

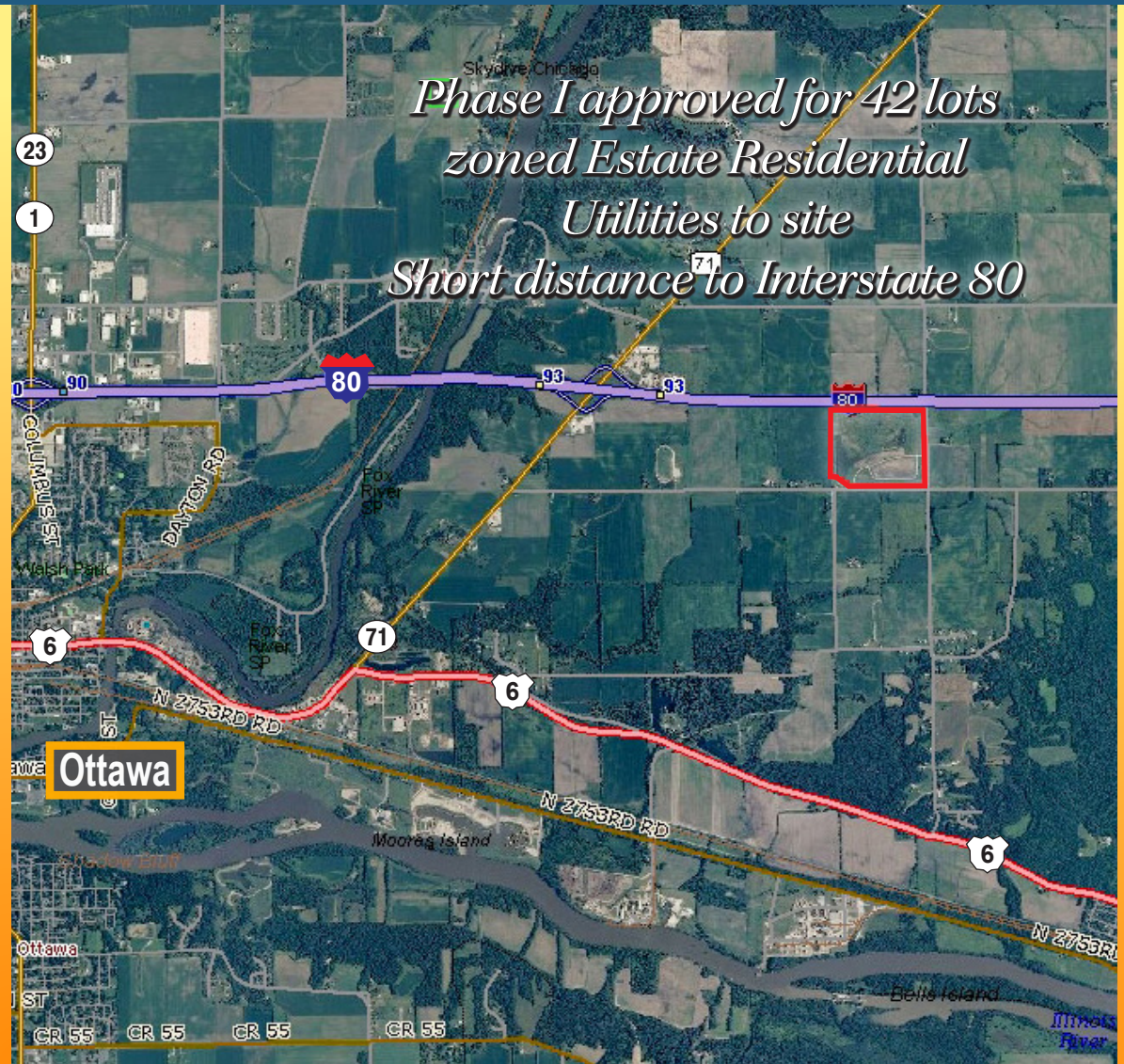
Meadow Lakes



FOR SALE
147± acres
LaSalle Co., IL



For further information contact:
Douglas W. Deininger, ALC
Managing Broker
25846 Meadowland Circle
Plainfield, IL 60540
Tel: (815) 439-9245
doug@deininger-land.com
Designated Agent for Seller



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.

