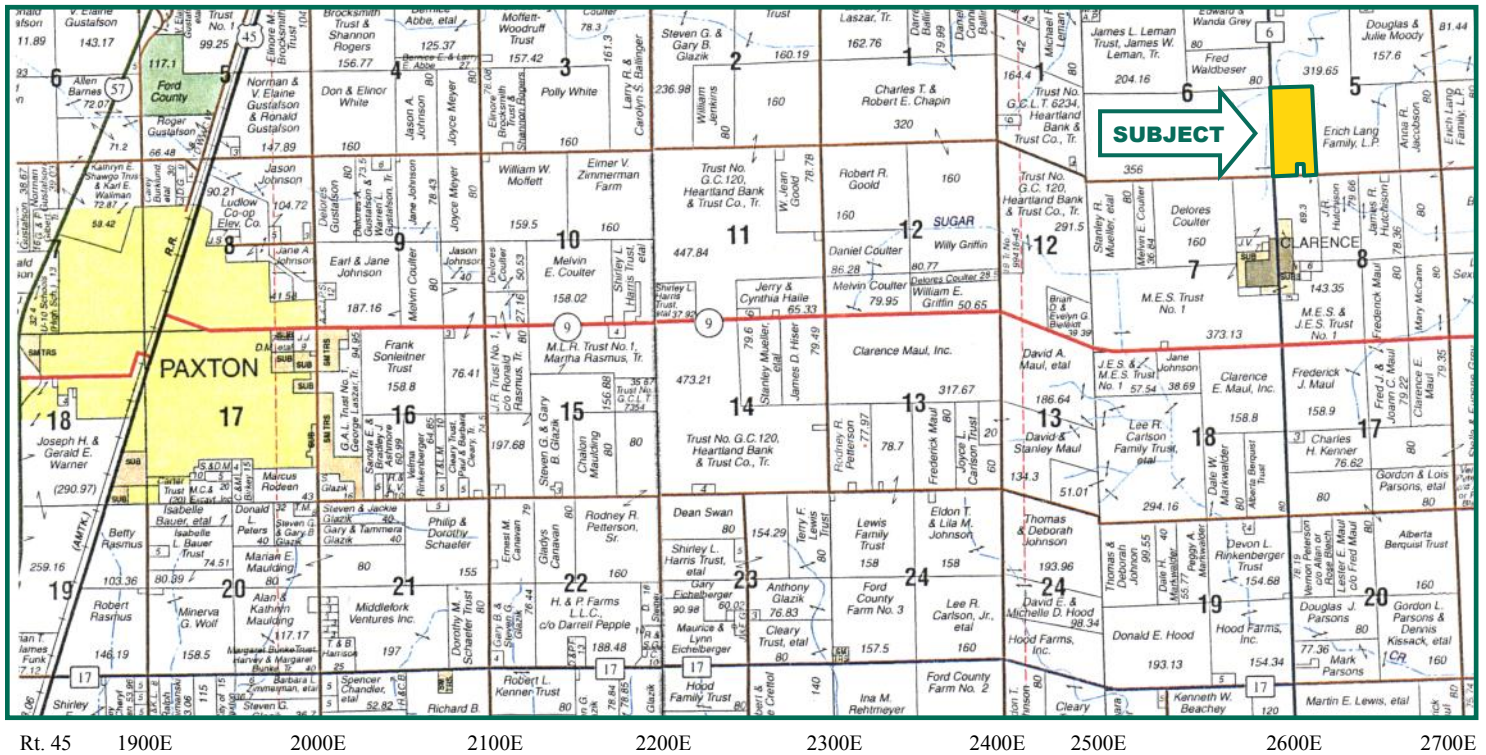


78.87 Acres m/l, Ford County, IL



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Property Information

Location

The farm is located 1/2 mile North of Clarence, 6 miles East of Paxton, and 15 miles Northeast of Rantoul, IL

Legal Description

The W 1/2 of the SW 1/4, EXCEPT the building site beginning 730' E. of the SW corner, Thence N. 329', Thence E. 150', Thence S. 329', Thence W. 150' back to the POB all in Sec. 5, Twp. 23 N., Range 14 W., Button Twp., Ford County, IL.

