

LAND FOR SALE

LISTING #15489

99 ACRES M/L
BOONE COUNTY, ILLINOIS



DOUGLAS R. 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

YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: The South 1/2 of the Northeast 1/4, excluding the acreage, and the South 30 acres on the Northeast 1/4 of the Northeast 1/4, Section 30, Township 46 North, Range 4 East.

COMMENTS & BUILDING INFORMATION: Peoples company is proud to represent the sale of 99 acres m/l located Northeast of Poplar Grove Illinois. The farmland consists of 98.41 NHEL FSA Crop acres carrying a PI of 133.8. The primary Soil types include Atterberry and Sable silt loams. There are several competing grain marketing options located nearby and grant access to the surrounding area with close proximity to I-39 and I-90.

The property is located on Beaverton Road in Section 30, LeRoy Township, Boone Co. IA (30-46N-4E).

LEASE/FSA INFORMATION: The farm is leased for the 2021 season and it is the sellers desire to close at the end of the year. (Call agent for details).

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

Yeggemcneilland.com

Johnson, 99 Acres M/L, Boone County, IL

TOTAL ACRES:	99
PRICE:	\$990,000
Price Per Acre:	\$10,000
Owner:	Johnson
Operator:	Johnson
County & State:	Boone Co., IL
Location:	3 mi. North of Poplar Grove, IL
Possession Date:	As agreed
Drainage Info:	Tiled
Average Productivity:	133.8
Taxable Acres:	99 est.
Net RE Taxes:	\$4,914 est.
Taxes Payable In:	2020
Topography:	Level

F.S.A. INFORMATION (ESTIMATED):

Farmland:	99 est.
Crop Acres:	98.41 est.
Effective DCP Cropland	98.41 est.
Corn Base:	54.01 est.
Corn Yield:	124
Soybean Base:	41.18 est.
Soybean Yield:	44
Oat Base:	3.21 est.
Oat Yield:	60

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	99
Tillable Acres:	98.41 est.
CRP Acres:	
Farmstead:	
Roads:	.59
Waterways:	
Timber:	
Pasture:	

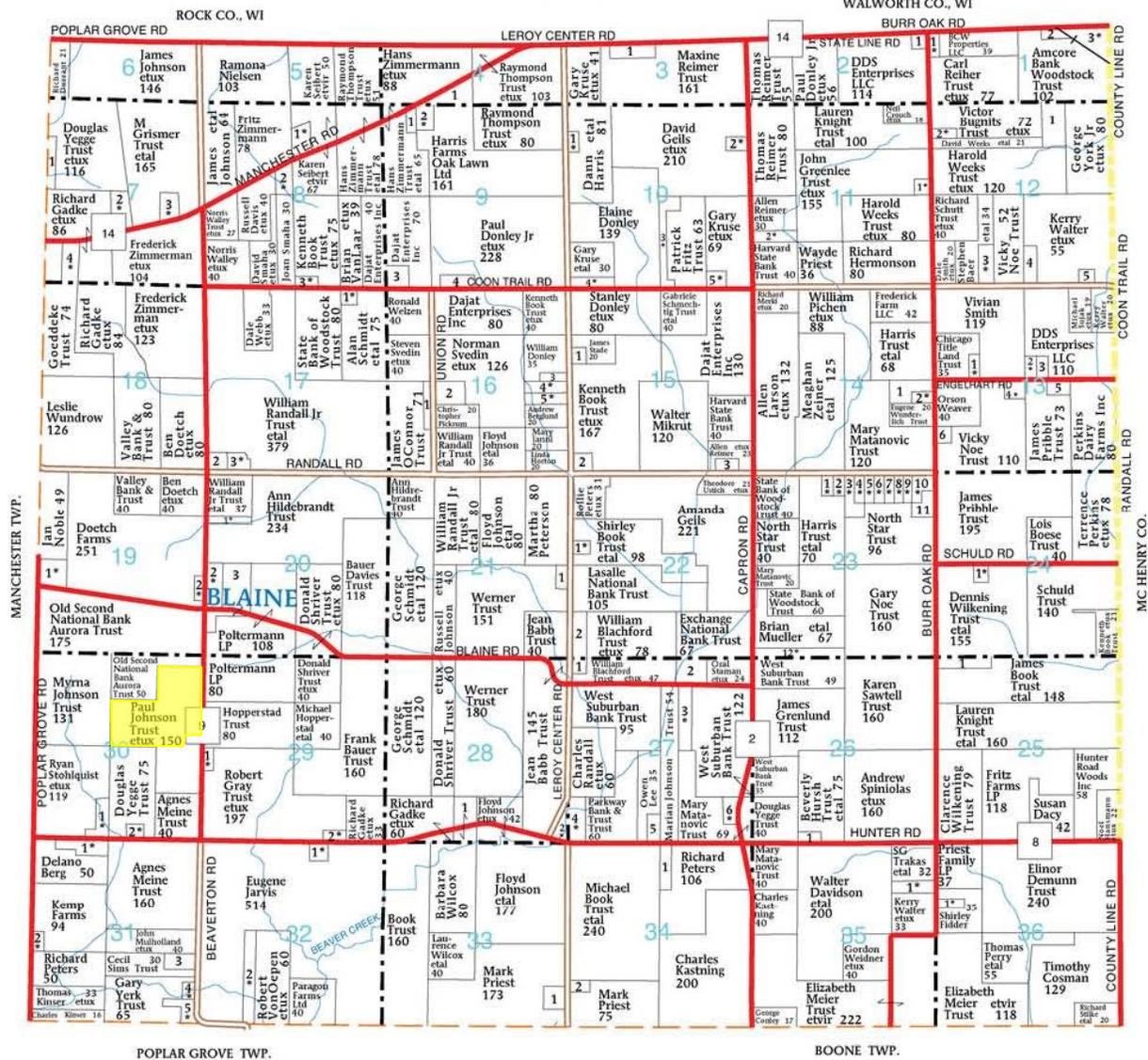
563-659-8185 | 700 6th Ave
 DeWitt, Iowa 52742

