



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

The PJ&C Farm

279 acres more or less

Section 8

Harrison Township, Winnebago Co., IL

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*

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



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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



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

279 acres more or less in Winnebago Co., IL

TOTAL ACRES:	279 m/l
PRICE:	\$3,348,000.00

Price Per Acre: \$12,000
Owner: PJ&C Farms
Operator: self
County & State: Winnebago, Illinois
Location: 10 miles N of Winnebago IL
Possession Date: At closing
Drainage Info: Pattern tiled
P.I.: 172.3
Taxable Acres: 276.32
Net RE Taxes: \$2,024.98
Taxes payable in: 2013
Topography: level

F.S.A. Information:

Farmland:	Corn Base:	254.63
Crop Acres:	273.8 est.	Corn Yield: 123
CRP Acres:	0	Soybean Base: 0
Wheat Base:	0	Soybean Yield: 0
Wheat Yield:	0	

Approximate Breakdown of Acres:

Total Acres:	279
Tillable Acres:	273.8
CRP Acres:	0
Farmstead:	0
Roads:	5.2
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

Part of the South 1/2 of Section 8 and Part of the East 1/2 of the Southeast 1/4 of Section 7, all in T28N-R11, East of the 5th P.M.

To Contact Listing Agent:

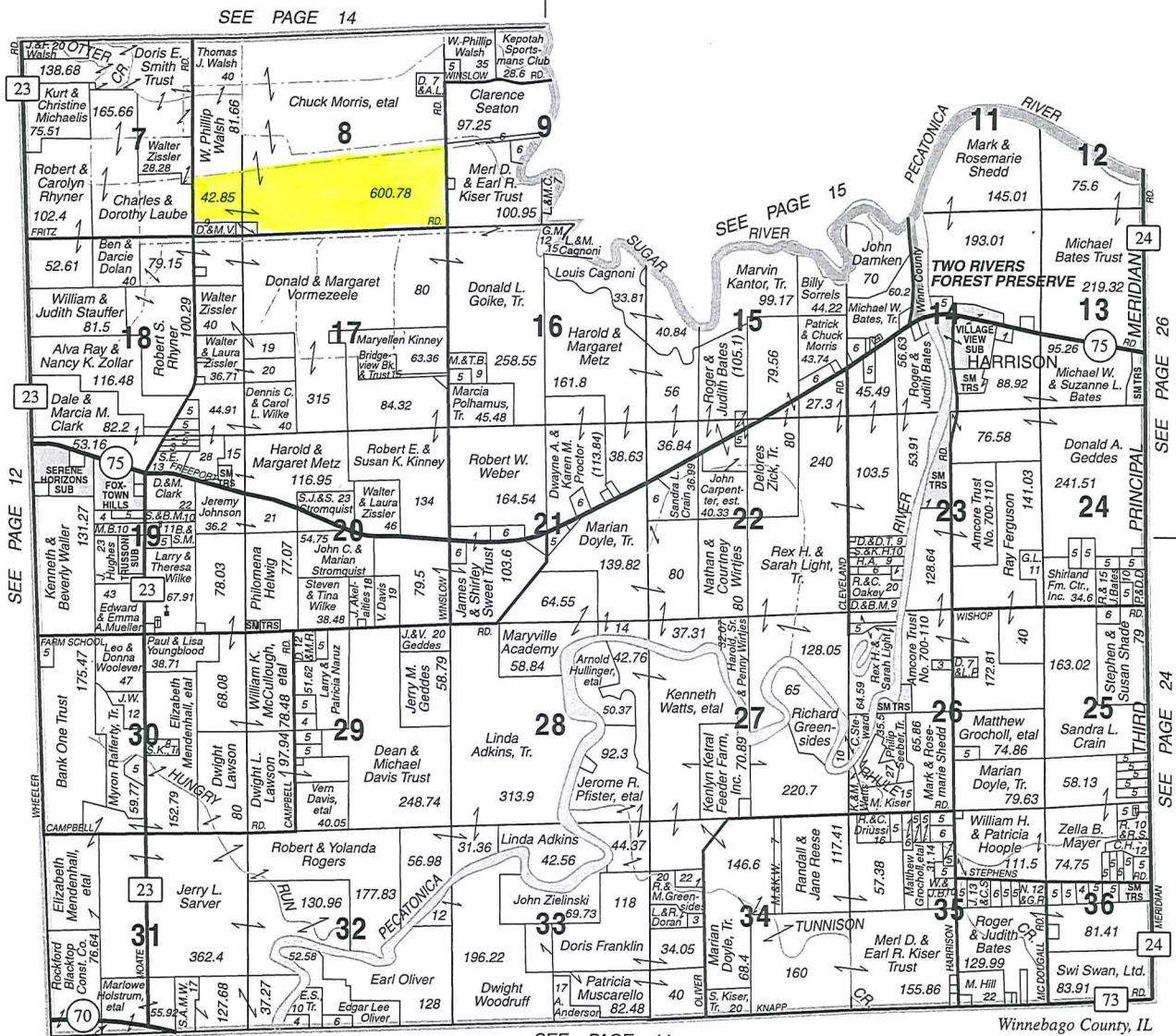
Doug las Yegge at
(563)320-9900 or
(563)659-8185

