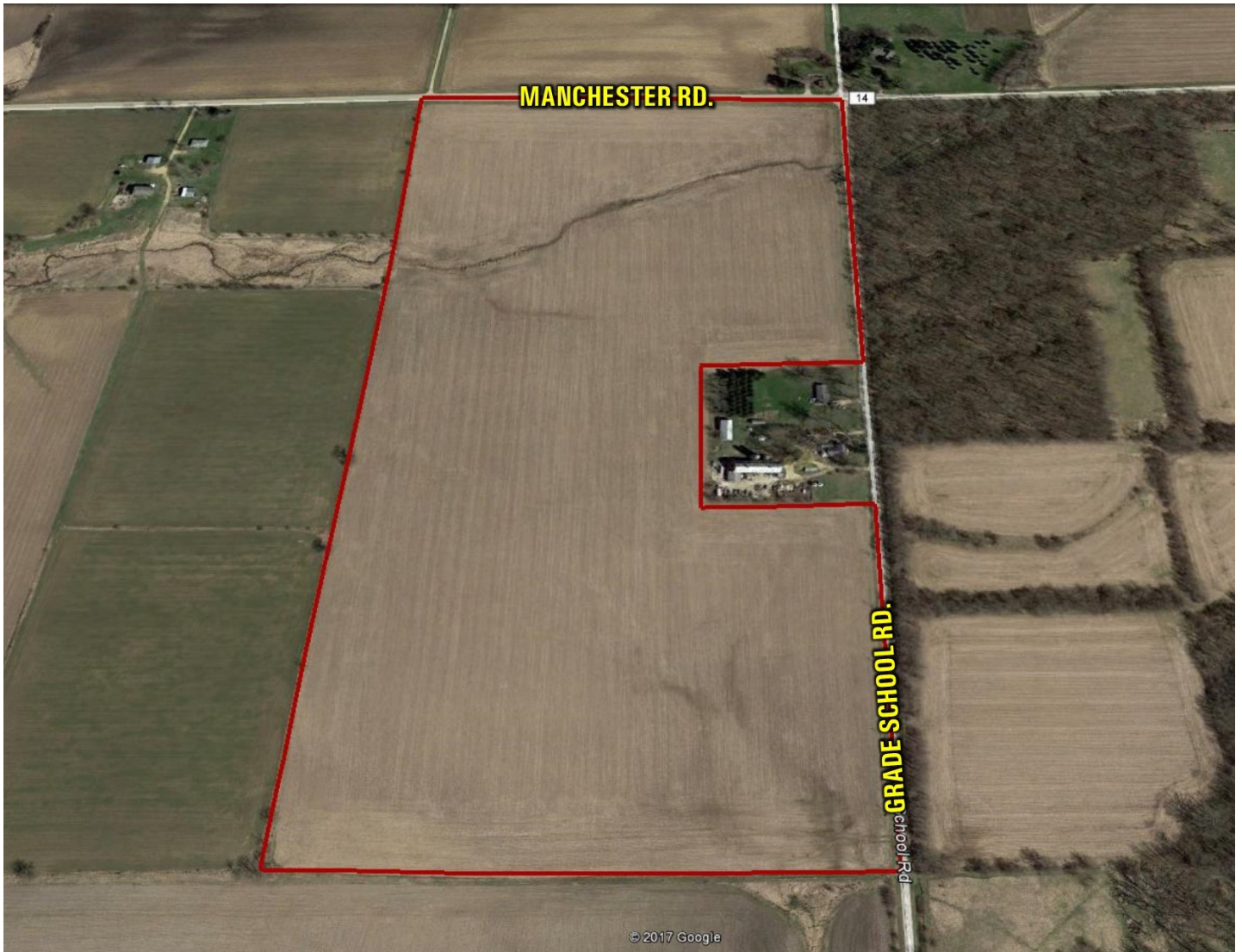


LAND FOR SALE

LISTING #13943

75 ACRES MOL
BERG – BOONE COUNTY, ILLINOIS



DOUG YEGGE

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563.321.1125

O: 563.659.8185

Alan@PeoplesCompany.com

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

75 Acres MOL, Boone County, IL

LEGAL DESCRIPTION:

The East 1/2 of the Northeast 1/4, excluding acreage, Section 16, Township 46 North, Range 3 East.

