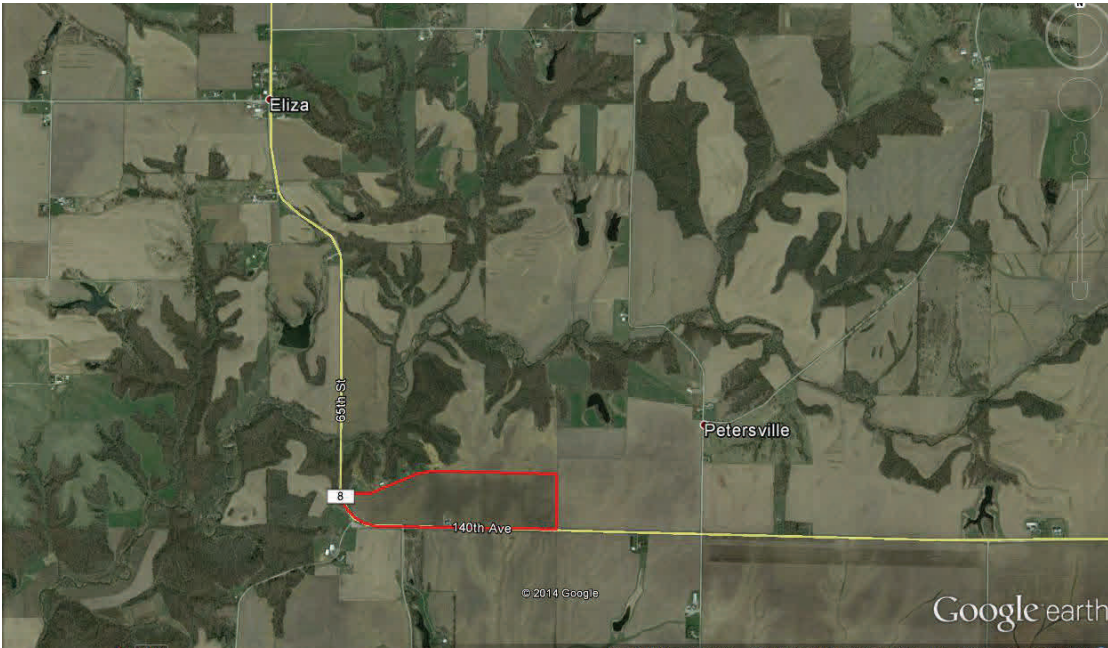


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

82.27 ACRES M/L MERCER COUNTY, ILLINOIS



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PRICE: \$1,028,375 (\$12,500/Acre)

DESCRIPTION: Choice farm soils on a level to slightly rolling tract. Excludes bin site.

DIRECTIONS: From Eliza head south on highway 8 for approximately 1.5 miles. Property will be on north side of road.

TAXES: \$2970.70 Annually

FARM PROGRAM INFORMATION:

Crop Acres: 82.27 Acres
Corn Base: 52.8 Acres with a Direct Yield of 122 and a CC Yield of 122

