

# LAND FOR SALE

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

**45.34 ACRES M/L  
GREEN ~ WINNEBAGO COUNTY, ILLINOIS**

**LISTING #397**



**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

700 6th Ave., DeWitt, IA 52742

Phone: 563-659-8185

Fax: 563-659-8189

[www.totalrealtyco.com](http://www.totalrealtyco.com)

## *Green ~ 45.34 surveyed acres, Winnebago Co., IL*

<b>TOTAL ACRES:</b>	<b>45.34</b>
<b>PRICE:</b>	<b>\$476,070.00</b>
<b>Price Per Acre:</b>	\$10,500.00
<b>Owner:</b>	Green
<b>Operator:</b>	Morris
<b>County &amp; State:</b>	Winnebago Co., IL
<b>Location:</b>	East of Roscoe, IL.
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	123.9 PI
<b>Taxable Acres:</b>	44.55
<b>Net RE Taxes:</b>	\$675 est.
<b>Taxes payable in:</b>	2013
<b>Topography:</b>	Level

### F.S.A. Information:

<b>Farmland:</b>	45.34	<b>Corn Base:</b>	28.4 est.
<b>Crop Acres:</b>	44 est.	<b>Corn Yield:</b>	102
<b>CRP Acres:</b>		<b>Soybean Base:</b>	15.8 est.
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	29
<b>Wheat Yield:</b>			

### Approximate Breakdown of Acres:

<b>Total Acres:</b>	45.34
<b>Tillable Acres:</b>	44.55
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.79
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

### Legal Description:

Part of the East 1/2 of the Northeast 1/3 (lying East of Hwy. 52), Section 28, Township 46 North, Range 2 East. See attached survey for exact legal description.

### To Contact Listing Agent:

**Douglas R. Yegge**  
**563-320-9900**  
**[total@totalrealtyco.com](mailto:total@totalrealtyco.com)**

### Comments & Building Information:

Prime, level farmland. Good soils.

### Lease/FSA Information:

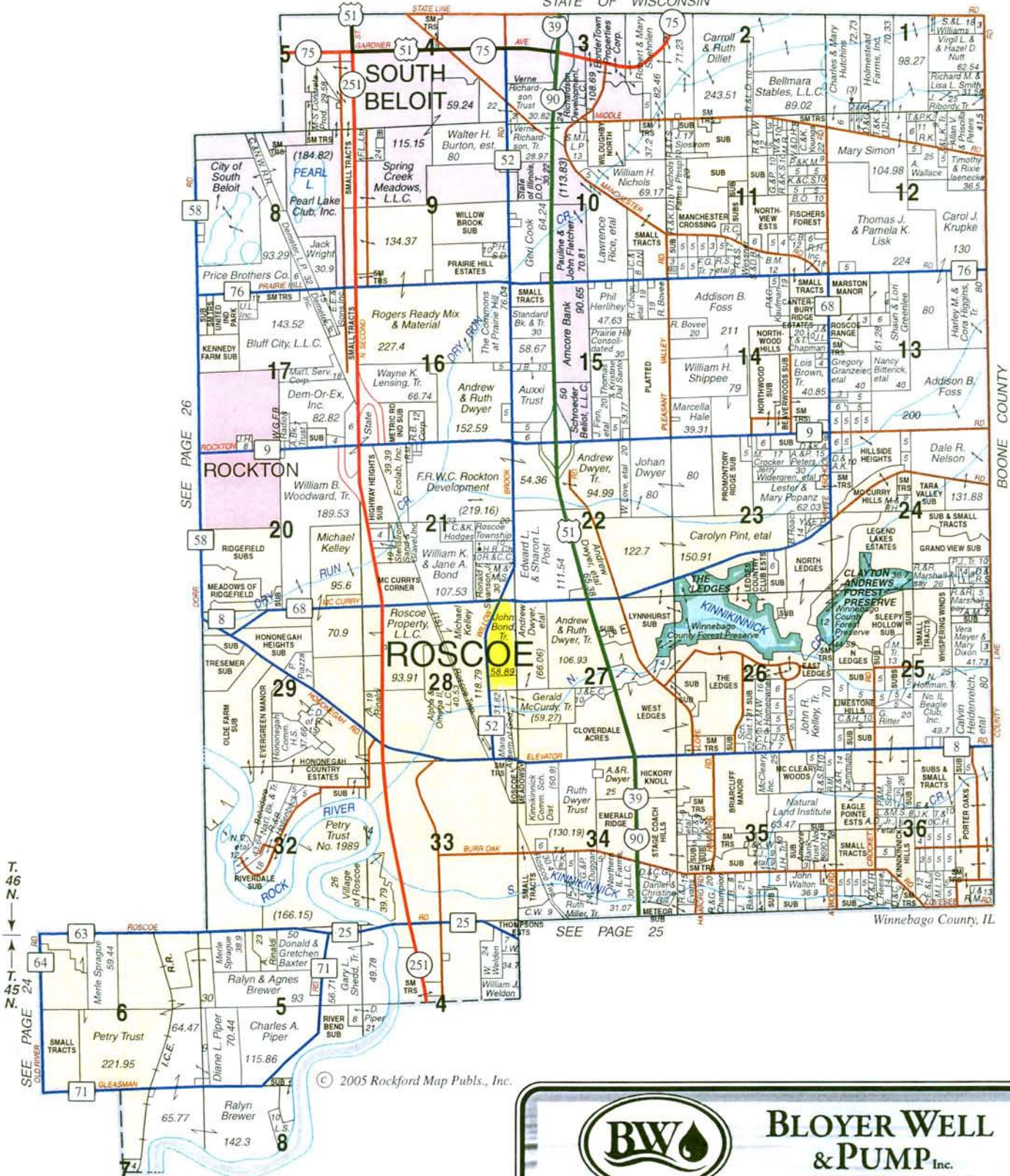
Open for the 2015 crop year.



