

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



# We are pleased to present: 215 acres MOL in Boone Co., IL

TOTAL ACRES:	215
PRICE:	\$1,827,500.00
Price Per Acre:	\$8,500.00
Owner:	SMAK Farms II, LLC
Operator:	Morris
County & State:	Boone Co., IL
Location:	About 3 miles North of Belvidere
Possession Date:	To be agreed
Drainage Info:	Natural and Tile
Average Crop Productivity Index	131.3
Taxable Acres:	215
Net RE Taxes:	\$2,330.00 (Est.)
Taxes payable in:	2012
Topography:	Level to Gently Rolling

### Legal Description:

West 1/2 SE 1/4 Section 8, North 1/2 of North 1/2 of Section 17 excluding approximately 25 acres and buildings, all located in Township 44 North, Range 4 East of the 5th P.M.

#### **Comments & Building Information:**

Excellent quality crop land about three miles North of Belvidere.

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<u>F.S.A. Information:</u>											
Farmland:	215	Corn Base:	126.7								
Crop Acres:	214.6	Corn Yield:	129								
CRP Acres:	0	Soybean Base:	87.1								
Wheat Base:		Soybean Yield:	43								
Wheat Yield:											
<u>Approximate Breakdown of Acres:</u>											
	Total Acres:	215									
	Tillable Acres:	214.6									
	CRP Acres:										
	Farmstead:										
	Roads:	0.4									

Timber:

Waterways:

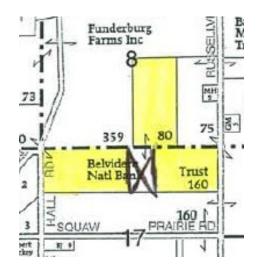
Pasture:

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

#### Lease/CRP Information:

Good cash lease to Pat Morris.



Taxes for 2012 are Estimated.





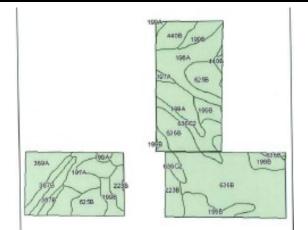
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Specialist!