Seller desires a lease back

DOUGLAS YEGGE

C: 563.320.9900
O: 563.659.8185
Total@TotalRealtyCo.com



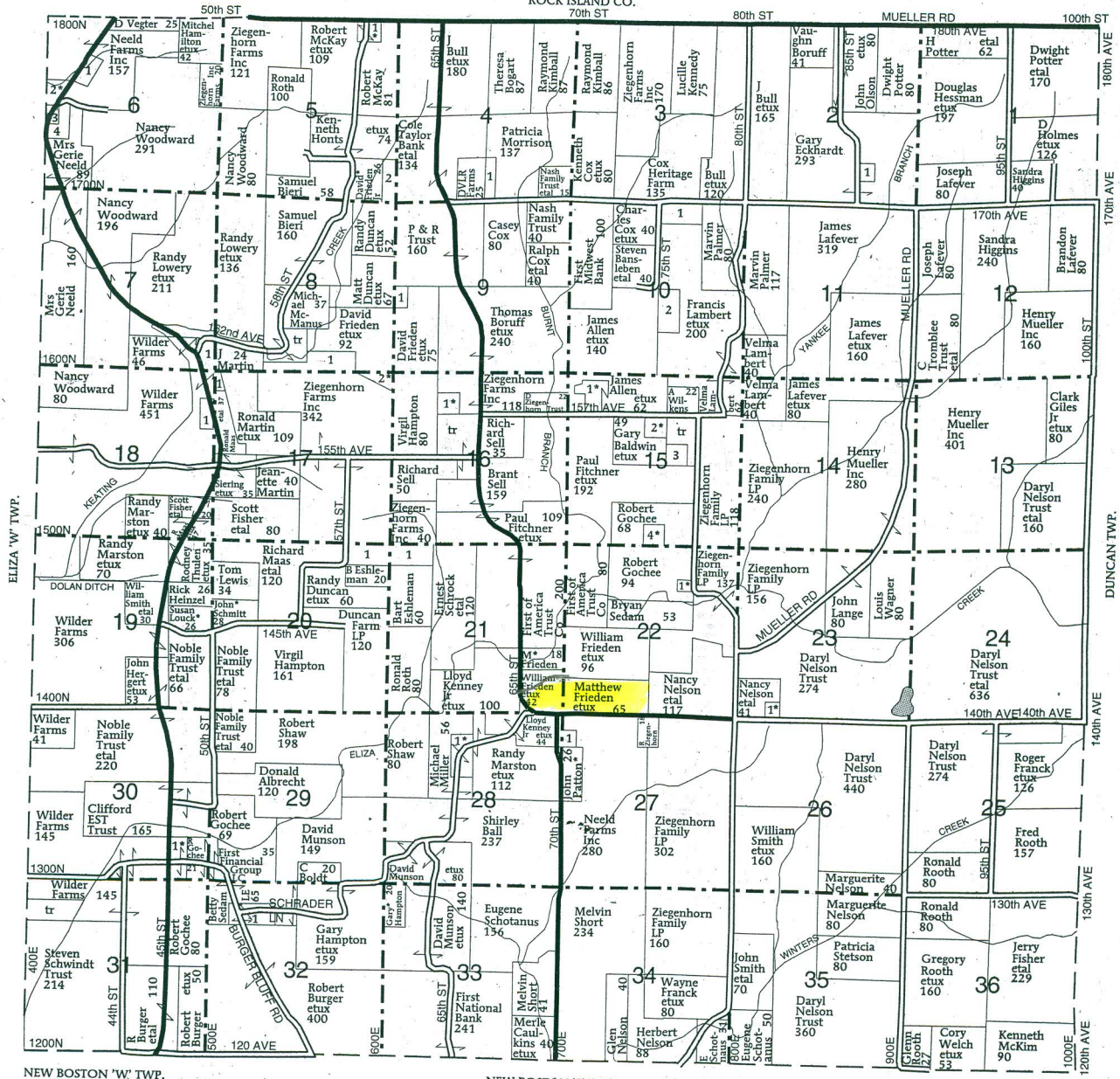
We've got the Whole World in our Hands Let's Handle it With CARE Earth Day April 22

T-15-N

ELIZA 'E' PLAT

R-5-W

(Landowners)