# ROSCOE

# T.45-46N.-R.2E.

STATE OF WISCONSIN



T. 46 N.  
T. 45 N.  
SEE PAGE 24  
OLD RIVER



**BWO**

**BLOYER WELL & PUMP Inc.**

Family Owned & Operated Since 1952

14312 Fulmar Drive

South Beloit, Illinois 61080

**815-389-2028**

Or Toll Free 1-800-338-4694

Fax: 815-389-3515

E-mail: [bloyerwell@tds.net](mailto:bloyerwell@tds.net)



Testing  
Well Drilling  
Pumps & Tanks  
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Residential  
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Agricultural  
Geo-thermal  
Water Systems



# Aerial Map



**TOTAL REALTY CO.**  
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DeWitt, IA  
563-659-8185

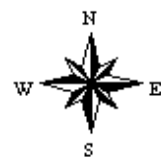
Maps Provided By:

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

**28-46N-2E**  
**Winnebago County**  
**Illinois**

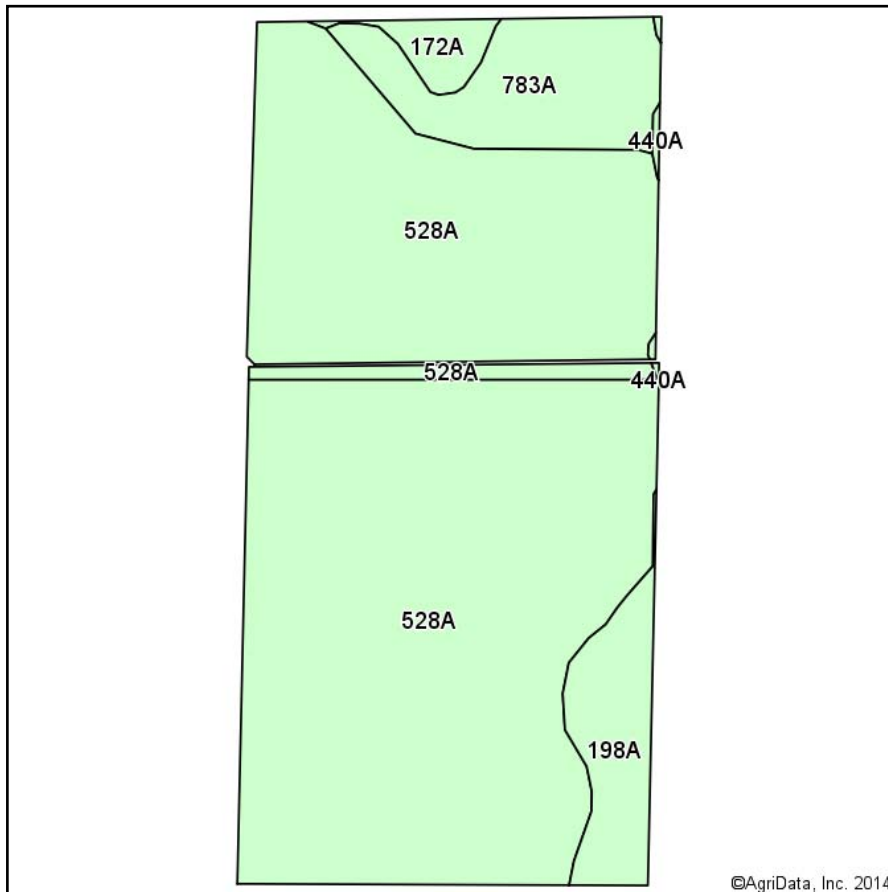
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scale: 7224



