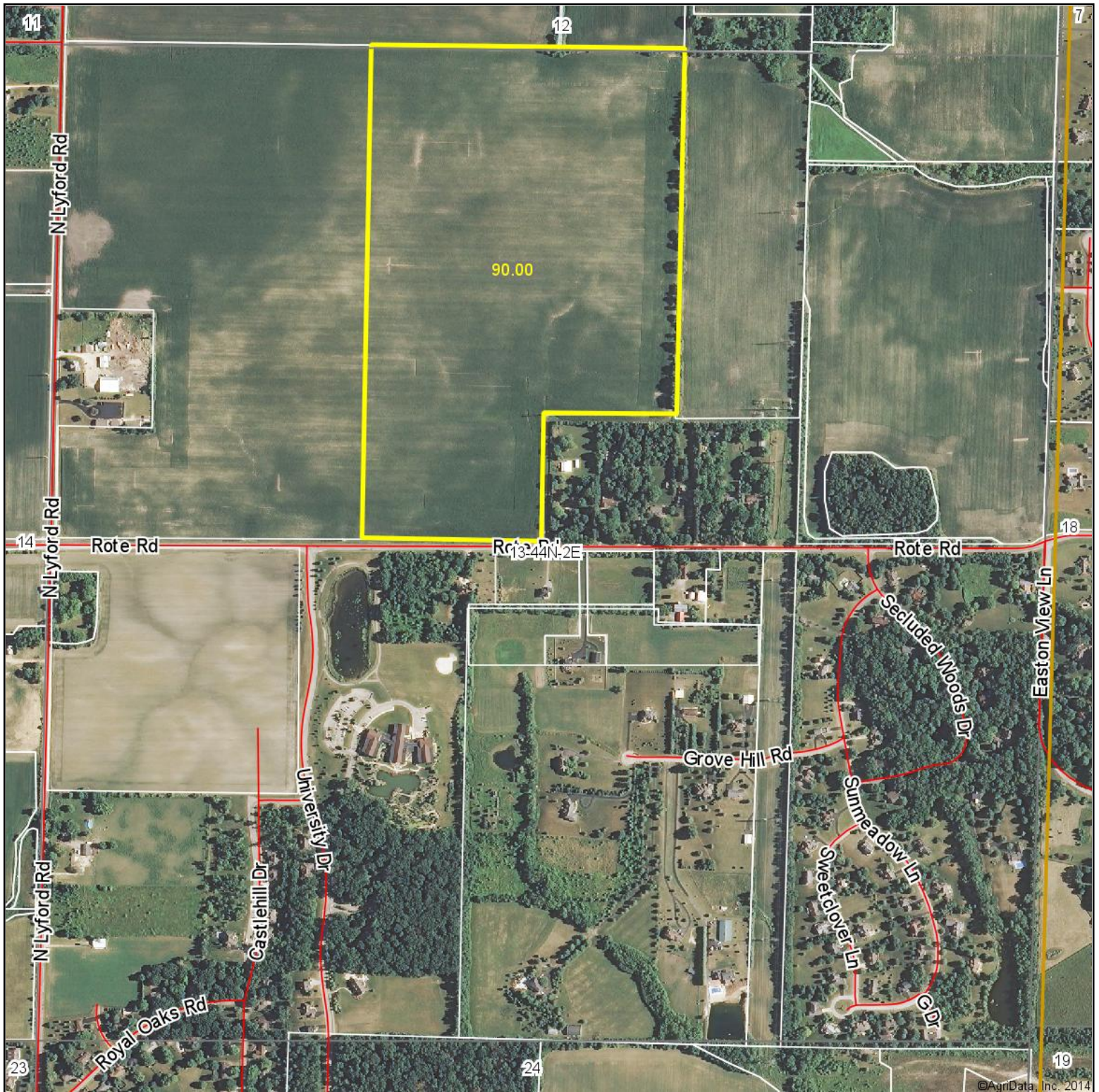
## TOM MCKISKI REALTORS

4040 Charles Street • Rockford, Illinois 61108

(815) 398-0586 • (815) 398-0610 Fax • [tommckiskirealtors.com](http://tommckiskirealtors.com)



# Aerial Map



**TOTAL REALTY CO.**  
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Residential Sales

DeWitt, IA  
563-659-8185

Maps Provided By:

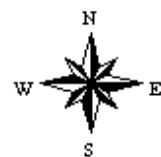
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

