



700 6th Ave., DeWitt, IA 52742  
 Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



**We are pleased to present: 114.68 acres MOL**

<b>TOTAL ACRES:</b>	<b>114.68</b>
<b>PRICE:</b>	<b>1,075,000.00</b>
<b>Price Per Acre:</b>	\$9,373.91
<b>Owner:</b>	Tonderum
<b>Operator:</b>	Wixom Farms, Inc.
<b>County &amp; State:</b>	DeKalb Co., IL
<b>Location:</b>	Approximately 2 miles Northwest of Waterman, IL
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Tile and Natural
<b>Average CPI:</b>	136.7
<b>Taxable Acres:</b>	114.68
<b>Net RE Taxes:</b>	\$1,734.40
<b>Taxes payable in:</b>	2011
<b>Topography:</b>	Level

**F.S.A. Information:**

<b>Farmland:</b>	114.68	<b>Corn Base:</b>	71.4
<b>Crop Acres:</b>	112.1	<b>Corn Yield:</b>	126
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	40.7
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	42
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	114.68
<b>Tillable Acres:</b>	112.1
<b>CRP Acres:</b>	0
<b>Farmstead:</b>	
<b>Roads:</b>	2.58
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**Legal Description:**

Part of the South 1/2 of the Northwest 1/4 and part of SW 1/4 all in Section 5, Township 38 North, Range 4 East of the 4th P.M.

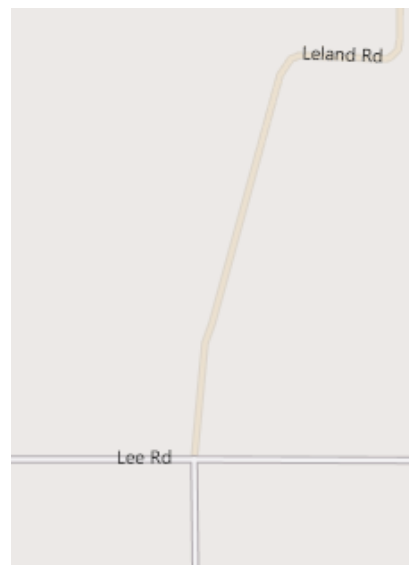
**To Contact Listing Agent:**

**Douglas R. Yegge 563-320-9900**

**Comments & Building Information:**

High productivity index. Choice DeKalb Co., IL farm.

**Lease/CRP Information:**



# TOTAL REALTY CO.

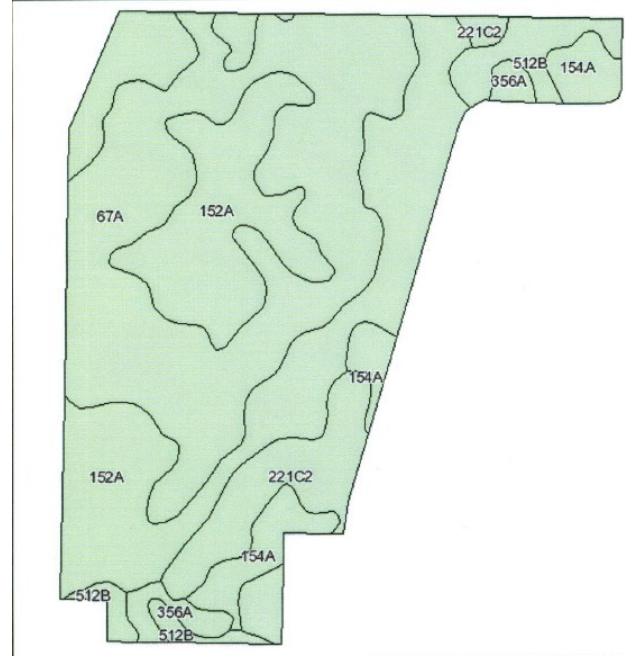


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*Your Farmland  
Specialist!*



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Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	44.8	40.0%	FAV	195	63	73	100	0	0.00	5.64	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	42.6	38.0%	FAV	182	57	68	89	0	0.00	5.39	133
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	10	8.9%	FAV	**148	**48	**60	**63	0	**5.01	0.00	**111
154A	Flanagan silt loam, 0 to 2 percent slopes	6.7	6.0%	FAV	194	63	77	102	0	0.00	5.90	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	5.6	5.0%	FAV	**185	**58	**72	**99	0	**6.34	0.00	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.4	2.2%	FAV	195	63	66	102	0	0.00	5.77	144
Weighted Average					185.5	59.2	70.1	92.7	0	0.76	4.79	136.7

**Contact:**  
**Doug Yegge 563-320-9900**