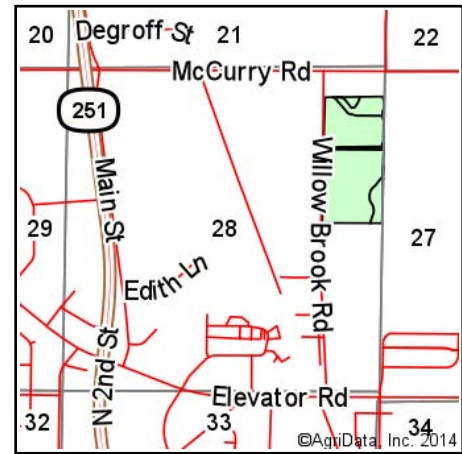
11/12/2014

# Soil Map



Soils data provided by USDA and NRCS.

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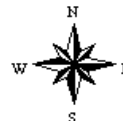
State: **Illinois**  
 County: **Winnebago**  
 Location: **28-46N-2E**  
 Township: **Roscoe**  
 Acres: **45.34**  
 Date: **11/12/2014**

**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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## Area Symbol: IL201, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
528A	Lahoguess loam, 0 to 2 percent slopes	37.85	83.5%		170	55	65	88	0.00	126
783A	Flagler sandy loam, 0 to 2 percent slopes	3.96	8.7%		129	44	51	60	2.88	96
198A	Elburn silt loam, 0 to 2 percent slopes	2.67	5.9%		197	61	74	94	0.00	143
172A	Hoopeston sandy loam, 0 to 2 percent slopes	0.76	1.7%		147	48	59	73	0.00	109
440A	Jasper silt loam, 0 to 2 percent slopes	0.10	0.2%		175	57	71	94	5.77	130
<b>Weighted Average</b>					<b>167.6</b>	<b>54.3</b>	<b>64.2</b>	<b>85.7</b>	<b>0.26</b>	<b>124.1</b>

Area Symbol: IL201, Soil Area Version: 9

**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

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>d</sup> 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.



# Aerial Map



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Residential Sales

DeWitt, IA  
563-659-8185

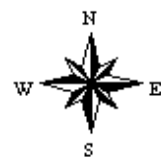
Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**28-46N-2E**  
**Winnebago County**  
**Illinois**