Comments & Building Information:

High Productivity Index on this Prime level farmland.
All pattern tilled.

Lease/FSA Information:

Owner desires a lease back on the property



© 2005 Rockford Map Publs., Inc.



Dig Safely Illinois
 Call **JULIE** First

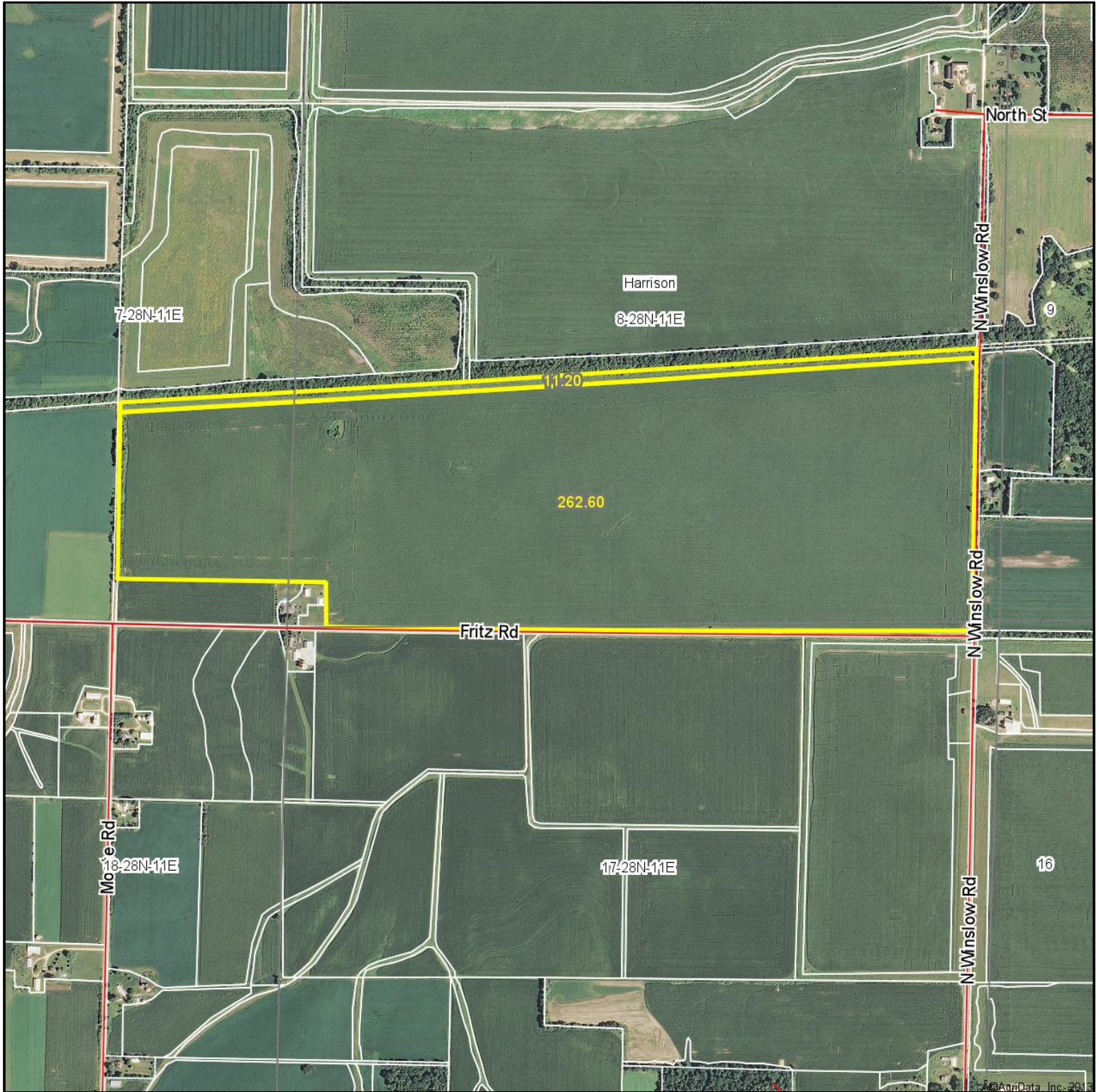
Don't forget section and quarter section information