COMMENTS & BUILDING INFORMATION:

Quality farmland in Boone Co., IL, that is level to slightly rolling. Waterways have recently been cleared and tiled.

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

www.yeggemcneiland.com

TOTAL ACRES:	75
PRICE:	\$640,000
Price Per Acre:	\$8,533
Owner:	Berg
Operator:	Morris
County & State:	Boone Co., IL
Location:	Poplar Grove, IL
Possession Date:	To be agreed
Drainage Info:	Natural & Tile
Average Productivity:	118 PI
Taxable Acres:	73.8
Net RE Taxes:	\$1,776.42
Taxes Payable In:	2019-2020
Topography:	Level

LEASE/FSA INFORMATION:

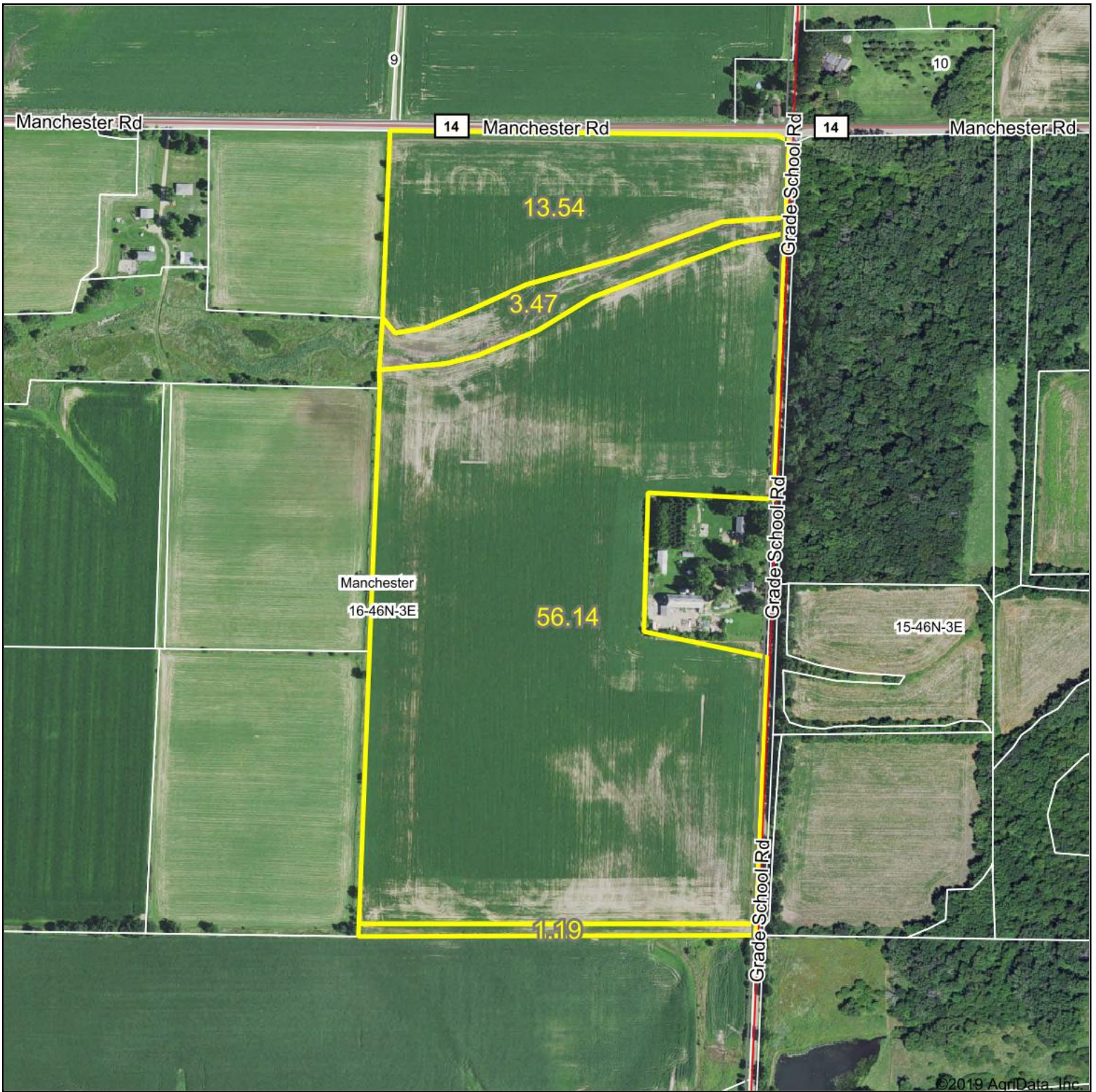
F.S.A. INFORMATION:

Farmland:	74.34
Crop Acres:	69.68
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	29.65
Corn Yield:	126
Soybean Base:	.10
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	75
Tillable Acres:	73
CRP Acres:	
Farmstead:	
Roads:	2
Waterways:	
Timber:	
Waste:	

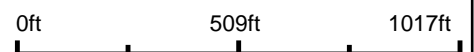
Aerial Map



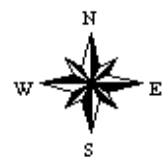
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map center: 42° 28' 7.26, -88° 52' 57.02



16-46N-3E
Boone County
Illinois

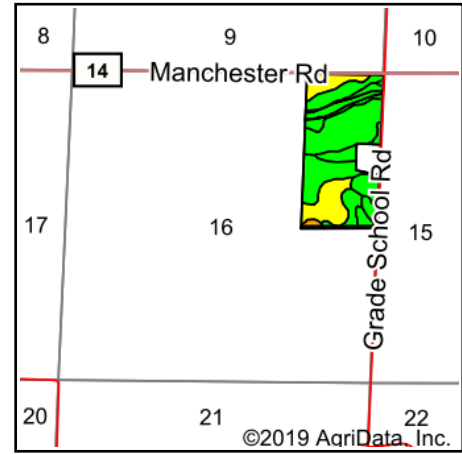
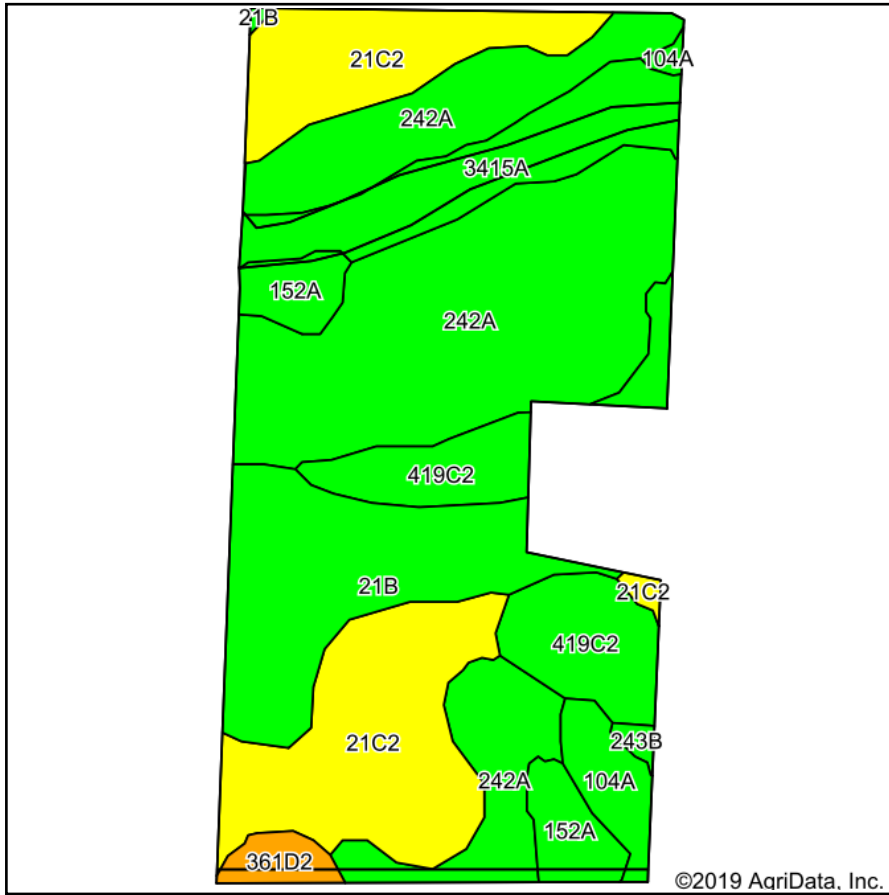