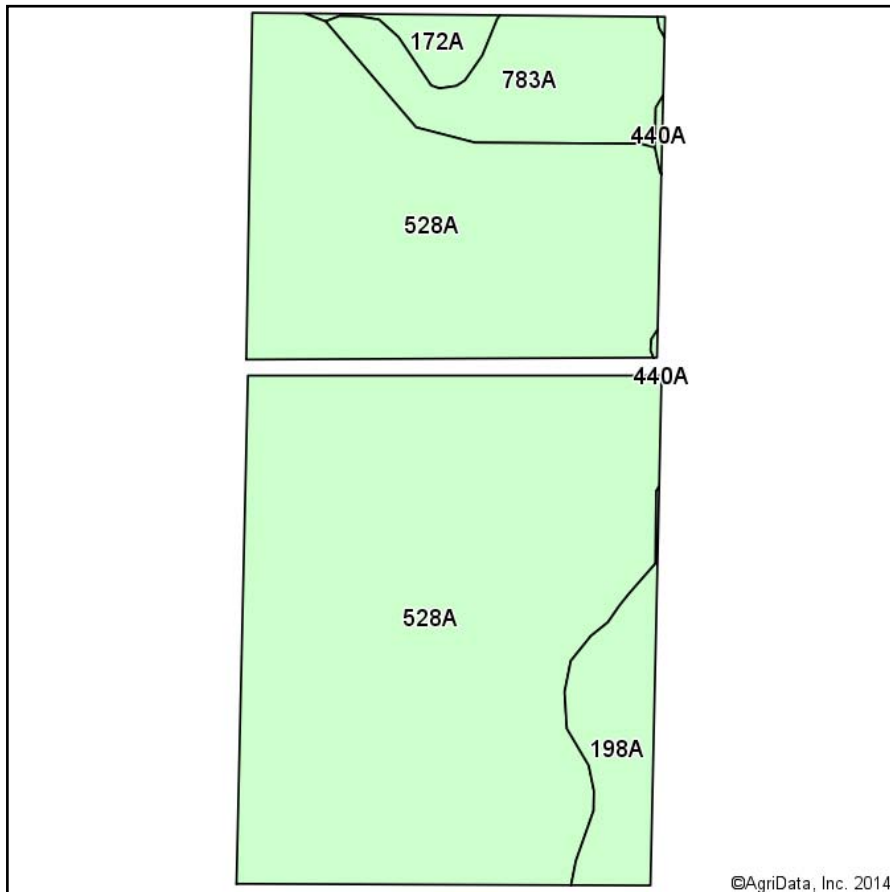
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scale: 5619

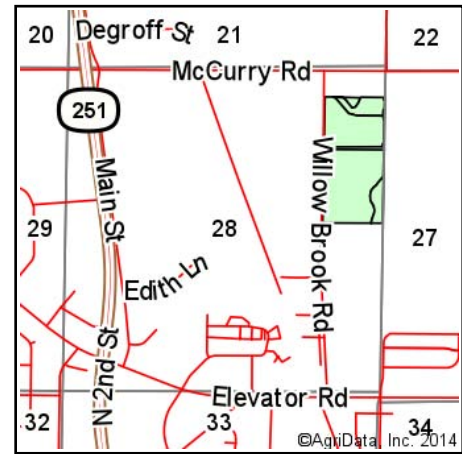


11/12/2014

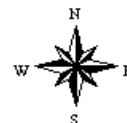
# Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
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 Location: **28-46N-2E**  
 Township: **Roscoe**  
 Acres: **44.55**  
 Date: **11/12/2014**



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

Illinois  
Winnebago

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5304**  
**Prepared:** 11/14/14 3:07 PM  
**Crop Year:** 2015  
**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.

<b>Operator Name</b> VICTOR J GREEN	<b>Farm Identifier</b> Not Applicable	<b>Recon Number</b>
--	--	---------------------

**Farms Associated with Operator:**  
None

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
65.91	56.35	56.35	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	56.35	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	33.4	102	102	0.0	0.0
SOYBEANS	18.6	29	29	0.0	0.0
<b>Total Base Acres:</b>	52.0				

<b>Tract Number:</b> 2061	<b>Description:</b> N3 (5) ROSCOE TWP SEC 28	<b>FAV/WR History</b>
<b>BIA Range Unit Number:</b>		N
<b>HEL Status:</b> NHEL: no agricultural commodity planted on undetermined fields		
<b>Wetland Status:</b> Wetland determinations not complete		
<b>WL Violations:</b> None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
65.91	56.35	56.35	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
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CORN	33.4	102	102	0.0	0.0	
SOYBEANS	18.6	29	29	0.0	0.0	
<b>Total Base Acres:</b>	52.0					

