



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



We are pleased to present: 367.16 acres, Iroquois Co., IL

TOTAL ACRES:	367.16
PRICE:	\$2,533,404.00

Price Per Acre: \$6,900.00

Owner: Wixom

Operator: Printz Farms

County & State: Iroquois Co., Illinois

Location: 6 mi. SW of Herscher, IL

Possession Date: To be agreed

Drainage Info: Natural/Tile

Average CSR:

Taxable Acres: 367.16 acres

Net RE Taxes: \$3,236.18

Taxes payable in: 2010

Topography: Level

F.S.A. Information:

Farmland:	369	Corn Base:	167.9
Crop Acres:	353.7	Corn Yield:	97
CRP Acres:		Soybean Base:	179.8
Wheat Base:		Soybean Yield:	33
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	367.16
Tillable Acres:	353.7
CRP Acres:	
Farmstead:	
Roads:	7.33
Waterways:	6.13
Timber:	
Pasture:	

Legal Description:

See additional sheet for exact legal.

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Comments & Building Information:

Nice level land. Excellent grain farm in a great location. Seller desires a December closing in 2011.

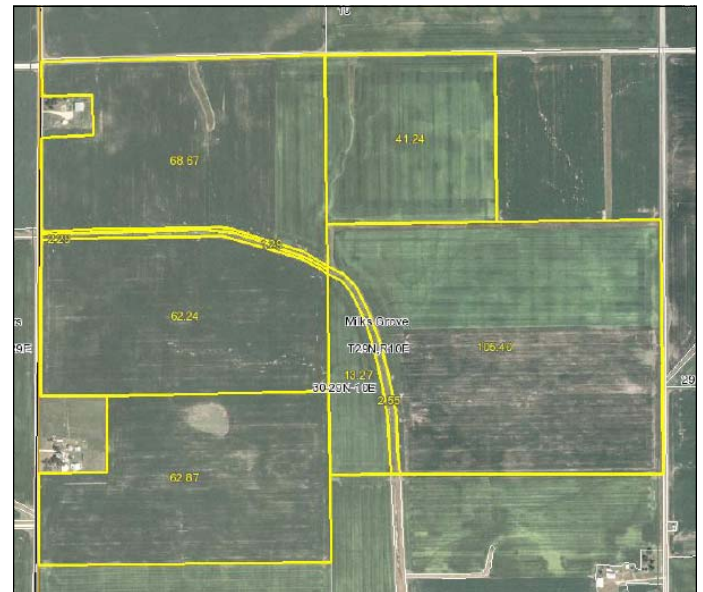
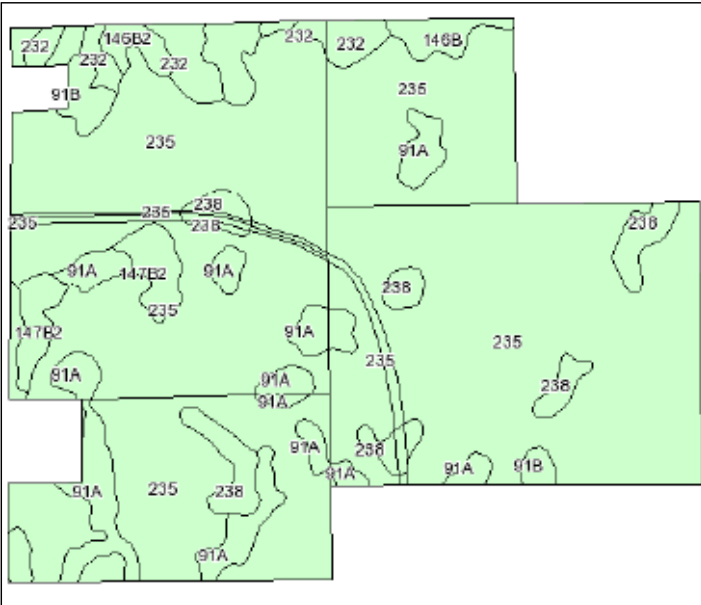
Lease/CRP Information:

Leased for the 2011 crop year at \$425.00 per tillable acre.





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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
235	Bryce silty clay	278.5	77.7%	FAV	162	54	64	82	0	0.00	4.77	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	30	8.4%	UNF	158	52	63	79	0	0.00	4.52	118
238	Rantoul silty clay	15.2	4.3%	FAV	144	49	56	64	0	0.00	4.14	109
232	Ashkum silty clay loam	10.1	2.8%	FAV	170	56	65	85	0	0.00	5.14	127
**146B2	Elliott silty clay loam, 2 to 5 percent slopes, eroded	8.4	2.3%	FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
**147B2	Clarence silty clay loam, 2 to 6 percent slopes, eroded	8	2.2%	UNF	**130	**46	**55	**60	0	0.00	**4.08	**100
**91B	Swygert silty clay loam, 2 to 5 percent slopes	4.4	1.2%	UNF	**156	**51	**62	**78	0	0.00	**4.47	**117
**146B	Elliott loam, 2 to 5 percent slopes	3.5	1.0%	FAV	**166	**54	**67	**86	0	0.00	**4.97	**124
**241C	Chatsworth silty clay, 4 to 10 percent slopes	0.4	0.1%	UNF	**97	**35	**35	**38	0	0.00	**3.13	**74
Weighted Average					160.3	53.4	63.4	80.5	0	0.00	4.71	119.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at