Meadow Lakes

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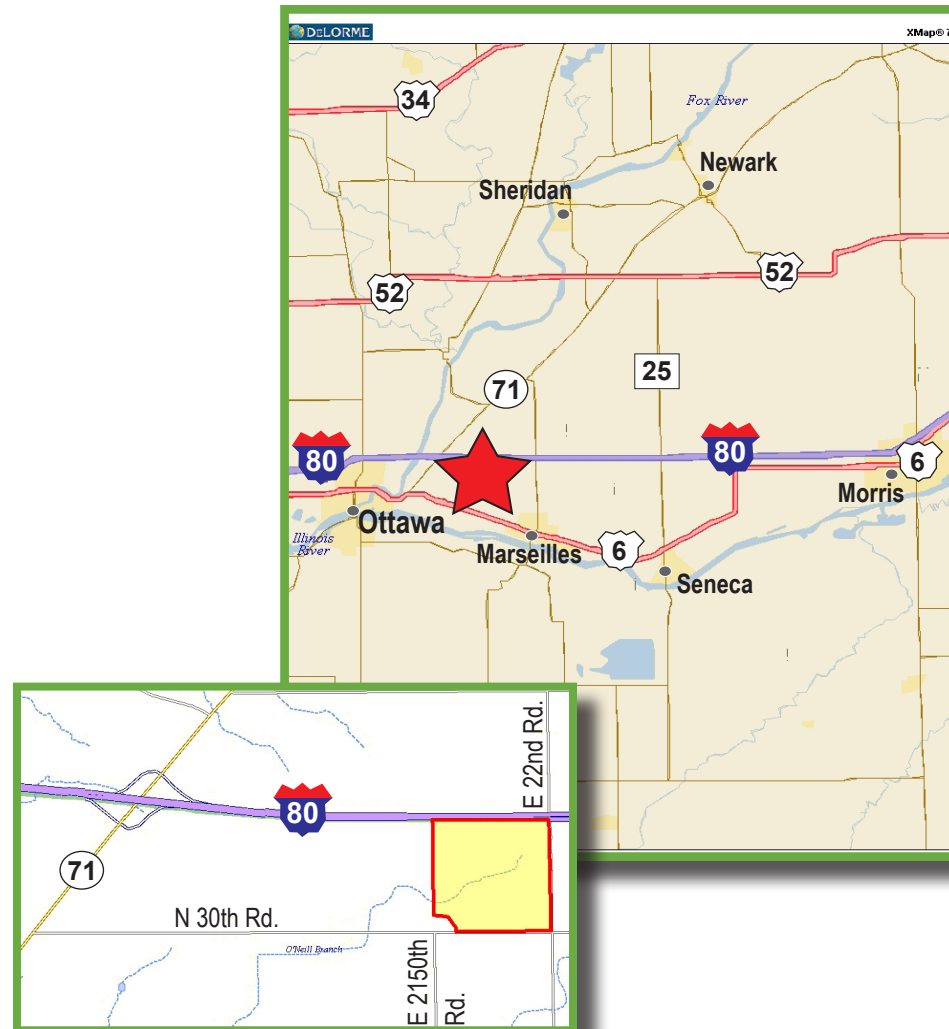