**Owners:** VICTOR J GREEN      DAWN R GREEN  
**Other Producers:** None





United States  
Department of  
Agriculture

## Winnebago 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

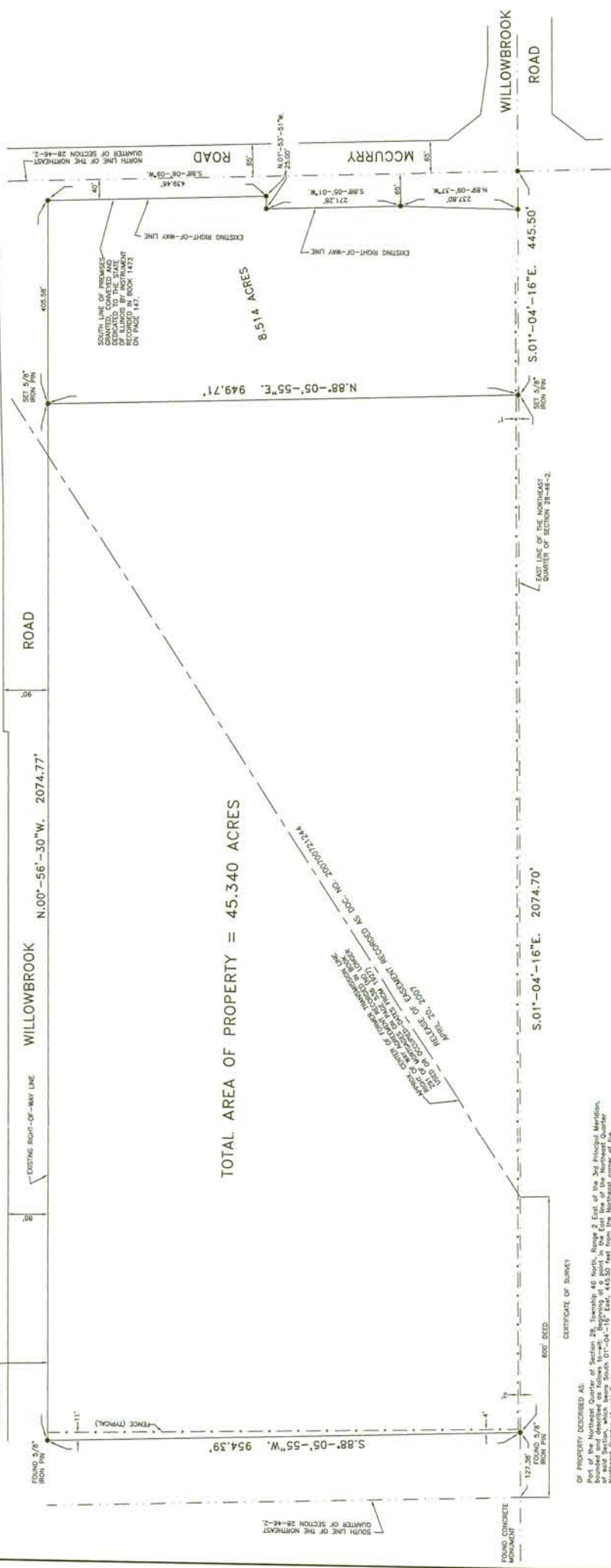
Map Created December 24, 2013

Farm **5304**

Tract **2061**

IL201\_T2061

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[illegible]

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

Dated this 19th day of December, 2013. Rockford, Illinois.

Order No. 4017

HERITAGE ENGINEERING, LTD  
P.O. Box 5145  
Rockford, IL 61125

John P. Wolfburg, L.P.L.S. 035-607224



CERTIFIED BOUNDARY SURVEY

		<b>HERITAGE ENGINEERING, LTD.</b> P.O. BOX 8140 245 EXECUTIVE PARK, SUITE 100 RIVINGTON, NJ 07070 TEL 201-345-4225 FAX 201-345-2371	
DATE	12-19-12	QUANTITY	1 = 100'
ORDER NO.	4017	ORDER BY	JM
		QUANTITY BY	JM
		ORDER NO.	4017000-SALE