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

SECTION 9

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

SECTION 10

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

SECTION 11

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

SECTION 12

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

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

SECTION 20

1. Hermonson, John 5
2. Carle, Ray 5
3. Kitson, Andrew 5
5. Edwards Trust, Donald 7
6. Weaver, Sara 5

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, Terrin 10
12. Grenlund Trust, Steven 18

SECTION 24

1. Koch Jr, Richard 6
2. Johnson, Alan 13

SECTION 25

3. Dredske Trust, Sally 28

SECTION 26

1. Book Trust 12

SECTION 27

1. Safe Farm LLC 5

SECTION 28

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 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 11
2. Miller, John 5

SECTION 32

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

SECTION 33

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

SECTION 34

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

SECTION 35

1. Walter, Kevin 10

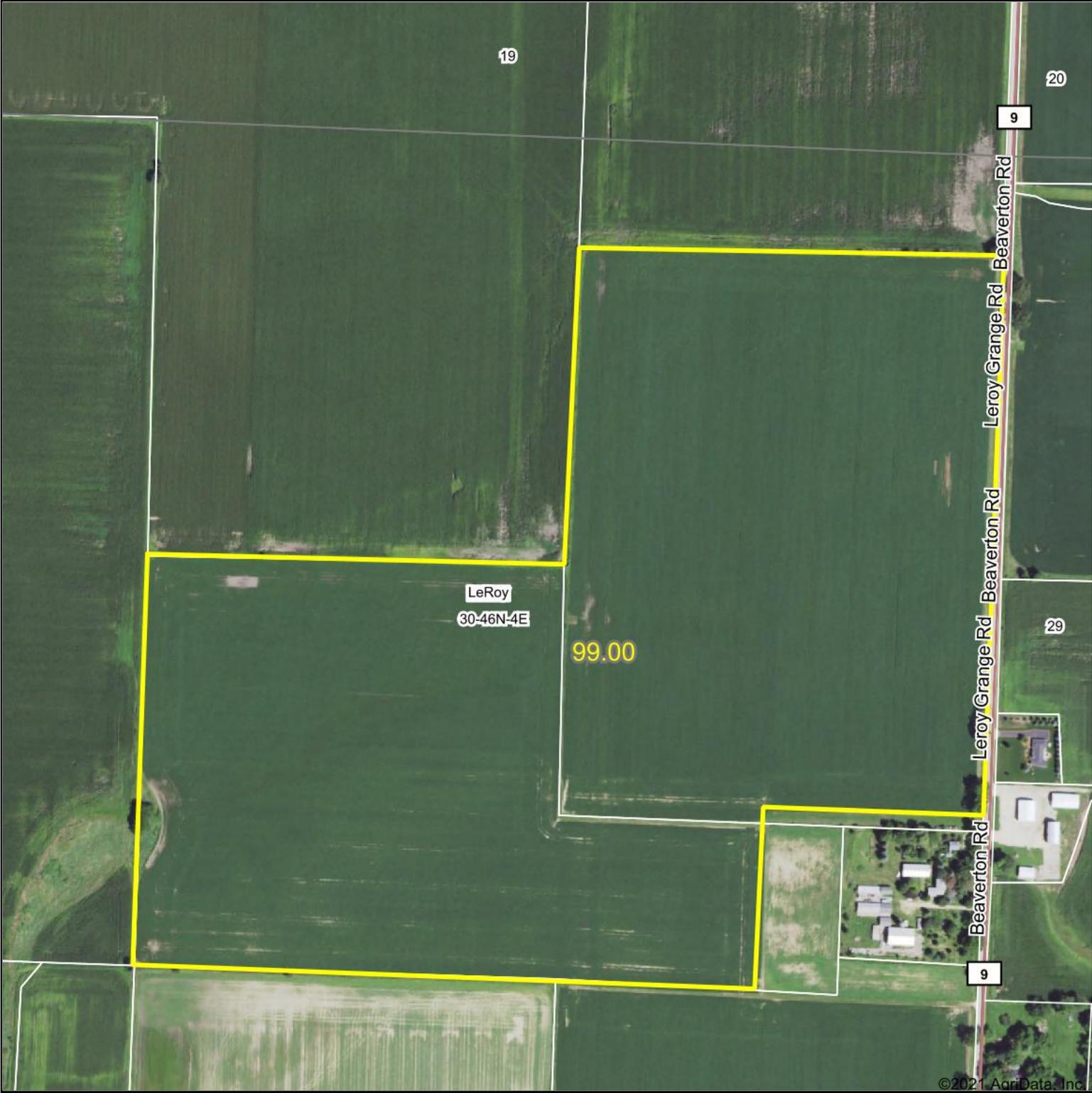
SECTION 36

1. Fidler, Brad 5

© Farm & Home Publishers, Ltd.

BOONE CO., IL

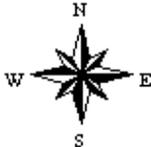
Aerial Map - Total Acres



Map Center: 42° 26' 25.64, -88° 48' 31.03



30-46N-4E
Boone County
Illinois



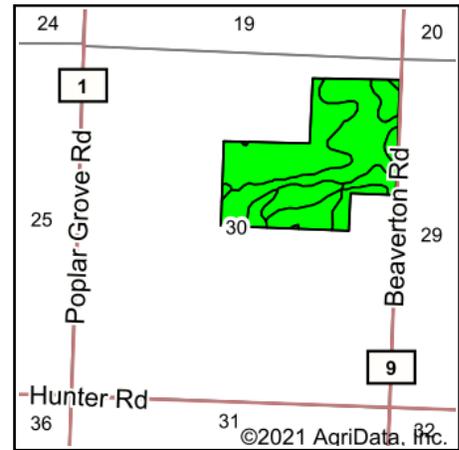
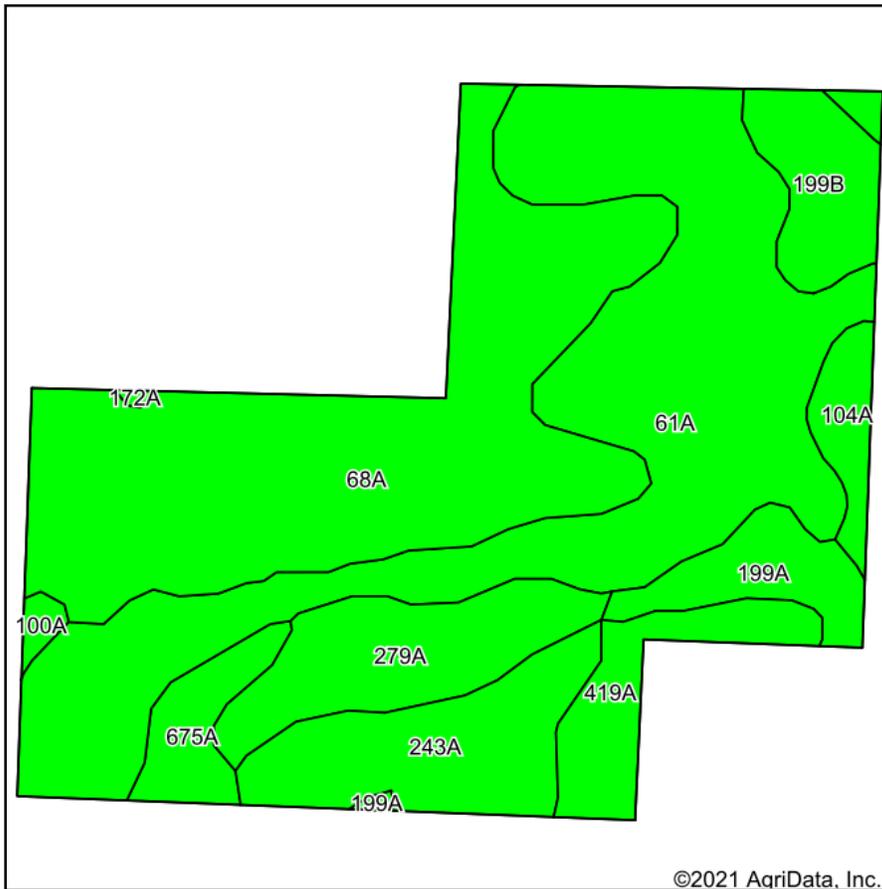
4/27/2021



© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



State: **Illinois**
 County: **Boone**
 Location: **30-46N-4E**
 Township: **LeRoy**
 Acres: **99**
 Date: **4/27/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 14											
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	
61A	Atterberry silt loam, 0 to 2 percent slopes	34.26	34.6%		182	56	71	98	0.00	132	
68A	Sable silty clay loam, 0 to 2 percent slopes	30.58	30.9%		192	63	74	99	0.00	143	
243A	St. Charles silt loam, 0 to 2 percent slopes	8.15	8.2%		168	52	65	87	5.14	122	
279A	Rozetta silt loam, 0 to 2 percent slopes	7.55	7.6%		164	51	65	84	5.27	120	
419A	Flagg silt loam, 0 to 2 percent slopes	4.47	4.5%		162	52	63	83	5.02	119	
**199B	Plano silt loam, 2 to 5 percent slopes	4.33	4.4%		**192	**59	**73	**102	**6.95	**141	
199A	Plano silt loam, 0 to 2 percent slopes	3.90	3.9%		194	60	74	103	7.02	142	
675A	Greenbush silt loam, 0 to 2 percent slopes	2.96	3.0%		184	58	70	97	0.00	134	
104A	Virgil silt loam, 0 to 2 percent slopes	2.20	2.2%		182	56	70	97	0.00	132	
100A	Palms muck, 0 to 2 percent slopes	0.50	0.5%		161	51	0	0	0.00	118	
172A	Hoopeston sandy loam, 0 to 2 percent slopes	0.10	0.1%		147	48	59	73	0.00	109	
Weighted Average					182.5	57.6	70.4	95.5	1.63	133.8	

