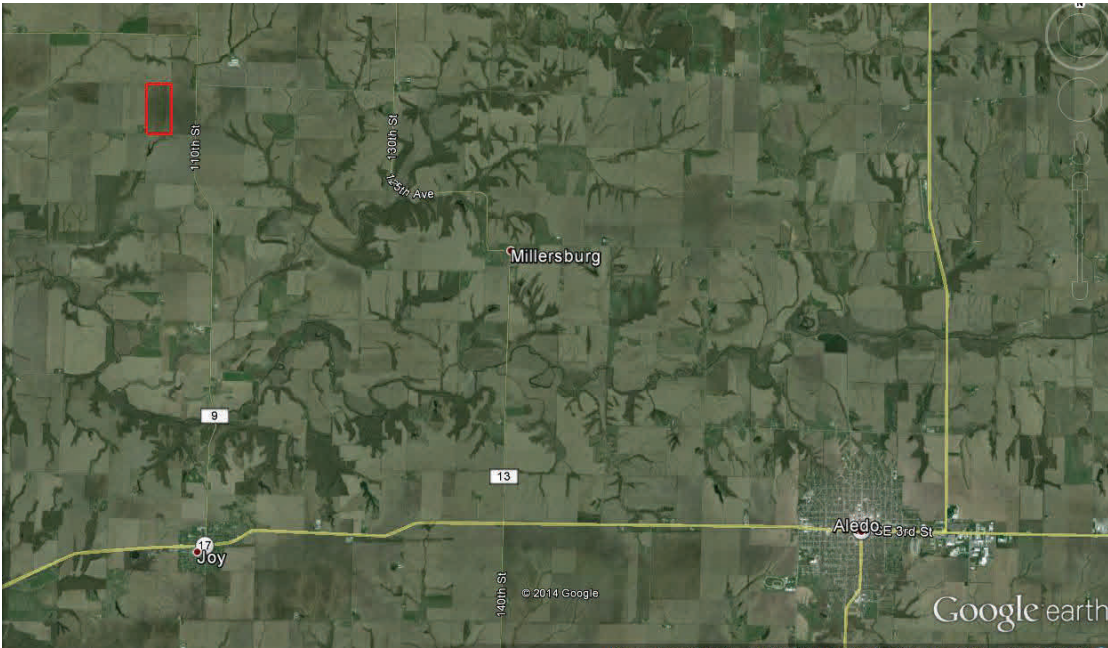


# LAND FOR SALE

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

## 83 ACRES M/L MERCER COUNTY, ILLINOIS



© 2014 Total Realty Co, LLC. We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**PRICE:** \$1,037,500 (\$12,500/Acre)

**DESCRIPTION:** Mostly level farm with choice soils, the majority of which are Muscatine.

**DIRECTIONS:** From Joy head North on 110th Street for approximately 4 and 1/4 miles. Than head West on 130th Ave. Property is located on the North side of the road.

**TAXES:** \$2,285.20 Annually

**FARM PROGRAM INFORMATION:**

Crop Acres : 83

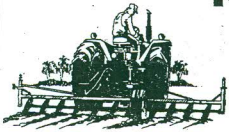
Corn Base: 64.1 Acres with a direct yield of 128 and a CC of 128

