LAND FOR SALE

76 ACRES M/L
BOONE COUNTY, ILLINOIS

LISTING #13600

DOUG YEGGE
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O: 563.659.8185
Doug@PeoplesCompany.com

ALAN MCNEIL
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O: 563.659.8185
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DeWitt, Iowa 52742

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LEGAL DESCRIPTION:
West 1/2 of the Southeast 1/4, Section 30, Township 46 North, Range 4 East, excluding acreage.

COMMENTS & BUILDING INFORMATION:
Very nice laying farm. Good soils, well tiled.
Owner is a licensed real estate broker in the State of Illinois.

TO CONTACT LISTING AGENT:
Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@peoplescompany.com

LEASE/FSA INFORMATION:
Current lease: 76 tillable acres x $310

TOTAL ACRES: 76
PRICE: $675,000
Price Per Acre: $8,882
Owner: Yegge
Operator: Morris
County & State: Boone Co., IL
Location: Northeast of Poplar Grove
Possession Date: To be agreed
Drainage Info: Natural
Average Productivity: 135 PI
Taxable Acres: 75
Net RE Taxes: $3,764.14
Taxes Payable In: 2019-2020
Topography: Level

F.S.A. INFORMATION:
Farmland: 79.81
Crop Acres: 74.77
CRP Acres:
Wheat Base:
Wheat Yield:
Corn Base: 77
Corn Yield: 139
Soybean Base: .6
Soybean Yield: 41

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 76
Tillable Acres: 76
CRP Acres:
Farmstead:
Roads:
Waterways:
Timber:
Pasture:
<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index Legend</th>
<th>Com Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Wheat Bu/A</th>
<th>Oats Bu/A</th>
<th>Alfalfa hay, T/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>199A</td>
<td>Plano silt loam, 0 to 2 percent slopes</td>
<td>28.97</td>
<td>38.1%</td>
<td></td>
<td>194</td>
<td>60</td>
<td>74</td>
<td>103</td>
<td>7.02</td>
<td>142</td>
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<tr>
<td><strong>412B</strong></td>
<td>Ogle silt loam, 2 to 5 percent slopes</td>
<td>13.32</td>
<td>17.5%</td>
<td></td>
<td><strong>175</strong></td>
<td><strong>56</strong></td>
<td><strong>69</strong></td>
<td><strong>94</strong></td>
<td><strong>5.84</strong></td>
<td><strong>130</strong></td>
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<tr>
<td><strong>21B</strong></td>
<td>Pecatonica silt loam, 2 to 5 percent slopes</td>
<td>7.19</td>
<td>9.5%</td>
<td></td>
<td><strong>152</strong></td>
<td><strong>49</strong></td>
<td><strong>59</strong></td>
<td><strong>76</strong></td>
<td><strong>4.47</strong></td>
<td><strong>112</strong></td>
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<tr>
<td>86A</td>
<td>Osco silt loam, 0 to 2 percent slopes</td>
<td>6.68</td>
<td>8.8%</td>
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<td>191</td>
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<td>6.90</td>
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<tr>
<td>61A</td>
<td>Atterberry silt loam, 0 to 2 percent slopes</td>
<td>6.38</td>
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<td>182</td>
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<td>675A</td>
<td>Greenbush silt loam, 0 to 2 percent slopes</td>
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<td>184</td>
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<td>68A</td>
<td>Sable silty clay loam, 0 to 2 percent slopes</td>
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<td>63</td>
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<td>125A</td>
<td>Selma loam, 0 to 2 percent slopes</td>
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<td>176</td>
<td>57</td>
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<td>419A</td>
<td>Flagg silt loam, 0 to 2 percent slopes</td>
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<td>162</td>
<td>52</td>
<td>63</td>
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<tr>
<td>243A</td>
<td>St. Charles silt loam, 0 to 2 percent slopes</td>
<td>0.93</td>
<td>1.2%</td>
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<td>168</td>
<td>52</td>
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<td>Plano silt loam, 2 to 5 percent slopes</td>
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<td><strong>192</strong></td>
<td><strong>59</strong></td>
<td><strong>73</strong></td>
<td><strong>102</strong></td>
<td><strong>6.95</strong></td>
<td><strong>141</strong></td>
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<tr>
<td><strong>243B</strong></td>
<td>St. Charles silt loam, 2 to 5 percent slopes</td>
<td>0.32</td>
<td>0.4%</td>
<td></td>
<td><strong>166</strong></td>
<td><strong>51</strong></td>
<td><strong>64</strong></td>
<td><strong>98</strong></td>
<td><strong>5.09</strong></td>
<td><strong>121</strong></td>
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</tbody>
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**Weighted Average**: 183.1 | 57.5 | 70.8 | 96.8 | 4.94 | 134.4

**Soils Map**

State: Illinois  
County: Boone  
Location: 30-46N-4E  
Township: LeRoy  
Acres: 76  
Date: 3/7/2019

Maps Provided By: Peoples Company

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.
Illinois  
Boone  
Report ID: FSA-156EZ  

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record  

FARM: 727  
Prepared: 4/11/16 10:36 AM  
Crop Year: 2016  
Page: 1 of 1  

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name
Farms Associated with Operator:

CRP Contract Number(s): None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>CRP Cropland</th>
<th>GRP</th>
<th>Farm Status</th>
<th>Number of Tracts</th>
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<tr>
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<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>FAV/WR History</th>
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<th>ARC-CO CRO, SOYBN</th>
<th>PLC</th>
<th>PLC-Default</th>
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<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>CTAP Tran Yield</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
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</thead>
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<tr>
<td>CORN</td>
<td>77.0</td>
<td>139</td>
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<td>0.0</td>
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<tr>
<td>SOYBEANS</td>
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</tbody>
</table>

Total Base Acres: 77.6

Tract Number: 1036  
Description: D3-6 AND E3-5 LEROY SEC. 31

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

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Owners: DOUGLAS R YEGGE TRUST

Other Producers: None