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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3/8/2019

Soils Map



State: **Illinois**
 County: **Boone**
 Location: **16-46N-3E**
 Township: **Manchester**
 Acres: **74.34**
 Date: **3/8/2019**



Soils data provided by USDA and NRCS.

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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	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
242A	Kendall silt loam, 0 to 2 percent slopes	28.22	38.0%		172	53	66	89	0.00	125
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	15.89	21.4%		**143	**46	**56	**72	**4.20	**105
**21B	Pecatonica silt loam, 2 to 5 percent slopes	10.06	13.5%		**152	**49	**59	**76	**4.47	**112
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	7.36	9.9%		**151	**48	**59	**77	**4.67	**111
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	6.21	8.4%		180	57	66	89	0.00	131
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.16	4.3%		195	63	73	100	0.00	144
104A	Virgil silt loam, 0 to 2 percent slopes	2.15	2.9%		182	56	70	97	0.00	132
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	1.04	1.4%		**127	**43	**52	**60	**3.26	**95
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.25	0.3%		**166	**51	**64	**86	**5.09	**121
Weighted Average					162.3	51.2	62.4	82.7	2.03	118.7

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".

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



FARM : 4366
Prepared : Nov 18, 2016
Crop Year : 2017

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : **MANCHESTER TWP**
 Farms Associated with Operator : 17-007-308, 17-007-727, 17-037-891, 17-111-1004, 17-007-2648, 17-007-3343, 17-007-3370, 17-007-3512, 17-007-4332, 17-007-4354, 17-007-4366, 17-201-4837, 17-201-5062, 17-201-5180, 17-201-5911, 17-201-6079, 17-037-7089, 55-105-8958, 55-105-10849
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.92	69.68	69.68	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	69.68	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	69.50	0.00	0	126	
Soybeans	0.10	0.00	0	39	
TOTAL	69.60	0.00			

