

LAND FOR SALE

LISTING #13600

76 ACRES M/L
BOONE COUNTY, ILLINOIS



DOUG YEGGE

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Doug@PeoplesCompany.com

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

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

76 Acres M/L, Boone County, Illinois

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**
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 Doug@PeoplesCompany.com

Call: **Alan McNeil**
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 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:

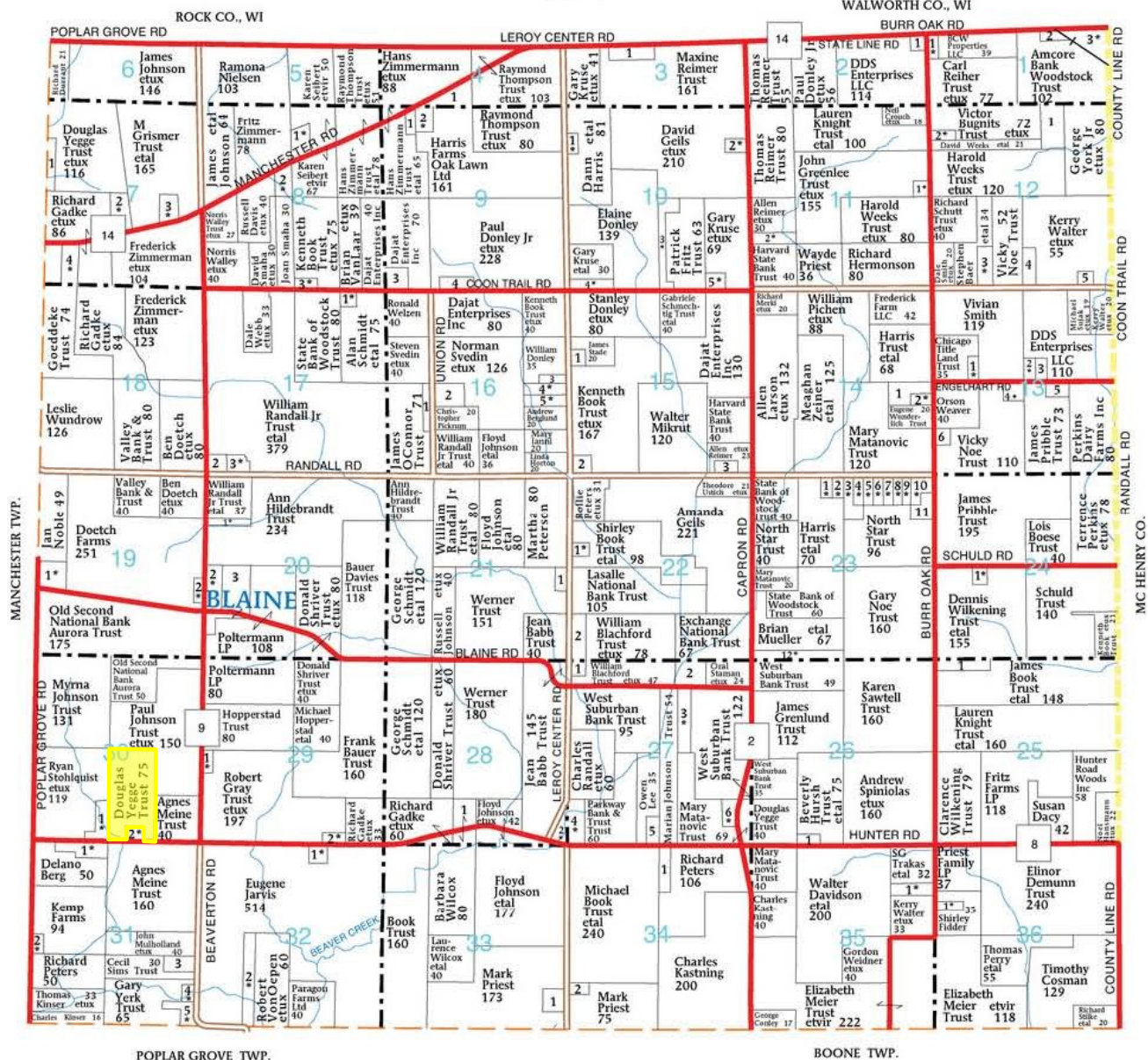
Total Acres:	76
Tillable Acres:	76
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

T-46-N

LEROY PLAT

(Landowners)

R-4-E



LEROY TOWNSHIP

SECTION 1

1. Vrba Jr, William 6
2. Marquez, Maritza 5
3. Appenfeldt Trust, Howard 16

SECTION 2

1. Restoration America Inc 5

SECTION 3

1. Jurkiw Trust 13

SECTION 4

1. Harris Farms Oak Lawn Ltd 17

SECTION 7

1. Total Realty 401K Savings Plan 8
2. Yegge Trust, Douglas 14
3. Goeddeke, Robert 10
4. Goeddeke Trust, Harold 13

SECTION 8

1. Johnson, James 10

2. Wollslair, Kevin 10
3. Rodriguez, Juan 5

SECTION 9

1. Zimmermann, Esther 5
2. Heilizer, Glenn 9
3. Buehler, Henry 10
4. Svedin, Peter 9

SECTION 10

1. Kenney, Kerry 5
2. Dahl, Brian 5
3. Muzzillo, Joseph 15
4. Donley, Stanley 10
5. Taylor, James 6

SECTION 11

1. Ferretti, Peter 5
2. King, David 10

SECTION 12

1. Amcore Bank Woodstock Trust 20
2. Swanson, Carl 5
3. Bartlett Jr, Richard 13
4. Walter, LeRoy 10
5. Voss, Martin 5

SECTION 13

1. Ulrich Sr, David 5

2. Hermonson, John 5
3. Carle, Ray 5
4. Kitson, Andrew 5
5. Edwards Trust, Donald 7

SECTION 14

1. Sass, Robert 15
2. Weldon, John 5

SECTION 15

1. Koura, Larry 5
2. Ritzert Trust, LeRoy 8
3. Arabinko, John 5

SECTION 16

1. Justen, Harold 9
2. Svedin, Robert 14
3. Mikrut, Stephen 5
4. Stamm, Dean 10
5. Aguirre, Mario 10

SECTION 17

1. Richardson, James 5
2. Randall III, William 5
3. Albrecht, Jon 5

SECTION 19

1. Noble, Jan 15

2. Doetch, Ronald 5

SECTION 20

1. Koch Jr, Richard 6
2. Johnson, Alan 13
3. Dredske Trust, Sally 28

SECTION 21

1. Swenson, Randy 6

SECTION 22

1. Swenson, Warren 5
2. Babb Trust, Jean 15

SECTION 23

1. Anderson, William 5
2. Elliot, John 5
3. Berglund, Gunnar 11
4. Jenkins, Thomas 6
5. Streit, Tyler 6
6. Lukstein, James 6
7. Paulin Trust, Lawrence 6

SECTION 24

8. Stephan, John 5
9. Reedy, George 5
10. Pichen, William 10
11. Lange Trust, Terrin 10
12. Grenlund Trust, Steven 18

SECTION 24

1. Gratz, Jason 5

SECTION 25

1. Book Trust 12

SECTION 26

1. Safe Farm LLC 5

SECTION 27

1. Babb Trust, Jean 5
2. Exchange National Bank & Trust Trust 15

SECTION 28

3. Grenlund Trust, Steven 17
4. Liotta, Leroy 16
5. McRoberts, Iva 5
6. Vink Trust, Alan 10

SECTION 29

1. Wilcox Jr, Laurence 20
2. Liotta, Leroy 9

SECTION 30

1. Vermett, Vincent 5
2. Burton, Donald 5

SECTION 31

1. Crull, Bradley 15
2. Waterman, Donald 5
3. Sims Trust, Robin 10
4. Petry, Jeffrey 5
5. Kase, Edward 10

SECTION 32

1. Lockwood, Travis 5
2. Kuczynski, Robert 20

SECTION 33

1. Drewry, George 10

SECTION 34

1. Johnson Trust, Marian 10
2. Kleive, Julie 5

SECTION 35

1. Walter, Kevin 10

SECTION 36

1. Fidler, Brad 5

Aerial Map



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map center: 42° 25' 58.22, -88° 48' 37.55