Price & Terms

- \$563,316.00
- \$6,800 per acre
- 10% down upon acceptance of offer;
- balance due in cash at closing

Possession

At closing subject to the current lease, if any. The current lease, if any, will be assigned to the Buyer(s).

Lease

Contact us for farm lease details.

Real Estate Tax

PIN 12-16-05-300-003
2012 Taxes Payable in 2013: \$384.94
Taxable Acres: 78.87 or \$4.88/acre.

Soil Types / Productivity

Primary soil types are Clarence and Rowe
Productivity Index (P.I.): 107.1
See soil map for details.

FSA Data*

Farm Number: 110
Crop Acres: 211.80 acres
Corn Base: 99.90 acres
Corn Direct/CC Yields: 104/119
Bean Base: 97.10 acres
Bean Direct/CC Yields: 32/38
Farm is classified as NHFL
*FSA Information is part of a larger tract

CRP Contract

The farm contains 4.07 acres +/- of CRP. Contact us for specific details. The CRP contract will be assigned to the Buyer(s).

Buildings/Improvements

40'x50' Barn and older pole barn.
Being sold 'As is' no guarantees.

Brian Massey

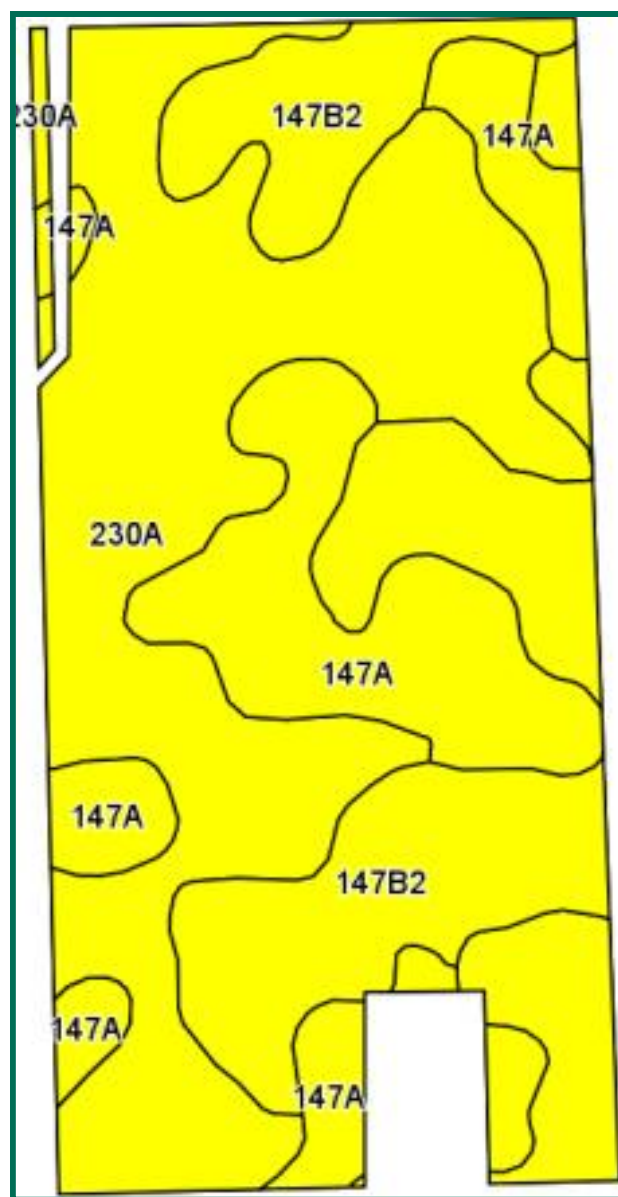
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Aerial Photo and Soil Map



<i>Map Symbol</i>	<i>Soil Name</i>	<i>Farmland Acres</i>	<i>811 Prod. Index</i>	<i>811 Corn Yield</i>	<i>811 Soybean Yield</i>	<i>% of Total Acreage</i>
230A	Rowe silty clay loam	35.73	111	148	49	48.9
147B2	Clarence silty clay loam	19.79	100	130	46	27.1
147A	Clarence silty clay loam	17.55	107	140	49	24.0
Total Cropland/Weighted Averages		73.07	107.1	141.2	48.2	100%

Source: AgriData, Inc.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Brian Massey

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