**DOUGLAS YEGGE**

C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com



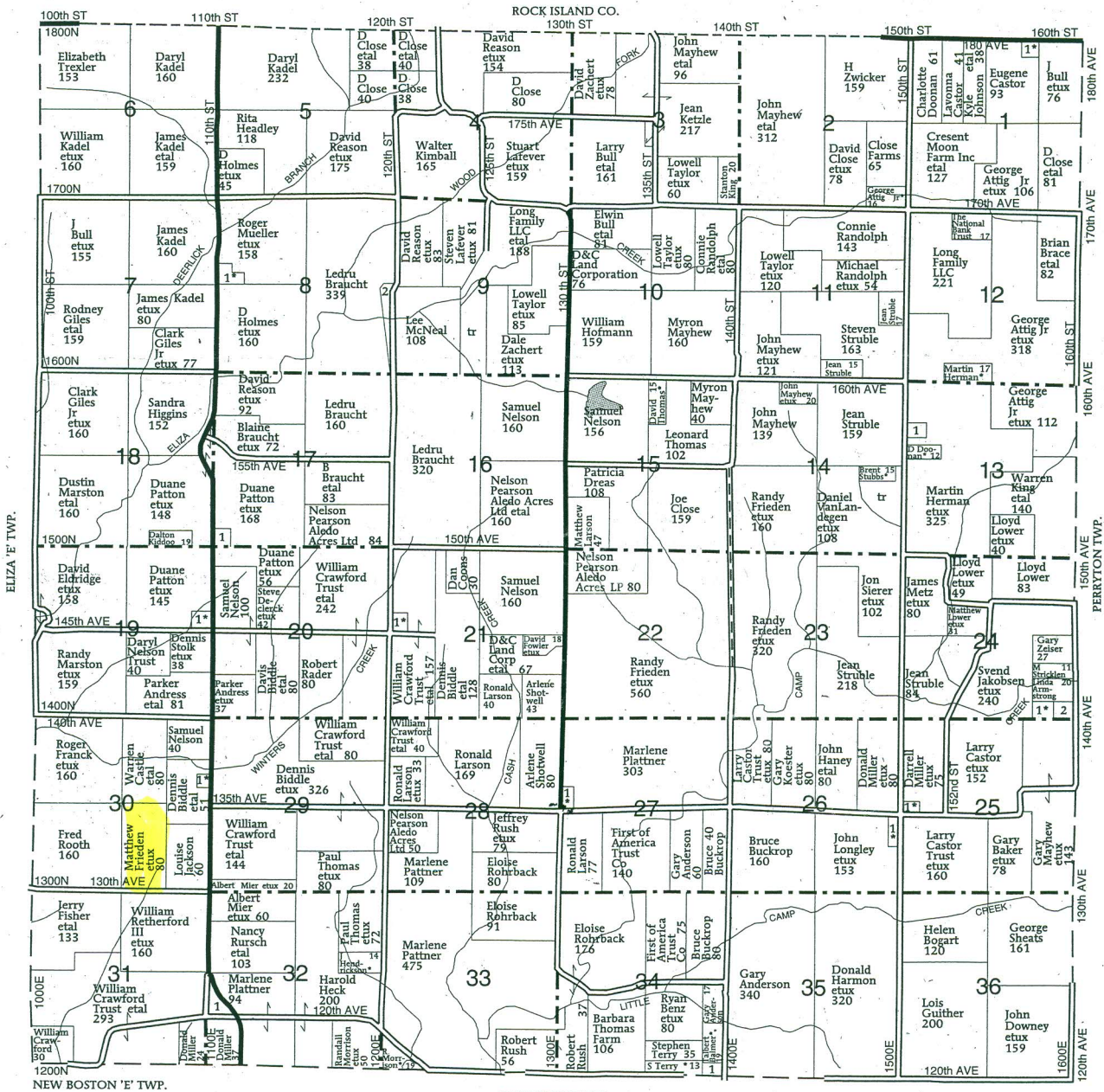
# MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Have Made The Plat & Directory Possible For You...When Buying Mention Your "FARM & HOME PLAT & DIRECTORY" To Them.

