



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



We are pleased to present: 170 acres MOL

TOTAL ACRES:	170
PRICE:	1,411,000.00

Price Per Acre: \$8,300.00
Owner: Morris
Operator: Morris
County & State: Boone Co., IL
Location: About 2 miles Southwest of Capron
Possession Date: To be agreed
Drainage Info: Natural
Average Crop Productivity Index: 123
Taxable Acres: 170
Estimated Net RE Taxes: \$2,434.48
Taxes payable in: 2010/2011
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	170	Corn Base:	82.6
Crop Acres:	168.8	Corn Yield:	147
CRP Acres:		Soybean Base:	82.4
Wheat Base:		Soybean Yield:	40
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 170
Tillable Acres: 168.8
CRP Acres:
Farmstead:
Roads: 1.2
Waterways:
Timber:
Pasture:

Legal Description:

NW 1/4 SW 1/4, E 1/2 NW 1/4, E 1/2 NW 1/4 NW 1/4, E 1/2 SW 1/4 NW 1/4 of Section 22 and all land South of the road in the SW 1/4 of Section 15 all located in Township 45 North, Range 4 East of the 5th P.M.

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Comments & Building Information:

Prime farmland, all tillable.

Lease/CRP Information:

Excellent lease back with good return available.



TOTAL REALTY CO.

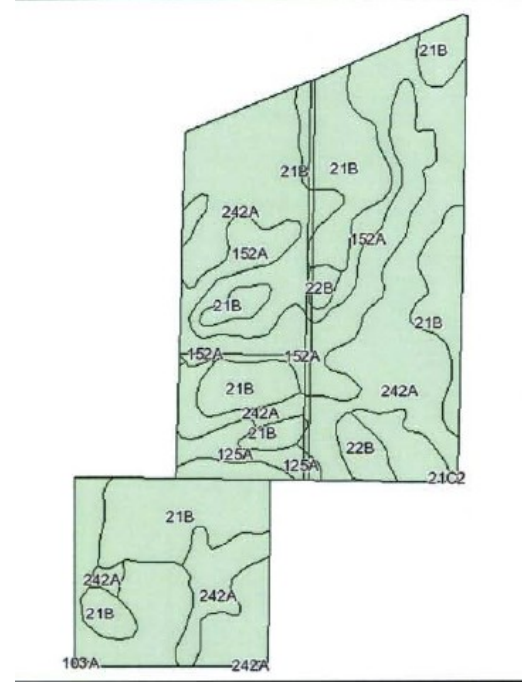
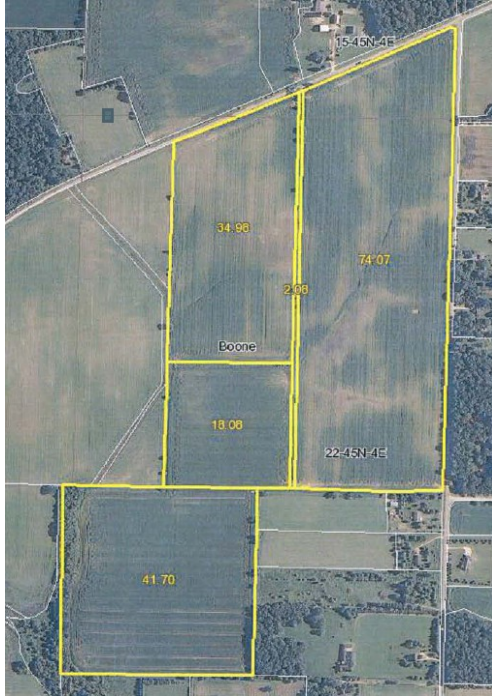


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*Your Farmland
Specialist!*



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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
242A	Kendall silt loam, 0 to 2 percent slopes	69.4	40.6%	FAV	172	53	66	89	0	0.00	5.27	125
**21B	Pecatonica silt loam, 2 to 5 percent slopes	58.6	34.3%	FAV	**152	**49	**59	**76	0	**4.47	0.00	**112
152A	Drummer silty clay loam, 0 to 2 percent slopes	21.7	12.7%	FAV	195	63	73	100	0	0.00	5.64	144
125A	Selma loam, 0 to 2 percent slopes	18.9	9.9%	FAV	176	57	70	90	0	0.00	6.38	129
**22B	Westville silt loam, 2 to 5 percent slopes	4.1	2.4%	FAV	**150	**50	**59	**73	0	**4.10	0.00	**112
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	0.1	0.0%	FAV	**143	**46	**56	**72	0	**4.20	0.00	**105
103A	Houghton muck, 0 to 2 percent slopes	0.1	0.1%	FAV	175	57	0	0	0	0.00	0.00	130
Weighted Average					167.9	53.2	64.6	85.6	0	1.63	3.49	123

Contact:
Doug Yegge 563-320-9900