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

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

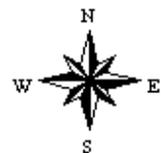
Aerial Map - Tillable Acres



Map Center: 42° 26' 23.61, -88° 48' 32.57



30-46N-4E
Boone County
Illinois

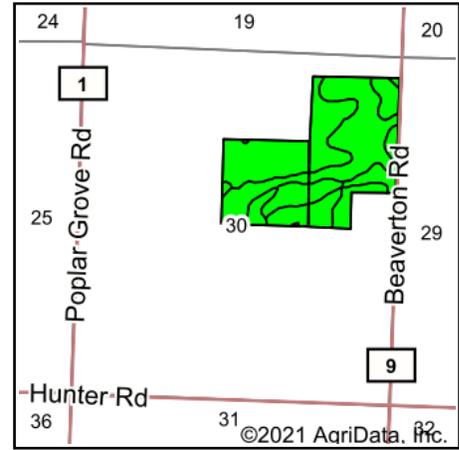
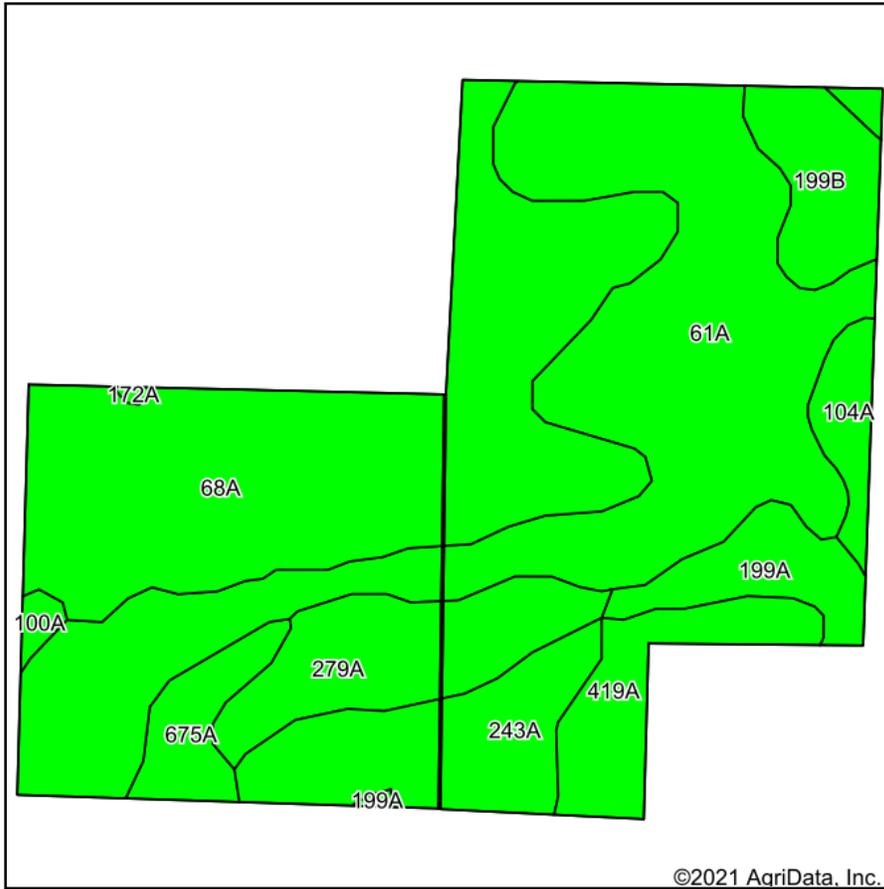


© AgriData, Inc. 2021 www.AgriDataInc.com

4/22/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



State: **Illinois**
 County: **Boone**
 Location: **30-46N-4E**
 Township: **LeRoy**
 Acres: **98.76**
 Date: **4/22/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 14											
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	
61A	Atterberry silt loam, 0 to 2 percent slopes	34.11	34.5%		182	56	71	98	0.00	132	
68A	Sable silty clay loam, 0 to 2 percent slopes	30.51	30.9%		192	63	74	99	0.00	143	
243A	St. Charles silt loam, 0 to 2 percent slopes	7.98	8.1%		168	52	65	87	5.14	122	
279A	Rozetta silt loam, 0 to 2 percent slopes	7.51	7.6%		164	51	65	84	5.27	120	
419A	Flagg silt loam, 0 to 2 percent slopes	4.84	4.9%		162	52	63	83	5.02	119	
**199B	Plano silt loam, 2 to 5 percent slopes	4.28	4.3%		**192	**59	**73	**102	**6.95	**141	
199A	Plano silt loam, 0 to 2 percent slopes	3.87	3.9%		194	60	74	103	7.02	142	
675A	Greenbush silt loam, 0 to 2 percent slopes	2.93	3.0%		184	58	70	97	0.00	134	
104A	Virgil silt loam, 0 to 2 percent slopes	2.14	2.2%		182	56	70	97	0.00	132	
100A	Palms muck, 0 to 2 percent slopes	0.49	0.5%		161	51	0	0	0.00	118	
172A	Hoopeston sandy loam, 0 to 2 percent slopes	0.10	0.1%		147	48	59	73	0.00	109	
Weighted Average					182.4	57.6	70.4	95.4	1.64	133.8	

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

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

Abbreviated 156 Farm Record

DCP Crop Data

Tract 9164 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.37	0.00	60
Corn	23.07	0.00	124
Soybeans	13.89	0.00	44
TOTAL	38.33	0.00	

NOTES

Tract Number : 9165

Description :
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : JUNE I JOHNSON TRUST, PAUL L JOHNSON TRUST
 Other Producers : None
 Recon ID : 17-007-2018-13

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
108.28	98.76	98.76	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	98.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