1-800-892-0123

JULIE recommends RMP products as a reliable source for tier and range numbers and section & quarter section information.



Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

8-28N-11E
Winnebago County
Illinois

map center: 42° 26' 10.26, 89° 15' 18.4

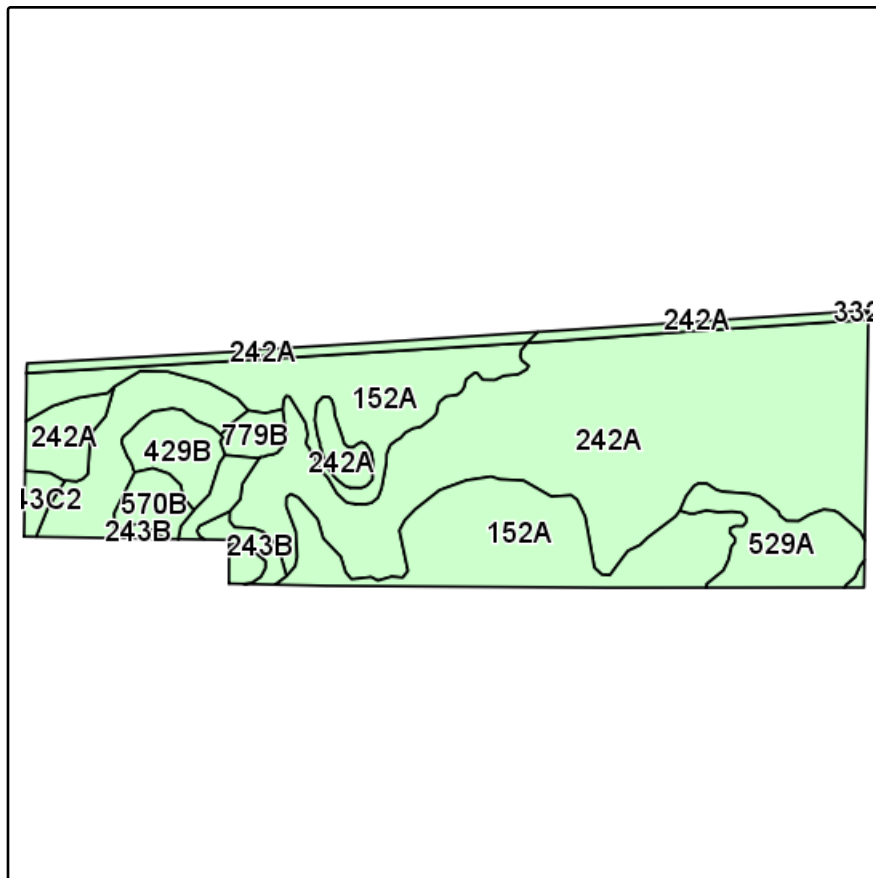
scale: 12519



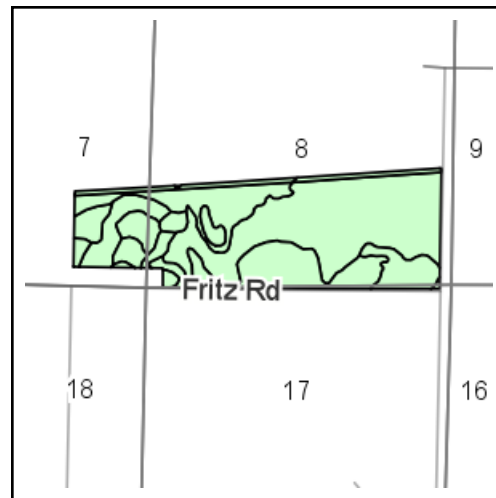
10/4/2013

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

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: **Illinois**
County: **Winnebago**
Location: **8-28N-11E**
Township: **Harrison**
Acres: **273.80**
Date: **10/4/2013**



DeWitt, IA
563-659-8185



Maps provided by:



©AgriData, Inc 2013
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
242A	Kendall silt loam, 0 to 2 percent slopes	136.72	49.9%		172	53	66	89	0.00	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	78.26	28.6%		195	63	73	100	0.00	144
**561C2	Whalan and NewGlarus silt loams, 5 to 10 percent slopes, eroded	15.77	5.8%		**122	**39	**49	**62	0.00	**89
529A	Selma silt loam, 0 to 2 percent slopes	15.40	5.6%		163	53	64	84	0.00	121
**429B	Palsgrove silt loam, 2 to 5 percent slopes	8.27	3.0%		**140	**46	**58	**72	**4.10	**104
**570B	Martinsville silt loam, 2 to 4 percent slopes	5.07	1.9%		**153	**49	**62	**74	**4.47	**113
**570D2	Martinsville silt loam, 6 to 12 percent slopes, eroded	4.99	1.8%		**144	**46	**59	**70	**4.20	**106
**243B	St. Charles silt loam, 2 to 5 percent slopes	3.70	1.4%		**166	**51	**64	**86	**5.09	**121
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	3.38	1.2%		**104	**32	**47	**53	0.00	**76
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	2.24	0.8%		**156	**48	**60	**81	**4.78	**113
Weighted Average					172.3	54.3	66.2	88.6	0.39	126.2

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".

Illinois
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 4699
Prepared: 10/28/13 1:48 PM
Crop Year: 2014
Page: 1 of 2

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
	Not Applicable	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
745.88	704.45	704.45	0.0	0.0	42.1	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	662.35	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	645.2	123	123	0.0	0.0
Total Base Acres:	645.2				

Tract Number: 8466 Description: E3(6) HARRISON TWP SEC 7 & 8

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
507.26	482.66	482.66	0.0	0.0	19.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	462.86	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	448.7	123	123	0.0	0.0
Total Base Acres:	448.7				

Owners:

Other Producers: None



USDA United States Department of Agriculture
Farm Service Agency

Farm: 4699 **Winnebago County, IL**
Tract: 8466

December 21, 2010

fsa_gis_layers.SDE.wet_p_i201
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions