



700 6th Ave., DeWitt, IA 52742
 Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



We are pleased to present: 120 acres MOL in McDonough Co., IL

TOTAL ACRES:	120 MOL
PRICE:	\$1,320,000.00
Price Per Acre:	\$11,000.00
Owner:	DeCook
Operator:	
County & State:	McDonough Co., IL
Location:	3 miles Northwest of Industry, IL.
Possession Date:	To be agreed
Drainage Info:	Tile & Natural
Average PI:	142.6
Taxable Acres:	121.77
Net RE Taxes:	\$3,180.54
Taxes payable in:	2010
Topography:	Level

F.S.A. Information:

Farmland:	120	Corn Base:	64.2 est.
Crop Acres:	119.77	Corn Yield:	124
CRP Acres:		Soybean Base:	55.1 est.
Wheat Base:		Soybean Yield:	39
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	120
Tillable Acres:	119.77
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	
Pasture:	

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

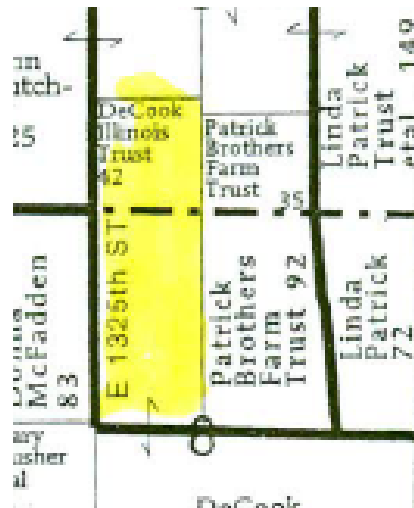
Leased to Troy Heaton for the 2012 crop year.
 \$210 x 119.77
 Payments due May 1 and Dec. 1

Legal Description:

The Southeast 1/4 of the Southwest 1/4, Section 5, and the East 1/2 of the Northwest 1/4, Section 8, excluding improvements in Southeast corner of said property, all in Township 4 North, Range 2 West of the 4th P.M.

Comments & Building Information:

Prime McDonough Co. farm.
 High productivity index.
 Class "A" Ipava & Sable soils.
 Contingent upon selling completing a 1031 Tax Free Exchange.



TOTAL REALTY CO.

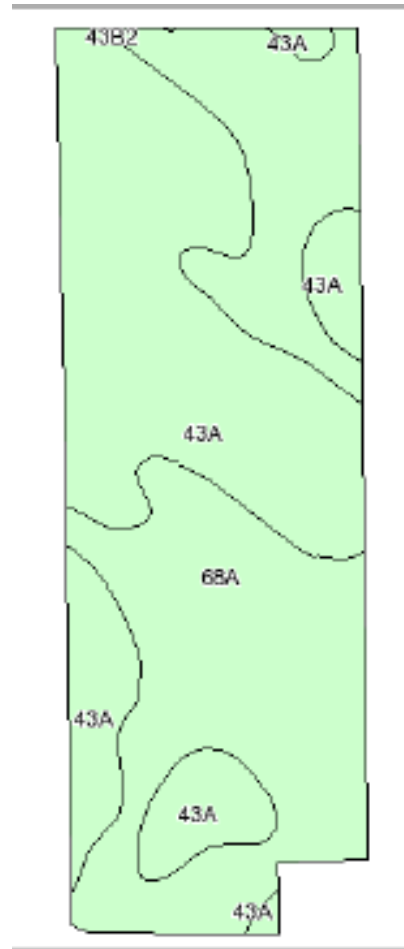


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Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	60.4	50.4%	FAV	191	62	77	100	0	0.00	5.90	142
68A	Sable silty clay loam, 0 to 2 percent slopes	59.2	49.5%	FAV	192	63	74	99	0	0.00	5.77	143
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	0.2	0.2%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
Weighted Average					191.7	62.6	75.6	99.6	0	0.00	5.84	142.6

Contact:
Doug Yegge 563-320-9900