

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**40.219 SURVEYED ACRES**  
**BOONE COUNTY, ILLINOIS**

**LISTING #445**



**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

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# LAND FOR SALE

**TOTAL**  
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## Yegge, 40.219 Surveyed Acres, Boone Co, Illinois

<b>TOTAL ACRES:</b>	<b>40.219 Acres</b>
<b>PRICE:</b>	<b>\$402,190</b>
<b>Price Per Acre:</b>	\$10,000
<b>Owner:</b>	Yegge
<b>Operator:</b>	Morris
<b>County &amp; State:</b>	Boone Co. Illinois
<b>Location:</b>	Poplar Grove
<b>Possession Date:</b>	At Closing
<b>Drainage Info:</b>	Tile & Natural
<b>Average Productivity:</b>	124.1 PI
<b>Taxable Acres:</b>	40.11
<b>Net RE Taxes:</b>	\$974.40 est.
<b>Taxes Payable In:</b>	2016
<b>Topography:</b>	Level

### LEGAL DESCRIPTION:

Part of the East 1/2 of the Northeast 1/4 of Section 21, Township 46 North, Range 3 East.

See attached survey

### COMMENTS & BUILDING INFORMATION:

Nice laying Boone Co. farm. Recently tiled. Good soils.

Owner is a licensed real estate broker in the State of Illinois.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Office: 563-659-8185

Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)

[www.totalrealtyco.com](http://www.totalrealtyco.com)

Call: Alan McNeil

Cell: 563-321-1125

Office: 563-659-8185

Email: [alan@totalrealtyco.com](mailto:alan@totalrealtyco.com)

### LEASE/FSA INFORMATION:

Rented for the 2016 crop year.

### F.S.A. INFORMATION:

<b>Farmland:</b>	41.18
<b>Crop Acres:</b>	41.18
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	40.7
<b>Corn Yield:</b>	119
<b>Soybean Base:</b>	N/A
<b>Soybean Yield:</b>	N/A

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	40.219
<b>Tillable Acres:</b>	40
<b>CRP Acres:</b>	N/A
<b>Farmstead:</b>	N/A
<b>Roads:</b>	.219
<b>Waterways:</b>	N/A
<b>Timber:</b>	N/A
<b>Pasture:</b>	N/A