ELIZA EAST TOWNSHIP

SECTION 2

1. Sturgeon, Joyce 8

SECTION 4

1. Cox, Ralph 10

SECTION 5

1. McKay, Dwayne 7
2. Harris Trust & Savings Bank 12

SECTION 6

1. Ulch, Everett 89

2. Need, Tony 15
3. Crop Production Services Inc 16

4. Mills, Harold 16

SECTION 7

1. Roth, Ronald 12

SECTION 8

1. Ziegenhorn Farms Inc 17

SECTION 9

1. Frieden, David 5

SECTION 10

1. Cox Heritage Farm 20
2. Cox Heritage Farm 20

SECTION 15

1. Sinsroy, Edward 20
2. Fitchner, Clark 9
3. Fuller, Irene 10
4. Emmons, Michael 12

SECTION 16

1. Maas, Paul 11

SECTION 17

1. Roth, Ronald 10
2. Schrock, William 10

SECTION 18

1. Roth, Ronald 8

SECTION 20

1. Ziegenhorn Farms Inc 20

SECTION 21

1. Ziegenhorn Farms Inc 20

SECTION 22

1. Ohrtrom, Carol 6

SECTION 23

1. Lafever, Gary 6

SECTION 27

1. Anderson, Diana 6

SECTION 28

1. Wedekind, Lee 19

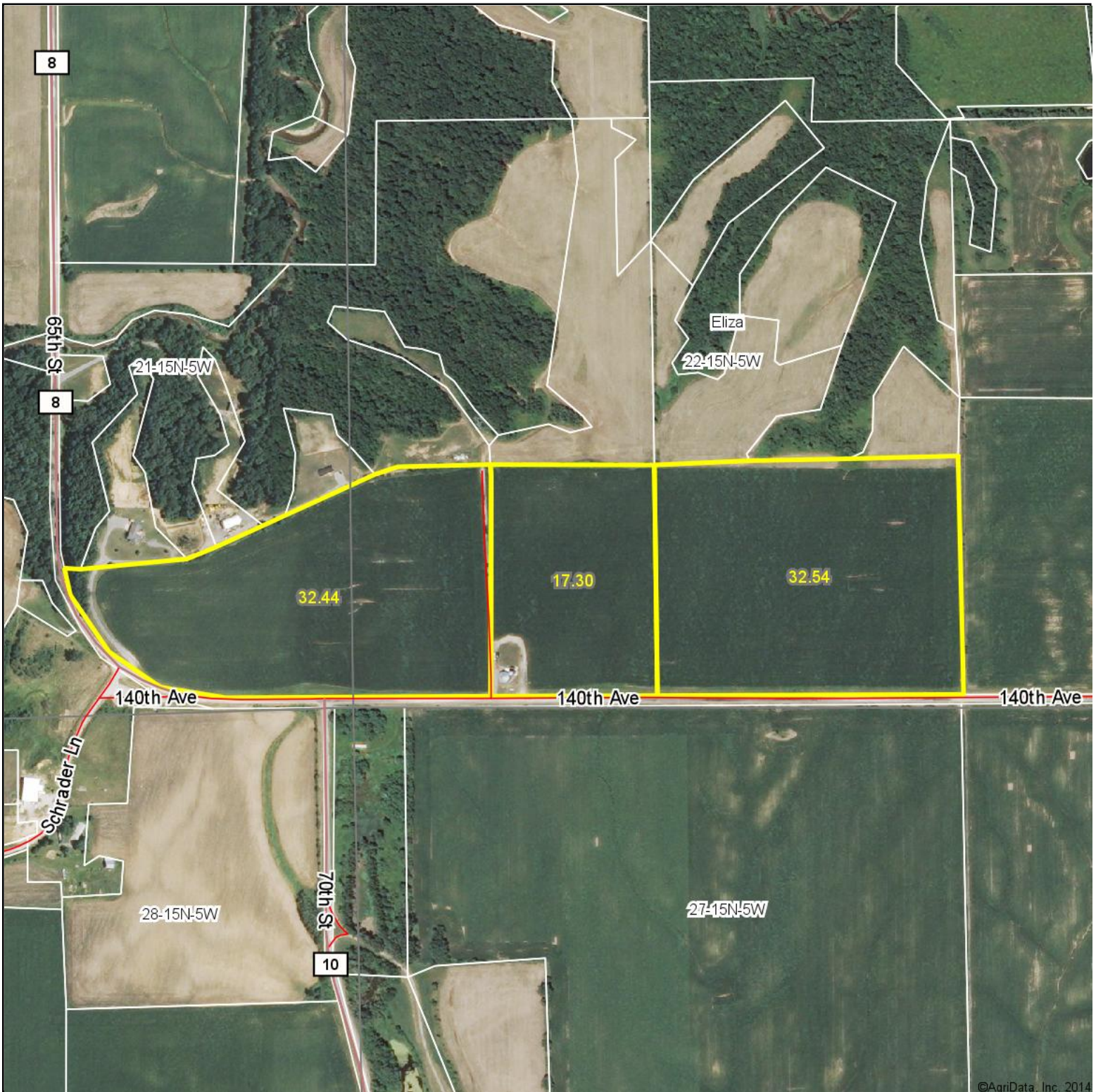
SECTION 30

1. Carle, Frank 18

SECTION 32

1. Sedam, Richard 15

Aerial Map



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Residential Sales

DeWitt, IA
563-659-8185

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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22-15N-5W
Mercer County
Illinois