**13-44N-2E**

**Winnebago County  
Illinois**

map center: 42° 17' 24.6, 88° 57' 2.18

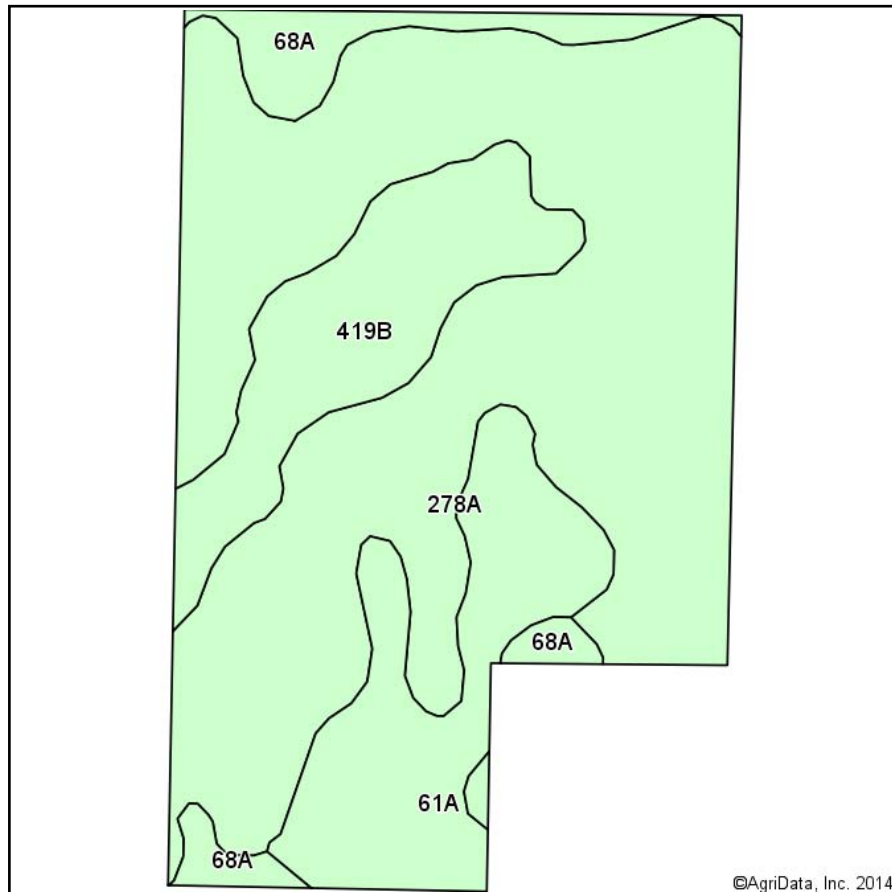
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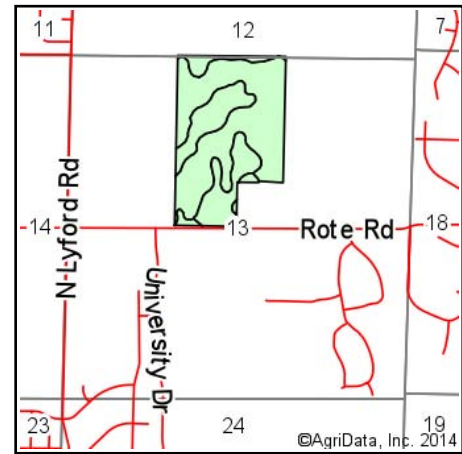
10/23/2014



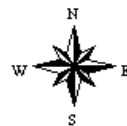
# Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Winnebago**  
 Location: **13-44N-2E**  
 Township: **Rockford**  
 Acres: **90**  
 Date: **10/23/2014**



**TOTAL REALTY CO.**  
 Specializing in Farmland and  
 Residential Sales  
 DeWitt, IA  
 563-659-8185

Maps Provided By:  
  
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## Area Symbol: IL201, Soil Area Version: 8

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
278A	Stronghurst silt loam, 0 to 2 percent slopes	58.11	64.6%		171	54	66	87	0.00	125
61A	Atterberry silt loam, 0 to 2 percent slopes	13.82	15.4%		182	56	71	98	0.00	132
**419B	Flagg silt loam, 2 to 5 percent slopes	12.31	13.7%		**160	**51	**62	**82	**4.97	**118
68A	Sable silty clay loam, 0 to 2 percent slopes	5.76	6.4%		192	63	74	99	0.00	143
<b>Weighted Average</b>					<b>172.5</b>	<b>54.5</b>	<b>66.7</b>	<b>88.8</b>	<b>0.68</b>	<b>126.3</b>

Area Symbol: IL201, Soil Area Version: 8

**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.

CERTIFICATE OF SURVEY

OF PROPERTY DESCRIBED AS:

Part of the North Half (1/2) of Section Thirteen (13), Township Forty-Four (44) North, Range Two (2) East of the Third (3rd) Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of the Northwest 1/4 of said Section; thence South 88°-39'-36" West, along the North line of the Northwest 1/4 of said Section, 985.09 feet; thence South 00°-09'-53" East, parallel with the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section, 2651.55 feet to the South line of the Northwest 1/4 of said Section; thence North 88°-33'-21" East, along the South line of the Northwest 1/4 of said Section, 987.38 feet to the Southeast corner of the Northwest 1/4 of said Section; thence North 00°-12'-48" West, along the East line of the Northwest 1/4 of said Section, 683.68 feet to the South line of the West 1/2 of the North Sixty (60) acres of the West 1/2 of the Northeast 1/4 of said Section; thence North 88°-38'-49" East, along the South line of the West 1/2 of the North 60 acres of the West 1/2 of the Northeast 1/4 of said Section, 664.01 feet to the East line of the West 1/2 of the North 60 acres of the West 1/2 of the Northeast 1/4 of said Section; thence North 00°-09'-53" West, along the East line of the West 1/2 of the North 60 acres of the West 1/2 of the Northeast 1/4 of said Section, 1966.06 feet to the North line of the Northeast 1/4 of said Section; thence South 88°-38'-49" West, along the North line of the Northeast 1/4 of said Section, 665.68 feet to the point of beginning. Subject to the rights of the public and the State of Illinois in and to those portions thereof taken used or dedicated for public road purposes. Situated in Winnebago County, Illinois. Containing 90.0 acres.

I HEREBY CERTIFY that I have surveyed the above described property to locate the boundaries and corners thereof and that I found them as shown upon the adjacent Plat of Survey which is a true and correct representation of the Survey. Survey monuments were found or set at points as indicated thereon. Dimensions are given in feet and decimals of a foot unless otherwise specified.

Dated this 26TH day of MARCH, 2014. Rockford, Illinois.

Order No. 4322



HERITAGE ENGINEERING, LTD.  
PO BOX 5145  
Rockford, IL. 61125

SCALE 1"=200'