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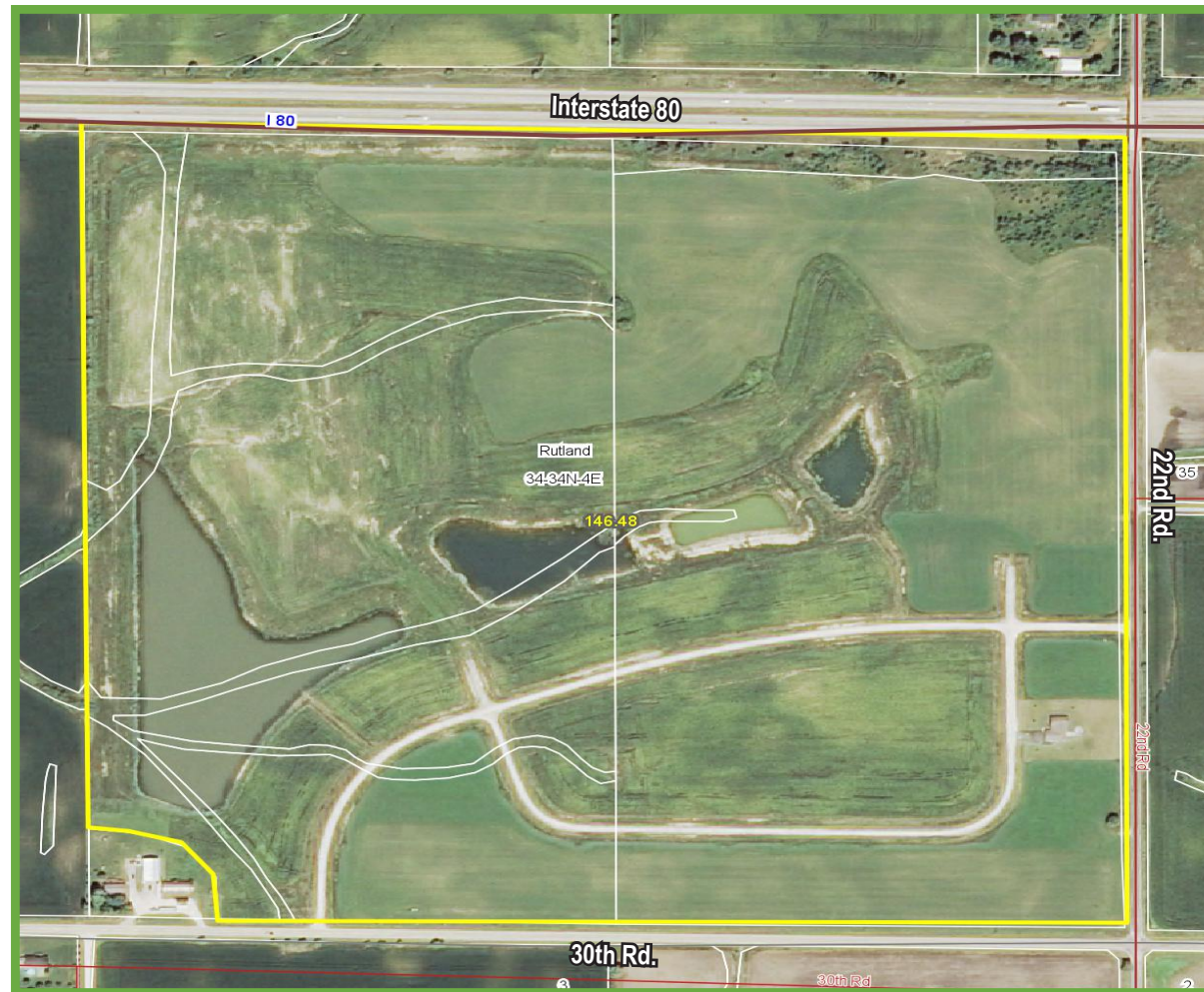
Property Description