0ft 459ft 919ft

Maps Provided By:
surety
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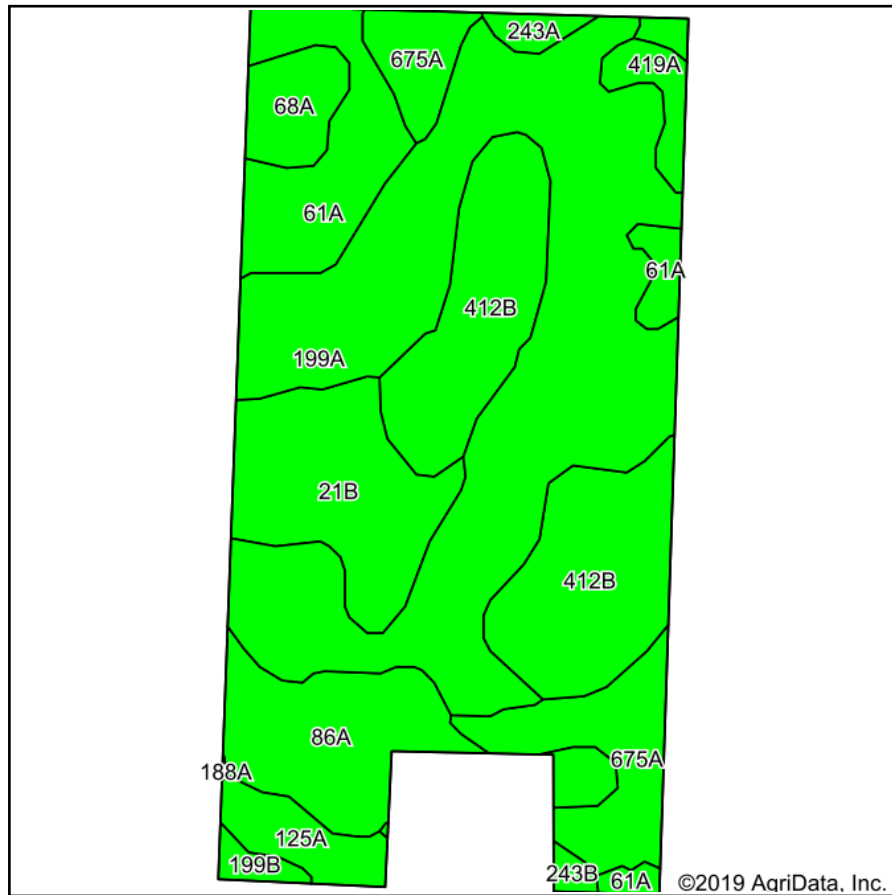
30-46N-4E
Boone County
Illinois



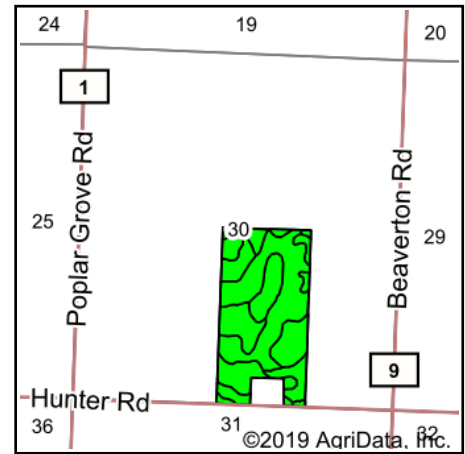
3/7/2019

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



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

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Maps Provided By:
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Area Symbol: IL007, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	28.97	38.1%		194	60	74	103	7.02	142
**412B	Ogle silt loam, 2 to 5 percent slopes	13.32	17.5%		**175	**56	**69	**94	**5.84	**130
**21B	Pecatonica silt loam, 2 to 5 percent slopes	7.19	9.5%		**152	**49	**59	**76	**4.47	**112
86A	Osco silt loam, 0 to 2 percent slopes	6.68	8.8%		191	60	75	102	6.90	141
61A	Atterberry silt loam, 0 to 2 percent slopes	6.38	8.4%		182	56	71	98	0.00	132
675A	Greenbush silt loam, 0 to 2 percent slopes	6.34	8.3%		184	58	70	97	0.00	134
68A	Sable silty clay loam, 0 to 2 percent slopes	2.10	2.8%		192	63	74	99	0.00	143
125A	Selma loam, 0 to 2 percent slopes	2.00	2.6%		176	57	70	90	0.00	129
419A	Flagg silt loam, 0 to 2 percent slopes	1.22	1.6%		162	52	63	83	5.02	119
243A	St. Charles silt loam, 0 to 2 percent slopes	0.93	1.2%		168	52	65	87	5.14	122
**199B	Plano silt loam, 2 to 5 percent slopes	0.55	0.7%		**192	**59	**73	**102	**6.95	**141
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.32	0.4%		**166	**51	**64	**86	**5.09	**121
Weighted Average					183.1	57.5	70.8	96.8	4.94	134.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Boone County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 180 360 720 Feet

2016 Program Year

Map Created February 29, 2016

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 74.77 acres

Farm 727
Tract 1036

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

Farm Identifier

Recon Number

Not Applicable

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.81	74.77	74.77	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	74.77	0.0	0.0			N	

ARC/PLC

ARC-IC
NONEARC-CO
CORN , SOYBNPLC
NONEPLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.0		139	0.0
SOYBEANS	0.6		41	0.0
Total Base Acres:	77.6			

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

FAV/WR
History

BIA Range Unit Number:

N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.81	74.77	74.77	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	74.77	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.0		139	0.0
SOYBEANS	0.6		41	0.0
Total Base Acres:	77.6			

Owners: DOUGLAS R YEGGE TRUST

Other Producers: None



HUNTER RD.



Sharon

Blaine

Hunter

Beaverton Crossroads

Capron

Caledonia

Poplar Grove

Boone

Argyle

Timberlane

Russellville