T-15-N

DUNCAN PLAT

R-4-W



## DUNCAN TOWNSHIP

### SECTION 1

1. Castor, Gary 6

### SECTION 8

1. Crutcher, Kenneth 13  
2. McNeal, Lee 8

### SECTION 13

1. Windhill Landowners Assoc Inc 7

### SECTION 17

1. Kiddoo, Dalton 7

### SECTION 19

1. Retherford, Bradley 11

### SECTION 21

1. McCleary, Howard 5

### SECTION 24

1. LeBlanc, Steven 10

2. Debus, Antonio 10

### SECTION 25

1. Weeks, Dennis 5

### SECTION 26

1. Comstock, Earnest 7

### SECTION 27

1. Hank, Jeffery 8

### SECTION 30

1. Retherford, W 9

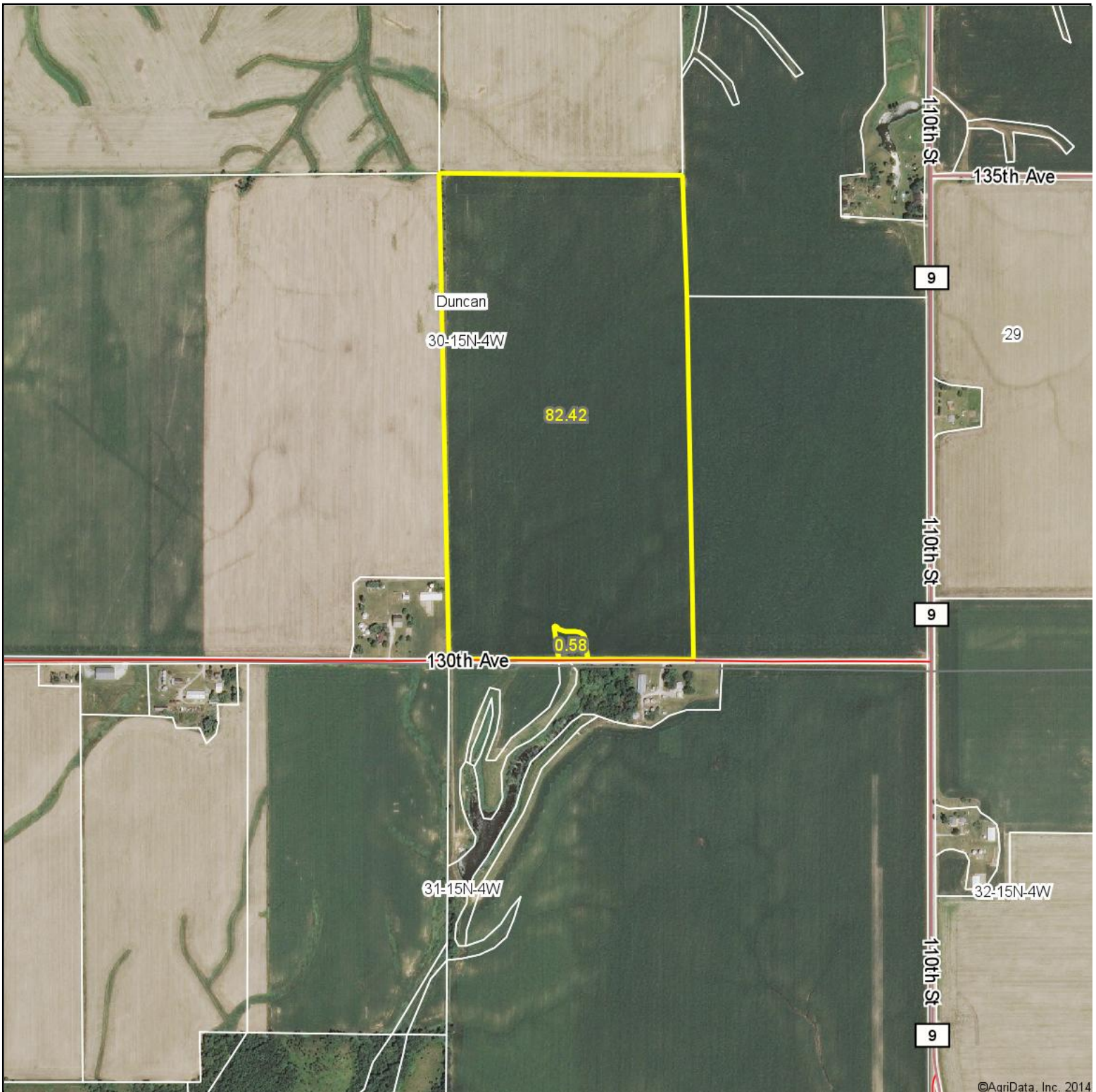
### SECTION 32

1. Vickrey, Helen 10

## SECTION 34

1. Millersburg Cemetery Trust 6

# Aerial Map



**TOTAL REALTY CO.**  
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Residential Sales

DeWitt, IA  
563-659-8185

Maps Provided By:



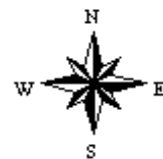
© AgriData, Inc. 2013

www.AgriDataInc.com

**30-15N-4W**  
**Mercer County**  
**Illinois**

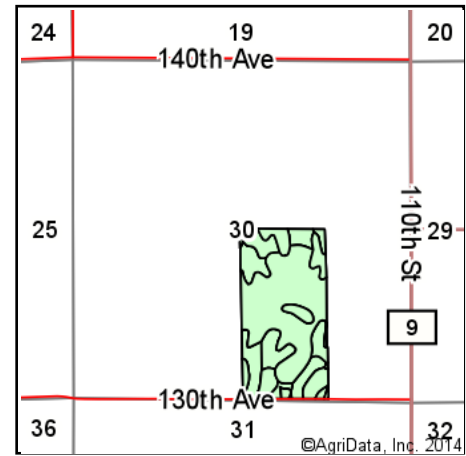
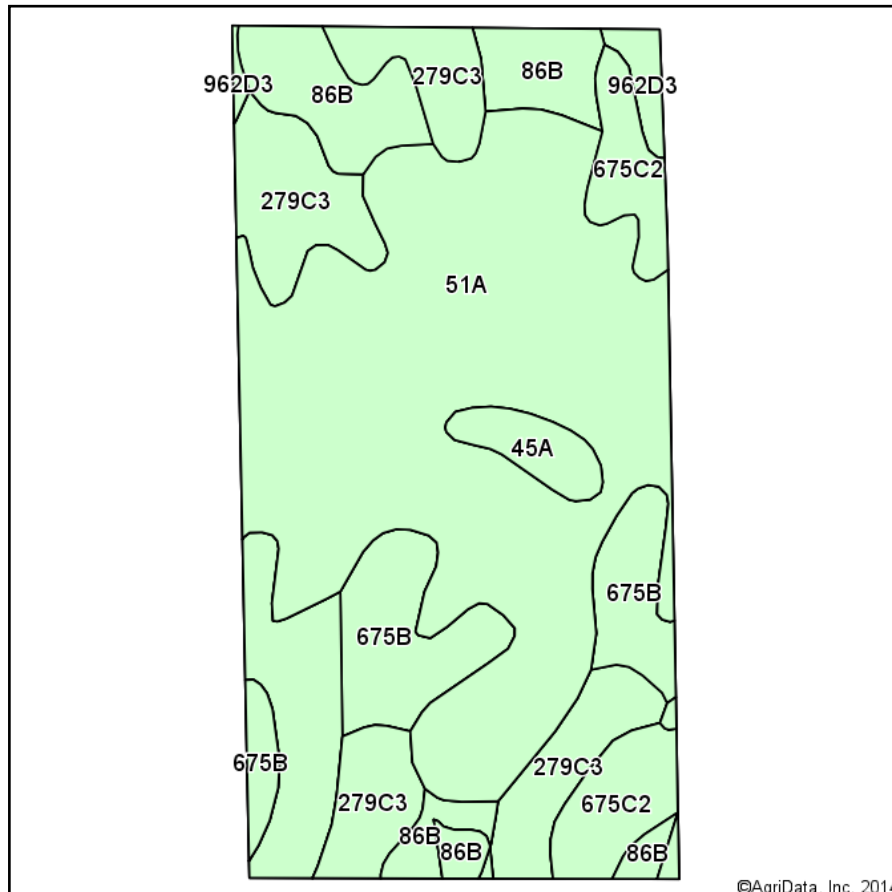
map center: 41° 15' 37.61, 90° 53' 18.59

scale: 9885



2/20/2014

# Soil Map



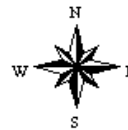
State: **Illinois**  
 County: **Mercer**  
 Location: **30-15N-4W**  
 Township: **Duncan**  
 Acres: **83**  
 Date: **2/20/2014**

