



TOTAL REALTY CO.

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

*Your Farmland
Specialist!*



We are pleased to present: 98 a., McDonough Co., IL

| | |
|---------------------|------------------|
| TOTAL ACRES: | 98 |
| PRICE: | \$644,000 |

Price Per Acre: \$6,571

Owner: Dave Johnston

Operator:

County & State: McDonough Co., Illinois

Location: 2 mi. NW of Tennessee, Illinois

Possession Date: To be agreed

Drainage Info:

Average CSR:

Taxable Acres: 94.5

Net RE Taxes: \$1,455 est.

Taxes payable in: 2009-10

Topography:

F.S.A. Information:

| | | | |
|---------------------|------|-----------------------|------------|
| Farmland: | 98 | Corn Base: | 52.38 est. |
| Crop Acres: | 94.5 | Corn Yield: | 117 est. |
| CRP Acres: | | Soybean Base: | 33.89 est. |
| Wheat Base: | | Soybean Yield: | 34 est. |
| Wheat Yield: | | | |

Approximate Breakdown of Acres:

| | |
|------------------------|------|
| Total Acres: | 98 |
| Tillable Acres: | 94.5 |
| CRP Acres: | |
| Farmstead: | |
| Roads: | 1.19 |
| Waterways: | 2.31 |
| Timber: | |
| Pasture: | |

Legal Description:

NE 1/4 of Section 9 T-5N, R-4W of the 4th P.M.

To Contact Listing Agent:

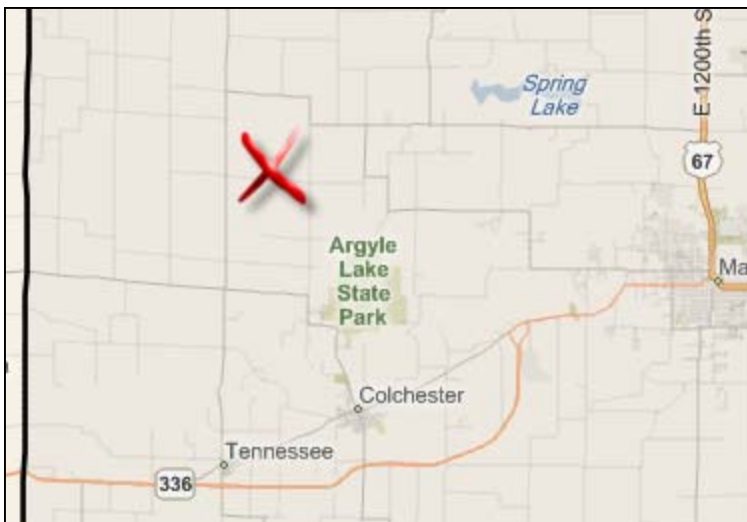
Douglas R. Yegge 563-320-9900

Comments & Building Information:

The farm was placed in a fertility buildup program in 2002 and has remained there through 2010.

Lease/CRP Information:

Not leased for 2011

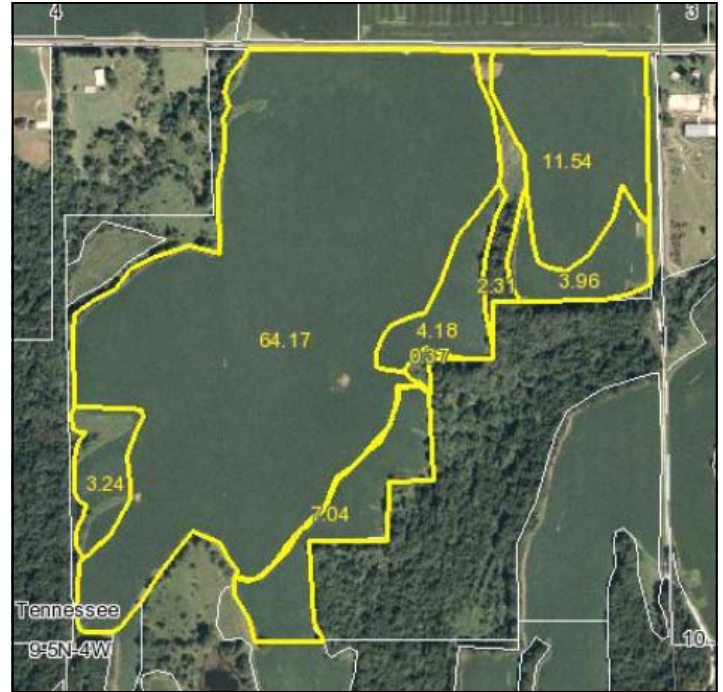
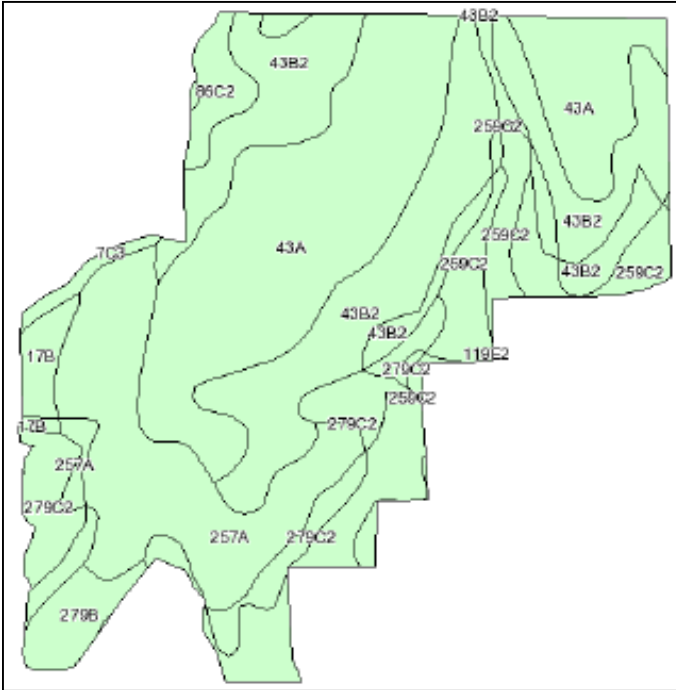


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| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Corn | Grass legume hay | Grass legume pasture | Oats | Soybeans | Winter wheat |
|------------------|---|-------|------------------|---------------|-------|------------------|----------------------|------|----------|--------------|
| 43A | Ipava silt loam, 0 to 2 percent slopes | 28.2 | 29.1% | I | 172 | 5.3 | 7.8 | 90 | 56 | 69 |
| 43B2 | Ipava silt loam, 2 to 5 percent slopes, eroded | 26.1 | 27.0% | Ile | 163 | 5 | 7.4 | 86 | 53 | 66 |
| 257A | Clarksdale silt loam, 0 to 2 percent slopes | 16.9 | 17.5% | IIW | 157 | 4.8 | 7 | 80 | 50 | 62 |
| 279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 10.8 | 11.2% | IIle | 138 | 4.4 | 6.4 | 71 | 43 | 55 |
| 259C2 | Assumption silt loam, 5 to 10 percent slopes, eroded | 7.4 | 7.7% | IIle | 137 | 4 | 5.8 | 70 | 44 | 55 |
| 279B | Rozetta silt loam, 2 to 5 percent slopes | 2.4 | 2.5% | Ile | 147 | 4.7 | 6.9 | 75 | 46 | 58 |
| 86C2 | Osco silt loam, 5 to 10 percent slopes, eroded | 2 | 2.1% | IIle | 160 | 5.8 | 8.3 | 86 | 50 | 63 |
| 17B | Keomah silt loam, 2 to 5 percent slopes | 1.7 | 1.8% | Ile | 144 | 4.6 | 6.7 | 74 | 46 | 58 |
| 7C3 | Atlas silty clay loam, 5 to 10 percent slopes, severely eroded | 0.8 | 0.8% | IVe | 78 | 2.3 | 3.9 | 36 | 27 | 31 |
| 119E2 | Elco silt loam, 18 to 25 percent slopes, eroded | 0.4 | 0.4% | VIe | | 3 | 4.3 | | | |
| 7D3 | Atlas silty clay loam, 10 to 18 percent slopes, severely eroded | 0.1 | 0.1% | VIe | | 2.1 | 3.5 | | | |
| Weighted Average | | | | | 157.8 | 4.9 | 7.2 | 82.1 | 50.8 | 63.2 |