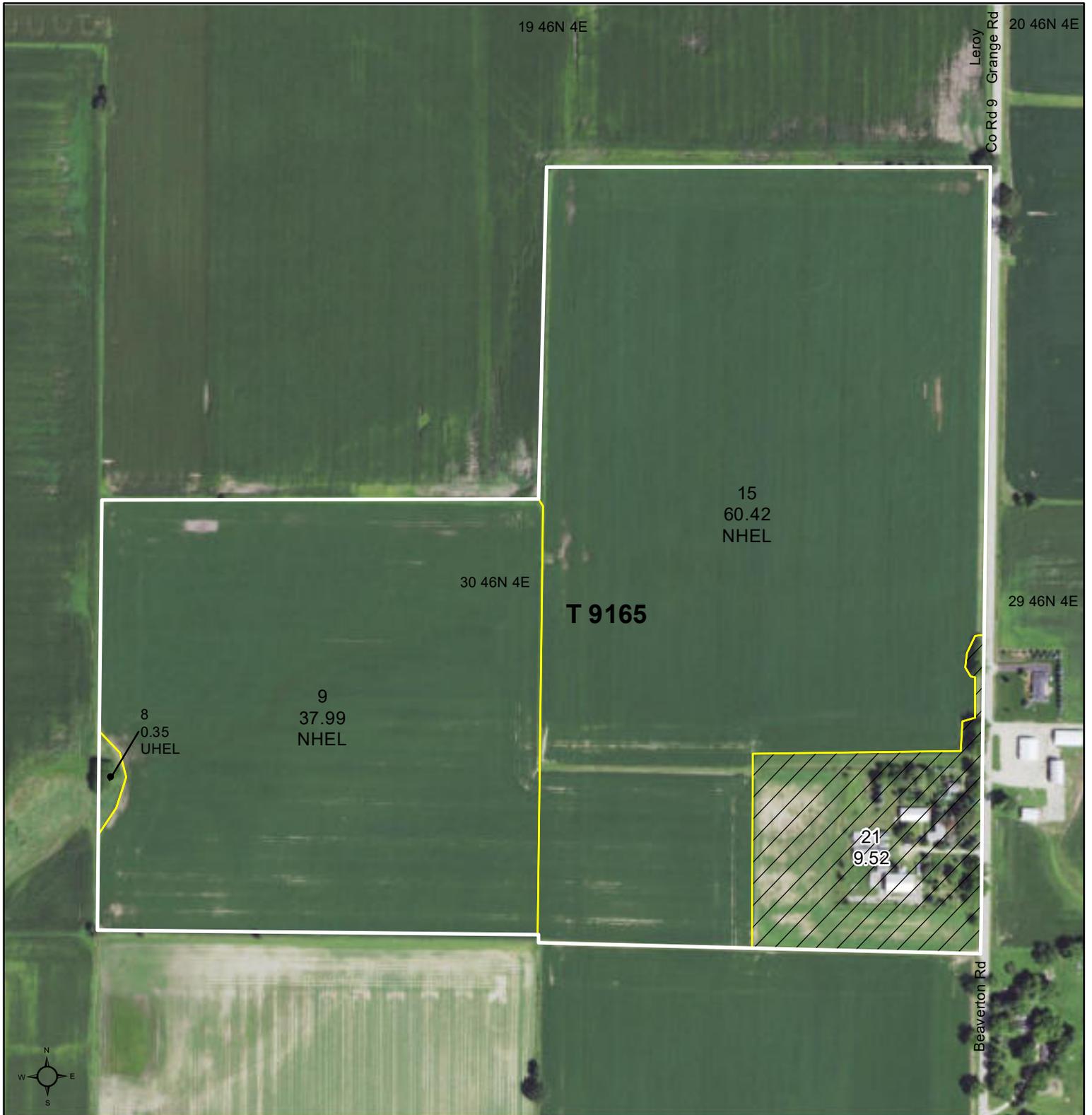
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	3.54	0.00	60
Corn	59.43	0.00	124
Soybeans	35.79	0.00	44
TOTAL	98.76	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA s TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

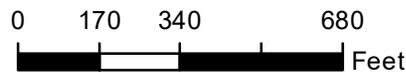
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS



2021 Program Year
Map Created October 19, 2020

Wetland Determination Identifiers

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

Tract Cropland Total: 98.76 acres

Farm 2023
Tract 9165

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).