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"B3BB  Parmod all learn, 2 is 5 percent slopes  59.3  27.9%  FAV  "1957 13 163 163  0  0  0.00  0.00  0.00    "1968  Plano sit loarn, 2 to 5 percent slopes  30  14.1%  FAV  "102 169  173  "102  0  "18.96  0.00 16.9    1980  Distrant slopes  19.3  30.0%  FAV  "197  61  74  94  0  0.00  5.77    1980  Distrant slopes  19.3  30.0%  FAV  197  61  74  94  0  0.00  5.77    "630C2  Depretent slopes  11.9  7.9%  FAV  "157 50  "160  "161  0  "16.25  0.00    "630C2  Parmo sit loarn, 5 to 10 percent slopes  14.6  6.9%  FAV  "157 50  "160  0  "161  0  "16.25  0.00 50    193A  Plano sit loarn, 0 to 2 percent slopes  11.7  5.5%  FAV  184  60  74  103  0  7.02	Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Com BulA	Soybeans BalA	Wheat Bu/A	Oats Bu'A.b	Sorghum e BulÅ	Alfaita d hay. T/A	Grass-legume e hay, T(A	Crop productivity Index for optimum management
**1998  Plano sit loam, 2 to 5 percent slopes  30  14.1%  FAV  **102  **59  **73  **102  0  **6.95  6.09    193A  Elbarn alt loam, 0 to 2 percent slopes  19.3  50.0%  FAV  197  61  74  94  0  0.00  5.77    **6258  Caryune sit loam, 2 to 5 percent slopes  18.9  7.9%  FAV  **183  **69  **70  **98  0  **6.34  0.00  5.77    **636C2  Parmod sit loam, 5 to 10 percent slopes  14.8  6.9%  FAV  **157  **90  **60  **61  0  **5.25  0.00  .    193A  Plano sit loam, 0 to 110 percent slopes  11.7  5.5%  FAV  **194  60  74  103  0  7.02  0.00  .    193A  Plano sit loam, 0 to 2 percent slopes  11.7  5.5%  FAV  194  60  74  103  0  7.02  0.00  .    193A  Plano sit loam, 0 to 2 percent slopes  11.7  5.5%  FAV  184  60  74  102  0 </td <td>*636B</td> <td></td> <td>59.3</td> <td>27.0%</td> <td>FAV</td> <td>** 167</td> <td>**53</td> <td>**64</td> <td>'86</td> <td>0</td> <td></td> <td></td> <td>**124</td>	*636B		59.3	27.0%	FAV	** 167	**53	**64	'86	0			**124
198A  Effourn all loam, 0  19.3  SUDE  PAV  197  51  14  64  64  64  64  64    198A  Expanse all loam, 0  19.3  SUDE  PAV  197  51  14  64	*1998	Plano silt loam, 2 to	30	14.1%	FAV	** 192	**59	73					
"16258  Caryon o shi hoam, slopes  16.9  7.9%  FAV  1633  10.9%  10.9%  10.9%  100.9%	198.4		19.3	9.0%	FAV	197	61						
**635C2  Parmod sit loam, 5 to 10 percent stopes, eroded  14.6  6.9%  FAV  *157  150  60  61  6  6.90 <t< td=""><td>*\$25B</td><td>2 to 5 percent</td><td>16.9</td><td>7.9%</td><td>FAV</td><td>**183</td><td>59</td><td>**70</td><td>**98</td><td>0</td><td></td><td></td><td></td></t<>	*\$25B	2 to 5 percent	16.9	7.9%	FAV	**183	59	**70	**98	0			
199A.    Plano sill loam, 0 to 2 percent slopes    11.7    5.5%    FAV    194    60    74    103    0    7.02    0.00      380A.    Waupecan sill base, 0 to 2 percent slopes    11.7    5.5%    FAV    189    59    74    102    0    6.90    0.00      1207A    Troxel sill loam, 0 to 2 percent slopes    9    4.2%    FAV    191    60    73    100    0    6.90    0.00      **408    Jasper sill loam, 2 to 5 percent slopes    8.7    4.1%    FAV    **173    **56    **70    **93    0    **5.71    0.00      **408    Jasper sill loam, 2 to 5 percent slopes    8.7    A.1%    FAV    **173    **56    **70    **93    0    **5.71    0.00      **2338    Verra sill loam, 2 to 4 percent slopes    7.2    3.4%    FAV    **166    **60    **78    0    **5.34    0.00      **3878    Ockley sill loam, 2 to 5 percent slopes    6.2    2.5%    FAV    **182    5	**636C2	to 10 percent	14.6	6.9%	FAV	- 157	**90	***00	**81	0			
386A    Waupecan sit, base, 0 to 2 percent slopes    11,7    5.5%    FAV    189    54    FAV    191    60    73    100    0    6.50    0.00      1207A    Troxel sit loam, 0 to 2 percent slopes    9    4.2%    FAV    **173    **56    **70    **93    0    **5.71    0.00      **4008    Jasper sit loam, 2 to 5 percent slopes    7.2    3.4%    FAV    **193    **56    **70    **93    0    **5.71    0.00      **2387B    Verma sit loam, 2 to 4 percent slopes    7.2    3.4%    FAV    **154    **49    **60    **78    0    **5.34    0.00       **3	199A	Plano silt loam, 0 to	11.7	5.5%	. FAV	194	60	74	103				
197A    Troxel elit loam, 0 to 2 percent slopes    9    4.2%    FAV    191    60    73    100    0    6.90    0.00      **4008    Jasper silt loam, 2 to 5 percent slopes    6.7    4.1%    FAV    **173    **56    **70    **93    0    **5.71    0.00      **2238    Varia silt loam, 2 to 4 percent slopes    7.2    3.4%    FAV    **166    **50    **63    **78    0    **4.94    0.00      **2238    Varia silt loam, 2 to 4 percent slopes    7.2    3.4%    FAV    **166    **50    **63    **78    0    **4.94    0.00      **3878    Ocklay silt loam, 2 to 5 percent slopes    6.3    3.0%    FAV    **154    **49    **60    **78    0    **5.34    0.00      786A    Lamartine silt loam, 0 to 2 percent    6.2    2.5%    FAV    182    58    70    94    0    0.00    5.49	9604	loam, 0 to 2	11.7	5.5%	FAY	185	56	74	102	0			
***4408    Jasper sit loam, 2 to 5 percent slopes    6.7    4.1%    FAV    **173    **66    Fro    533    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    534    0    535    0    0    0.00    5.49      **3878    Doblog sit loant, bant, bant, bant, bant, bant, bant, bant, bant,	1907A			4.2%	FAX	191	60	73	100				
**223B    Varia all loant, 2    7.2    3.455    FAV    **156    **50    60    10    0    4.04    4.00      **387B    Ocklay sit loant, 2    8.3    3.0%    FAV    **154    **60    **78    0    **5.34    0.00      **387B    Ocklay sit loant, 2    8.3    3.0%    FAV    **154    **60    **78    0    **5.34    0.00      766A    Lamartine sit loant, 0    5.2    2.5%    FAV    182    58    70    94    0    0.00    5.49	**4408			4.1%	E FAN	**175	**56						
**387B    Ockley sit loam, 2    6.3    3.0%    FAV    FIS4    Hes    Hes    He	**223B			2 3.4%	EA0	**19	**5	0 **60	3				
766A Lamartine sit loam, 5.2 2.5% FAV 182 58 70 94 0 0.00 5.49	**3878			3 3.0%	6 F.AO	**15	4 **·0	9 **B					
sicpars	7664	Lamartine sitt loant		2 2.5%	6 FA	18	2 5	8 71	9	6	0 0.0	5.4	9 13

						in and		**98	D	**6.58	0.00	*** 134
~623B	Kishwaukee sitt loam, 2 to 5 percent slopes	4.8	2.3%	FAV		57	-70	- 10				
8776A	Comfrey losm, 0 to 2 percent slopes, accusionally flooded	4.3	2.0%	FAV	185	61	69	89	0	0.00	5.52	138
**570C2	Martinoville silt licem, 4 to 6 percent slopes, eroded	4.3	2.0%	EAV	+147	-47	**e0	**71	0	**4.29	00.0	
Weighted Average					178	56	68.4	92.1	0	5.25	0.77	131.3



The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or its employees.