



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



We are pleased to present: 94 acres MOL

TOTAL ACRES:	94
PRICE:	\$611,000.00

Price Per Acre: \$6,500.00
Owner: Lager
Operator: Martz and Spears
County & State: Ogle Co., IL
Location: About 4 miles Northwest of Rochelle, IL
Possession Date: To be agreed
Drainage Info: Tile and Natural
Average Productivity Index 116.9
Taxable Acres: 73.73
Net RE Taxes: \$726.86
Taxes payable in: 2010/2011
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	92	Corn Base:	51.5
Crop Acres:	85.4	Corn Yield:	116
CRP Acres:		Soybean Base:	33.6
Wheat Base:		Soybean Yield:	34
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 94
Tillable Acres: 85.4
CRP Acres: 0
Farmstead:
Roads:
Waterways:
Timber:
Pasture:

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Legal Description:

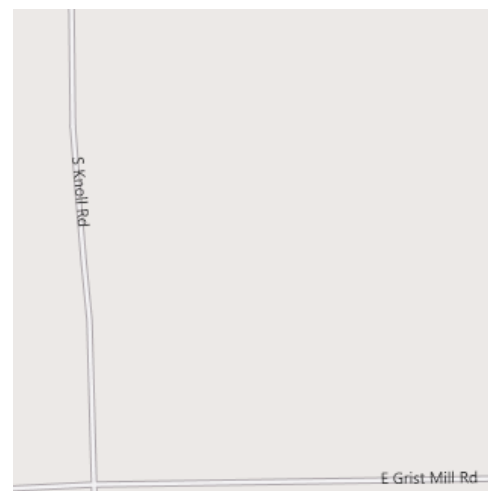
Part of NE 1/4 NE 1/4 and NE 1/4 NW 1/4, excepting the acreage, Section 6, Township 40 North, Range 1 East of the 4th P.M. and South 1/2 SE 1/4 SW 1/4, Section 31, Township 41 North, Range 1 East of the 4th P.M.

Comments & Building Information:

Choice farm area.

Lease/CRP Information:

Subject to 2-year lease with Martz and Spears for \$23,912 per year, paid all in March.



TOTAL REALTY CO.

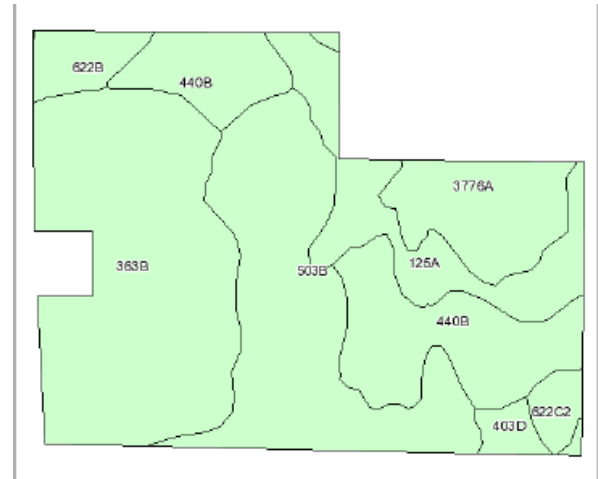


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*Your Farmland
Specialist!*



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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
**363B	Griswold loam, 2 to 4 percent slopes	29.8	31.9%	FAV	**154	**51	**63	**76	0	**4.72	0.00	**116
**503B	Rockton silt loam, 2 to 5 percent slopes	22.3	23.9%	FAV	**133	**45	**58	**74	0	**3.85	0.00	**100
**440B	Jasper loam, 2 to 5 percent slopes	16.5	17.7%	FAV	**173	**56	**70	**93	0	**5.71	0.00	**129
125A	Selma loam, 0 to 2 percent slopes	10.3	11.0%	FAV	176	57	70	90	0	0.00	6.38	129
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	8.3	8.9%	FAV	185	61	69	89	0	0.00	5.52	138
**622B	Wyanet silt loam, 2 to 5 percent slopes	2.9	3.1%	FAV	**159	**52	**64	**78	0	**5.22	0.00	**119
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.7	1.8%	FAV	**150	**49	**60	**73	0	**4.90	0.00	**112
**403D	Elizabeth loam, 10 to 18 percent slopes	1.4	1.5%	UNF	**72	**25	**30	**35	0	0.00	**2.51	**56
**503C2	Rockton silt loam, 5 to 10 percent slopes, eroded	0.2	0.2%	FAV	**125	**42	**55	**70	0	**3.62	0.00	**94
Weighted Average					156.3	51.6	63.8	80.6	0	3.69	1.23	116.9

Contact:
Doug Yegge 563-320-9900