NOTES

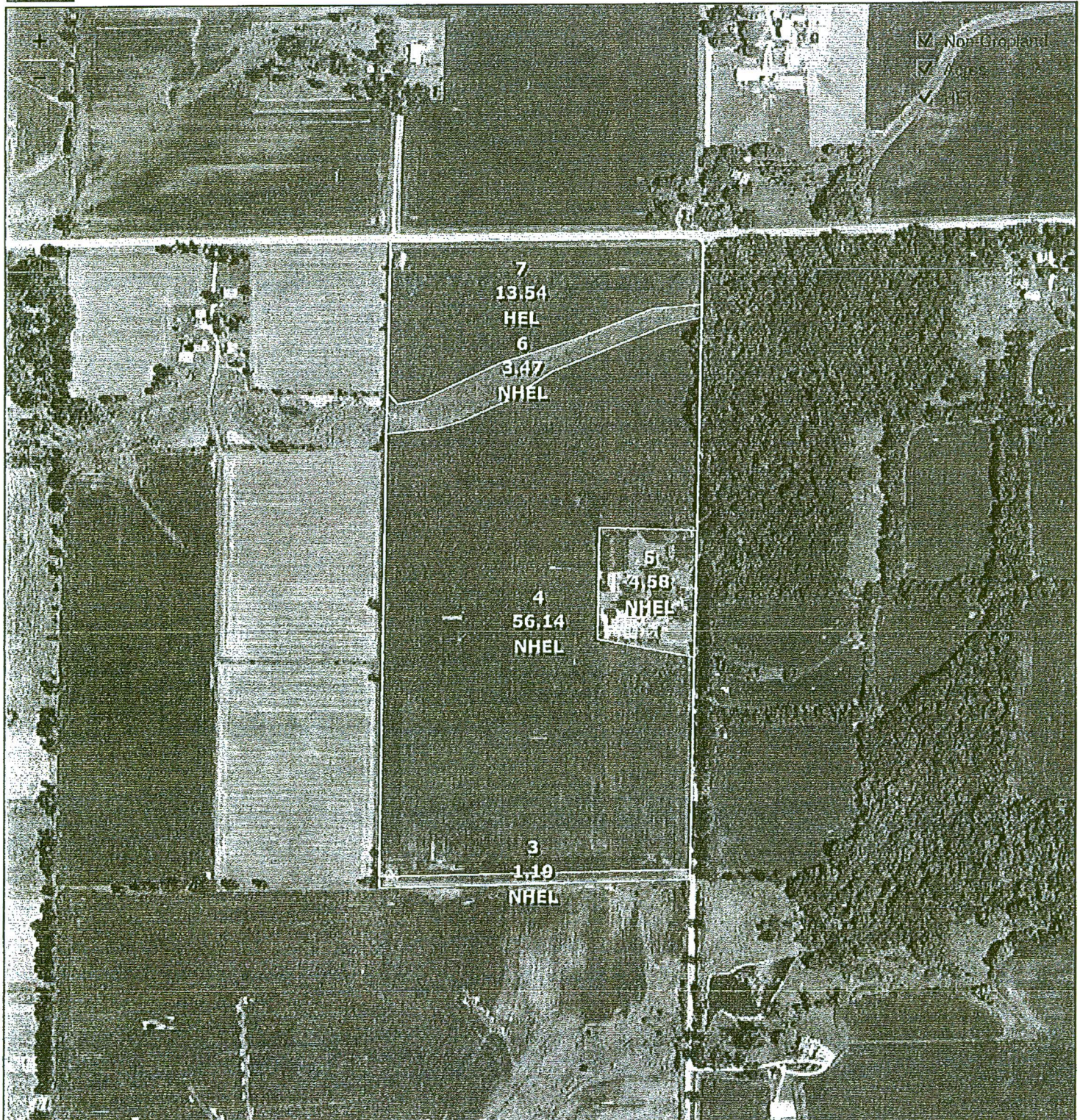
Tract Number : 8909
 Description : Manchester Twp
 BIA Unit Range Number :
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : DOUGLAS R YEGGE TRUST, TERESA K YEGGE TRUST, YEGGE INC
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.92	69.68	69.68	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	69.68	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	69.50	0.00	0	126
Soybeans	0.10	0.00	0	39
TOTAL	69.60	0.00		