- Size:** 147.89±. total surveyed acres
- Location:** N 30th and E 22nd Roads
- Legal:** Part of Section 34, Rutland Township T34 North, Range 4 East, LaSalle County, Illinois
- Improvements:** None
- Price:** \$15,000 per total acre
- Zoning:** 90.26± acres zoned Agricultural; Phas Phase 1 approved for 42 lots zoned estate residential
- Ottawa**
- Demographics:** 3± mi. east of Ottawa, IL which offers many specialty shops, historic buildings and is the county seat of LaSalle County
Schools districts serving Meadow Lakes Estate include:
Rutland Township Community District 230 (K-8)
Rutland Township High School District 140 (9-12)
Illinois Valley Community College (2-yr college)
Parochial schools include St. Columbia School, St. Patrick School and Marquette High School
Recreational opportunities abound with state parks and public and private golf courses, including:
Buffalo Rock State Park, Matthiessen State Park, Illini State Park and Starved Rock State Park
Dayton Ridge Golf Club, Deer Park Country Club, Pine Hills Golf Club, Seneca's Oak Ridge Golf Club, Prairie Lake Resource, Shore Line Boat & Ski Club, Starved Rock Marina, and Starved Rock Yacht Club
- Showing:** Please contact agent



Aerial Photo

147± acres
34-34N-4E
LaSalle County, Illinois



Maps provided by:



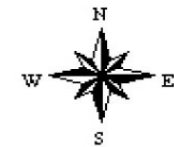
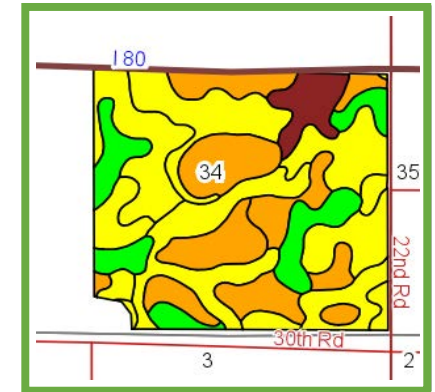
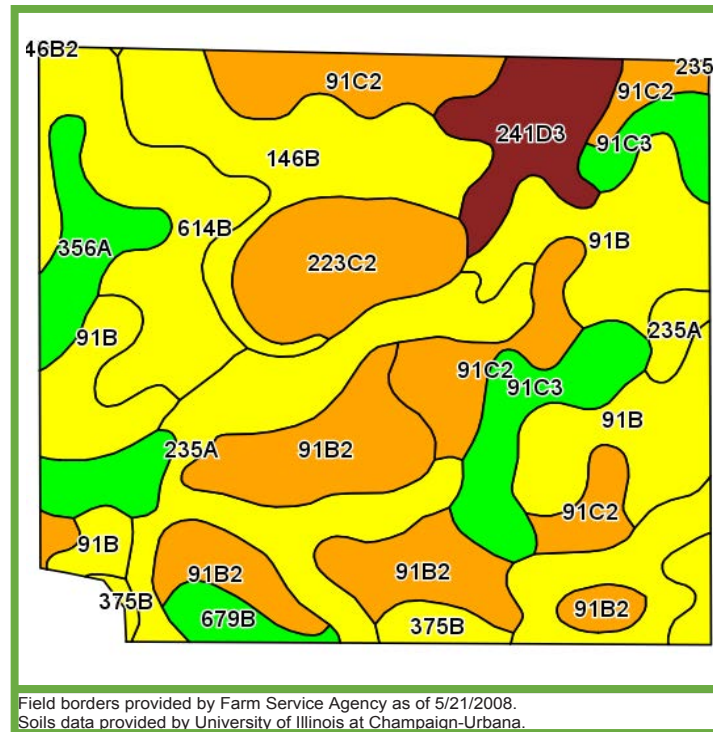
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Soils Information

State: Illinois
 County: LaSalle
 Location: 34-34N-4E
 Township: Rutland
 Acres: 147.89
 Date: 2/28/2013



Soils Information *continued*

State: Illinois
County: LaSalle
Location: 34-34N-4E
Township: Rutland
Acres: 147.89
Date: 2/28/2013

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**91B	Swygert silty clay loam, 2 to 4 percent slopes	24.8	16.9%		**156	**51	**62	**117
235A	Bryce silty clay, 0 to 2 percent slopes	23.9	16.3%		162	54	64	121
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	17.4	11.9%		**147	**48	**59	**110
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	15.6	10.7%		**147	**48	**59	**110
614B	Chenoa silty clay loam, 2 to 5 percent slopes	13.5	9.2%		174	57	68	129
**146B	Elliott silt loam, 2 to 4 percent slopes	13.5	9.2%		**166	**54	**67	**124
**91C3	Swygert silty clay loam, 4 to 6 percent slopes, severely eroded	9.4	6.4%		**123	**41	**49	**92
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.2	6.3%		**150	**48	**61	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.9	5.4%		195	63	66	144
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	7.2	4.9%		**75	**27	**27	**57
**679B	Blackberry silt loam, 2 to 5 percent slopes	2.1	1.4%		**192	**59	**73	**141
**375B	Rutland silty clay loam, 2 to 5 percent slopes	2	1.4%		**178	**57	**70	**132
Weighted Average					154	50.5	60.5	114.8

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 (Updated 1/10/2012)
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

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