

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

49.6 SURVEYED ACRES
BERG - BOONE COUNTY, ILLINOIS

LISTING #13941



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
alan@totalrealtyco.com

© 2015 Total Realty, Co LLC. We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Berg, 49.6 Surveyed Acres, Boone Co., Illinois

TOTAL ACRES:	49.6 surveyed acres
PRICE:	\$425,000
Price Per Acre:	\$8,568
Owner:	Berg
Operator:	Stohlquist
County & State:	Boone Co., IL
Location:	Poplar Grove, IL
Possession Date:	At closing
Drainage Info:	
Average Productivity:	123.5 PI
Taxable Acres:	49.67
Net RE Taxes:	\$1,351.90
Taxes Payable In:	2016
Topography:	Level

LEGAL DESCRIPTION:

Part of the North 1/2 of the Northwest 1/4, Section 31, Township 46 North, Range 4 East. See attached survey.

COMMENTS & BUILDING INFORMATION:

Nice laying farm near Poplar Grove, IL.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Email: total@totalrealtyco.com

Call: Alan McNeil

Cell: 563-321-1125

Email: alan@totalrealtyco.com

Office: 563-659-8185

www.totalrealtyco.com

LEASE/FSA INFORMATION:

Open lease for the 2017 crop year.

F.S.A. INFORMATION:

Farmland:	45.07
Crop Acres:	45.07
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	29.64
Corn Yield:	133
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

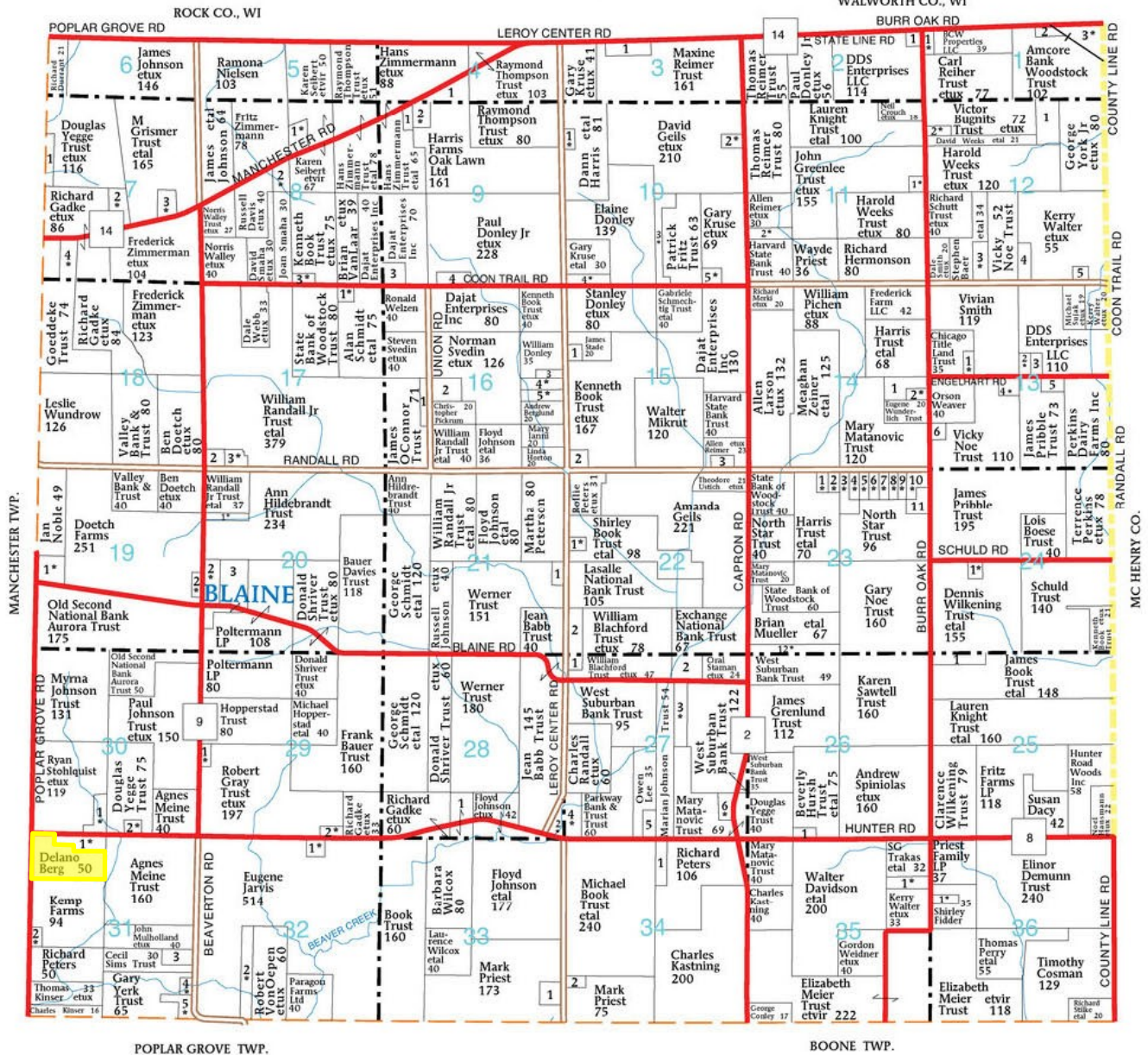
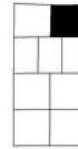
Total Acres:	49.6
Tillable Acres:	45.07
CRP Acres:	
Farmstead:	
Roads:	2.53
Waterways:	
Timber:	
Waste:	2

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. Hermanson, John 5
3. Carle, Ray 5
4. Kitson, Andrew 5
5. Edwards Trust, Donald 7
6. Weaver, Sara 5

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
8. Stephan, John 5
9. Reedy, George 5
10. Pichen, William 10
11. Lange Trust, Martin 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
3. Grenlund Trust, Steven 17
4. Liotta, Leroy 16
5. McRoberts, Iva 5
6. Vink Trust, Alan 10

SECTION 28

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

SECTION 29

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

SECTION 30

1. Crull, Bradley 11
2. Miller, John 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



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



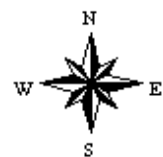
© AgriData, Inc. 2016

www.AgriDataInc.com

map center: 42° 25' 39.97, -88° 49' 1.2

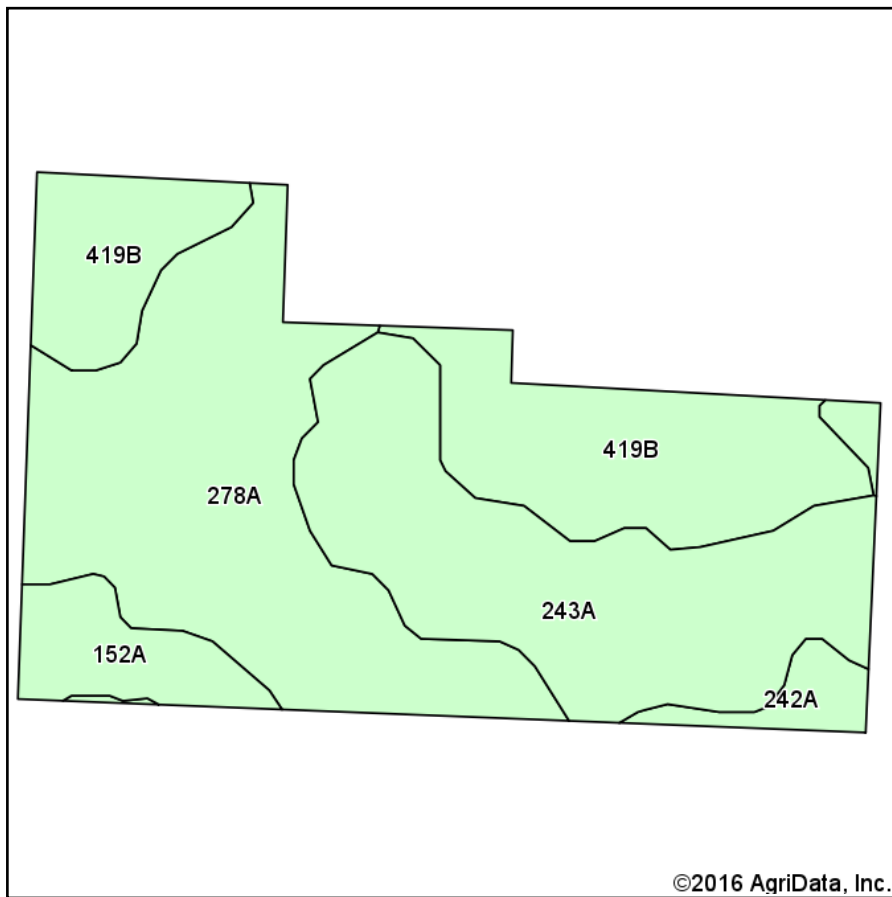
0ft 394ft 787ft

31-46N-4E
Boone County
Illinois

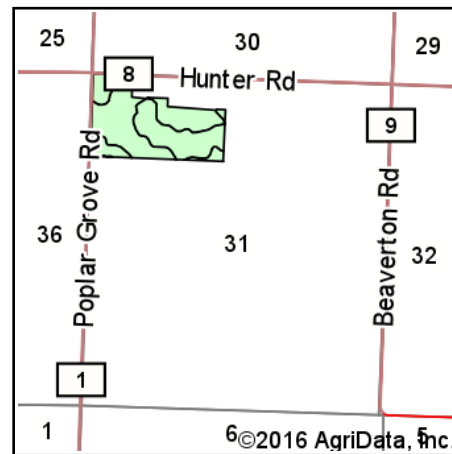


11/18/2016

Soils Map



Soils data provided by USDA and NRCS.

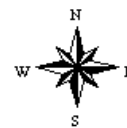


State: **Illinois**
 County: **Boone**
 Location: **31-46N-4E**
 Township: **LeRoy**
 Acres: **49.6**
 Date: **11/18/2016**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: IL007, Soil Area Version: 9

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
278A	Stronghurst silt loam, 0 to 2 percent slopes	17.58	35.4%		171	54	66	87	0.00	125
243A	St. Charles silt loam, 0 to 2 percent slopes	14.79	29.8%		168	52	65	87	5.14	122
**419B	Flagg silt loam, 2 to 5 percent slopes	12.46	25.1%		**160	**51	**62	**82	**4.97	**118
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.00	6.0%		195	63	73	100	0.00	144
242A	Kendall silt loam, 0 to 2 percent slopes	1.77	3.6%		172	53	66	89	0.00	125
Weighted Average					168.8	53.2	65.1	86.6	2.78	123.5

Area Symbol: IL007, Soil Area Version: 9

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

ILLINOIS

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4506

Prepared : Aug 11, 2016

Crop Year : 2016

Operator Name : MR RYAN A STOHLQUIST

Farms Associated with Operator : 17-007-2084, 17-007-4506, 17-007-4509, 17-007-4510

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
45.07	45.07	45.07	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	45.07	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	29.64	0.00	0	113	
TOTAL	29.64	0.00			

NOTES

Tract Number : 9019

Description :

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DELANO R BERG

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
45.07	45.07	45.07	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	45.07	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	29.64	0.00	0	113
TOTAL	29.64	0.00		

NOTES



Notification of Bases, PLC Yields, Elections, HIP and CRP Reductions after Reconstitution

See Page 1 for non-discriminatory Statements.

Boone County - IL
1648 S. EASTWOOD DRIVE
WOODSTOCK, IL 60098-4655
(815)338-0444 x2

DELANO R BERG
45446 LINK ST
LA PLATA, MO 63549-4012

Year : 2016

Farm No : 4506

Farm Summary Data

Crop Name	Election Choice	HIP	Base Acres	PLC Yield	CCC-505 CRP Reduction Acres
Corn	ARC - County		29.64	113	0.00

As a result of a reconstitution, this newly created farm, as of the date of this notice, has not been enrolled in any contract or program application. In order for the base acres and the farm to be eligible for any program benefit (if available), producers on this farm must act to enroll or apply in accordance with rules governing that program by the later of 30 days from the date of this notice or the end of the enrollment or application period if an application period exists or is in effect on the date this notice is issued. Contact your FSA service center office for details.

This farm is the result of a division of farm number 4141.

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed below.

Owner : DELANO R BERG

Operator : MERRYANA STOHLQUIST

Farm Description : F-007-4506

Final Date of Appeal: Sep 10, 2016

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Common Land Unit
Cropland Non-cropland CRP

Farm 4506
Tract 9019

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

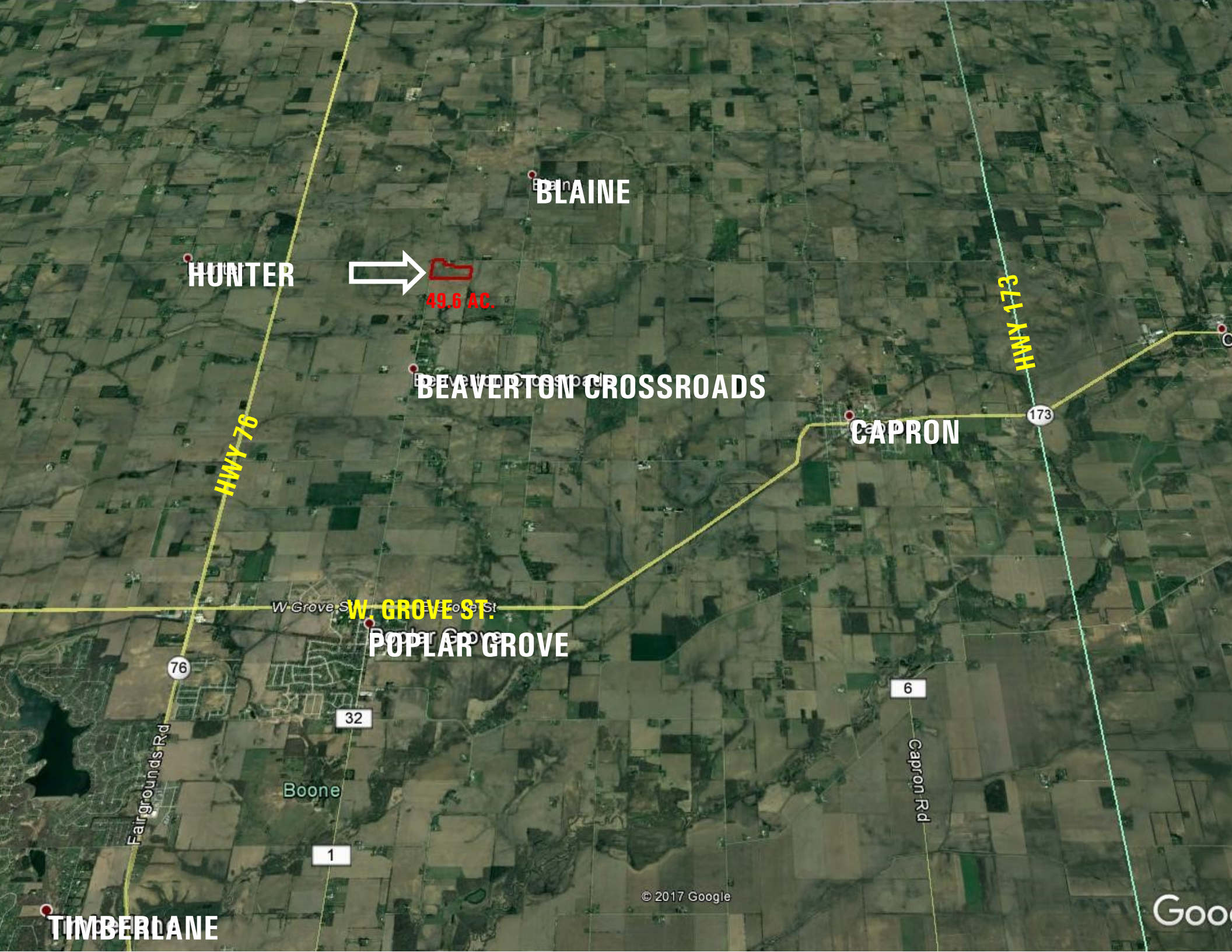
2017 Crop Year



Tract Page: 1 of 1

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 Resource Conservation Service (NRCS).





HUNTER

BLAINE

BEAVERTON CROSSROADS

CAPRON

POPLAR GROVE

TIMBERLANE

49.6 AC.

W. GROVE ST.

Boone

© 2017 Google

Go