map center: 41° 16' 33.88, 90° 57' 18.17

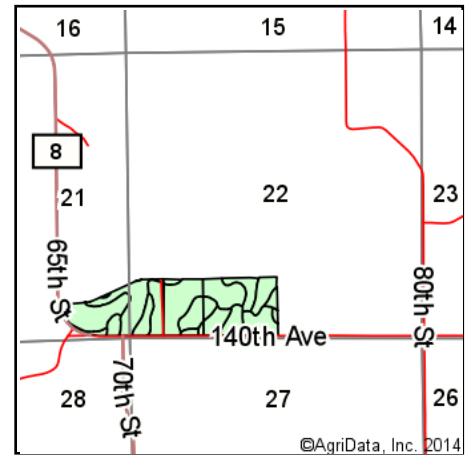
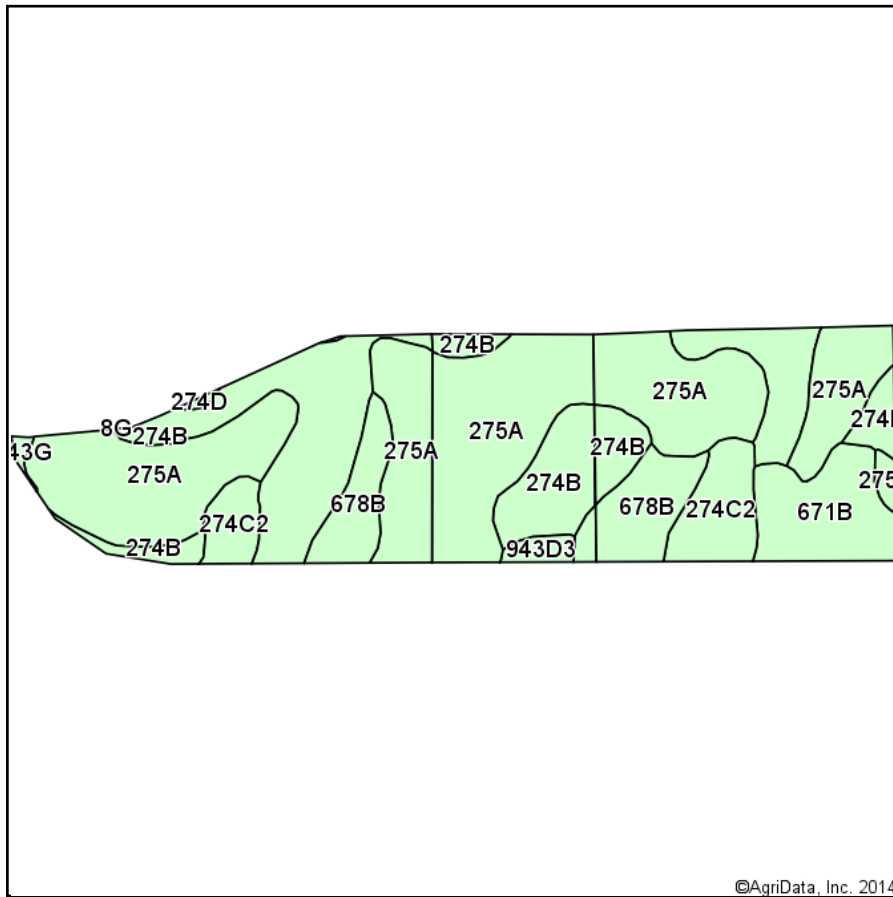
scale: 7964



2/21/2014

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

Soil Map

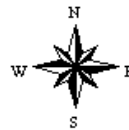


State: **Illinois**
 County: **Mercer**
 Location: **22-15N-5W**
 Township: **Eliza**
 Acres: **82.28**
 Date: **2/20/2014**

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
275A	Joy silt loam, 0 to 2 percent slopes	38.73	47.1%		198	62	75	103	0.00	144
**274B	Seaton silt loam, 2 to 5 percent slopes	22.90	27.8%		**164	**50	**63	**84	**4.47	**119
**678B	Mannon silt loam, 2 to 5 percent slopes	7.43	9.0%		**180	**56	**67	**93	**5.84	**132
**671B	Biggsville silt loam, 2 to 5 percent slopes	6.26	7.6%		**193	**60	**70	**101	0.00	**141
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	5.78	7.0%		**154	**47	**60	**79	**4.20	**112
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	0.80	1.0%		**131	**41	**50	**65	**3.41	**96
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	0.21	0.3%		**78	**24	**30	**38	**2.02	**57
**274D	Seaton silt loam, 10 to 18 percent slopes	0.17	0.2%		**154	**47	**60	**79	**4.20	**112
Weighted Average					182.4	56.6	69.1	94.4	2.11	132.7

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".

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.

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: 10494
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Description: E-2 1-B T 10494 SEC 22 ELIZA TWP

FAV/WR
History
N

Part 1

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
49.73	49.73	49.73	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	49.73	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 GRP Reduction	PTPP Reduction	
CORN	25.5	127	127	0.0	0.0	
SOYBEANS	20.0	38	38	0.0	0.0	
Total Base Acres:	45.5					

Owners:
Other Producers: None

Tract Number: 10496
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Description: E-2 1-B T 10496 SEC. 22 - ELIZA TWP.

FAV/WR
History
N

Part 2

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
32.54	32.54	32.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.54	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 GRP Reduction	PTPP Reduction	
WHEAT	0.1	45	45	0.0	0.0	
CORN	27.3	116	116	0.0	0.0	
SOYBEANS	4.1	44	44	0.0	0.0	
Total Base Acres:	31.5					

Owners:
Other Producers: None