Common Land Unit
 Cropland Non-cropland CRP

2017 Crop Year

Farm 4366
 Tract 8909

Wetland Determination Identifiers

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



Tract Page: 1 of 1

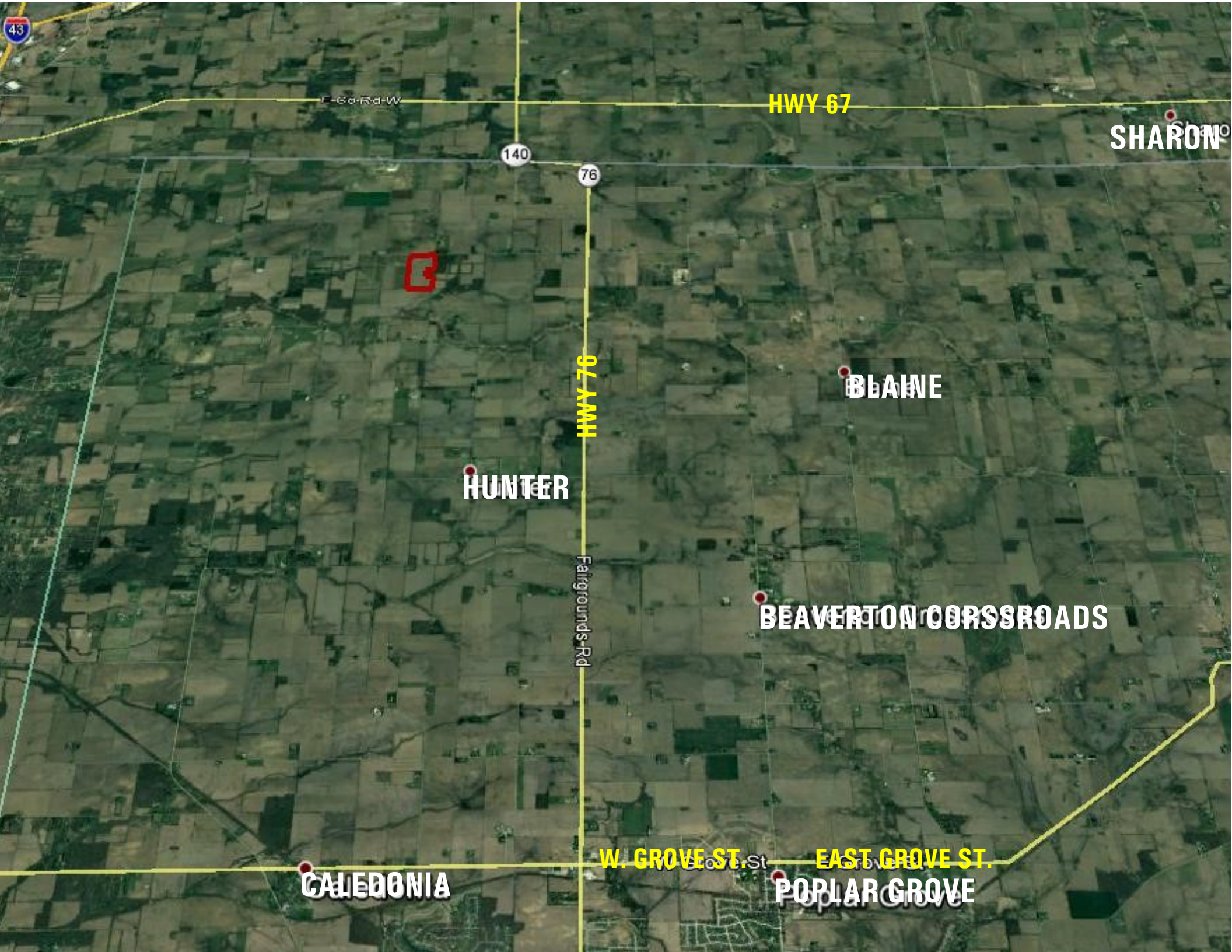
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MANCHESTER RD.

14



GRADE SCHOOL RD.



43

F-Ga-Rd-W

HWY 67

SHARON

140

76



97 AMH

BLAINE

HUNTER

Fairgrounds Rd

BEAVERTON CROSSROADS

CALEDONIA

W GROVE ST

EAST GROVE ST

POPLAR GROVE