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

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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| Code                    | Soil Description                                                 | Acres | Percent of field | Ill. 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 |
|-------------------------|------------------------------------------------------------------|-------|------------------|--------------------------------------|--------------|---------------|-------------|------------------------|-------------------------------|------------------------------------------------|
| 51A                     | Muscatune silt loam, 0 to 2 percent slopes                       | 40.52 | 48.8%            |                                      | 200          | 64            | 75          | 104                    | 0.00                          | 147                                            |
| **86B                   | Osco silt loam, 2 to 5 percent slopes                            | 13.12 | 15.8%            |                                      | **189        | **59          | **74        | **101                  | **6.83                        | **140                                          |
| **279C3                 | Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded | 12.67 | 15.3%            |                                      | **141        | **44          | **56        | **72                   | **4.53                        | **103                                          |
| **675B                  | Greenbush silt loam, 2 to 5 percent slopes                       | 8.48  | 10.2%            |                                      | **182        | **57          | **69        | **96                   | 0.00                          | **133                                          |
| **675C2                 | Greenbush silt loam, 5 to 10 percent slopes, eroded              | 5.35  | 6.4%             |                                      | **171        | **54          | **65        | **90                   | 0.00                          | **125                                          |
| 45A                     | Denny silt loam, 0 to 2 percent slopes                           | 1.78  | 2.1%             |                                      | 159          | 52            | 64          | 77                     | 0.00                          | 118                                            |
| **962D3                 | Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded    | 1.08  | 1.3%             |                                      | **124        | **38          | **48        | **58                   | 0.00                          | **89                                           |
| <b>Weighted Average</b> |                                                                  |       |                  |                                      | <b>183.7</b> | <b>58.2</b>   | <b>70.1</b> | <b>95.7</b>            | <b>1.77</b>                   | <b>135</b>                                     |

**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".

Area Symbol: IL131, Soil Area Version: 9, Established: 12/08/2013 01:21:28 AM

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

Illinois

Mercer

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5490

Prepared: 2/18/14 10:26 AM

Crop Year: 2014

Page: 3 of 3

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.

Tract Number: 11000 Description: G-3 1-A T 11000 SEC 30 & 31 DUNCAP TWP

BIA Range Unit Number:

FAV/WR  
History  
N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

|                              |                              |                                   |                          |                |                        |            |
|------------------------------|------------------------------|-----------------------------------|--------------------------|----------------|------------------------|------------|
| Farmland<br>83.0             | Cropland<br>83.0             | DCP<br>Cropland<br>83.0           | WBP<br>0.0               | WRP/EWP<br>0.0 | CRP<br>Cropland<br>0.0 | GRP<br>0.0 |
| State<br>Conservation<br>0.0 | Other<br>Conservation<br>0.0 | Effective<br>DCP Cropland<br>83.0 | Double<br>Cropped<br>0.0 | MPL/FWP<br>0.0 |                        |            |

|                   |                 |                 |             |                          |                   |
|-------------------|-----------------|-----------------|-------------|--------------------------|-------------------|
| Crop              | Base<br>Acreage | Direct<br>Yield | CC<br>Yield | CCC-505<br>CRP Reduction | PTPP<br>Reduction |
| CORN              | 64.1            | 128             | 128         | 0.0                      | 0.0               |
| SOYBEANS          | 18.3            | 39              | 39          | 0.0                      | 0.0               |
| Total Base Acres: | 82.4            |                 |             |                          |                   |

Owners:

Other Producers: None