



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



We are pleased to present: 25 acres MOL in Knox County, Illinois

TOTAL ACRES:	25
PRICE:	\$195,000

Price Per Acre: \$7,800
Owner: Total Realty 401(K) Savings Plan FBO: Tami Guy, DeWitt Bank & Trust, Custodian
Operator: Hohenbery
County & State: Knox Co., IL
Location: Gilson, IL.
Possession Date: To be agreed
Drainage Info: Natural & Tile
Average PI: 131
Taxable Acres:
Net RE Taxes: \$431.16
Taxes payable in: 2012
Topography: level

F.S.A. Information:

Farmland:	25	Corn Base:	19.6
Crop Acres:	23.6	Corn Yield:	10
CRP Acres:		Soybean Base:	4
Wheat Base:		Soybean Yield:	30
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 25
Tillable Acres: 23.6
CRP Acres:
Farmstead:
Roads: 1.4
Waterways:
Timber:
Pasture:

Legal Description:

Part Northeast 1/4 (North of Burlington Northwest Rail Road), Section 18, Township 10 North, Range 3 East of the 4th P.M. See attached map.

To Contact Listing Agent:

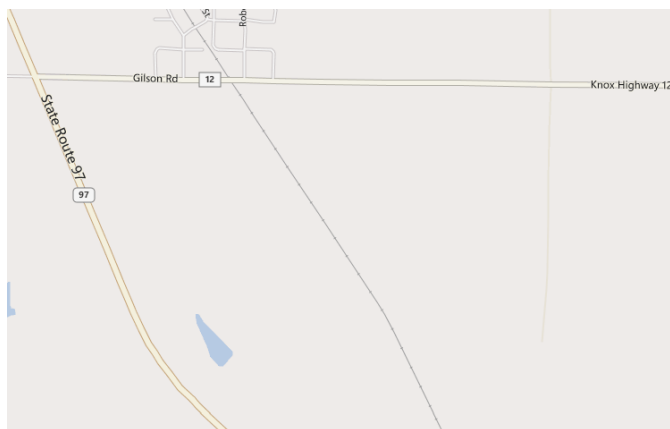
Douglas R. Yegge 563-320-9900

Comments & Building Information:

Quality farm in Knox Co., IL. Hard surface frontage.
 \$8,000 of tile added to the farm fall of 2011.
 Mostly Osco, Ipava soils.

Lease/CRP Information:

Leased for the 2012 crop year at \$7,000.
 All rent paid March 1.



TOTAL REALTY CO.

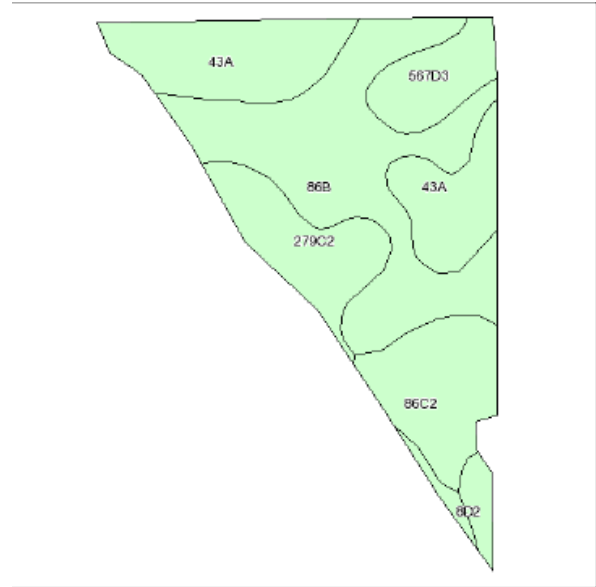


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*Your Farmland
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Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	8.9	37.5%	FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
43A	Ipava silt loam, 0 to 2 percent slopes	5.8	24.7%	FAV	191	62	77	100	0	0.00	5.90	142
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.3	14.0%	FAV	**178	**58	**70	**85	0	**6.42	0.00	**131
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	3.2	13.4%	FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**567D3	Elkhart silty clay loam, 10 to 18 percent slopes, severely eroded	1.9	8.1%	FAV	**139	**44	**53	**66	0	**4.27	0.00	**101
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.5	2.3%	FAV	**108	**36	**44	**50	0	**3.58	0.00	**82
Weighted Average					177.2	56	69.9	92.8	0	4.54	1.46	131

Contact:
Doug Yegge 563-320-9900