



LAND FOR SALE

WE ARE PLEASED TO PRESENT

400.0 ACRES, M/L - IROQUOIS COUNTY, ILLINOIS

LOCATION: Northeast corner of Beaverville Township
1/2 mile South of Kankakee/Iroquois County line and 1/4
mile West of Illinois/Indiana State line.

LEGAL DESCRIPTION: The Southwest 1/4 of Section 18
and the Northwest 1/4 and the West 1/2 of the Southwest
1/4 of Section 19, Township 29 North, Range 10 West of
the Second Principal Meridian, Beaverville Township,
Iroquois County, Illinois.

PRICE AND TERMS:

- \$2,600,000 or \$6,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2011 Payable in 2012: \$1,532.54
Taxable Acres: 400.0
Tax per Acre: \$3.83

FSA DATA:

Farm Number: 10245
Farmland Acres: 400.0
Cropland Acres: 370.4
DCP Crop Acres: 327.8

	Direct	Counter-Cyclical
Corn Base/Yields:	181.8 / 94	181.8 / 149
Bean Base/Yields:	97.1 / 34	97.1 / 40

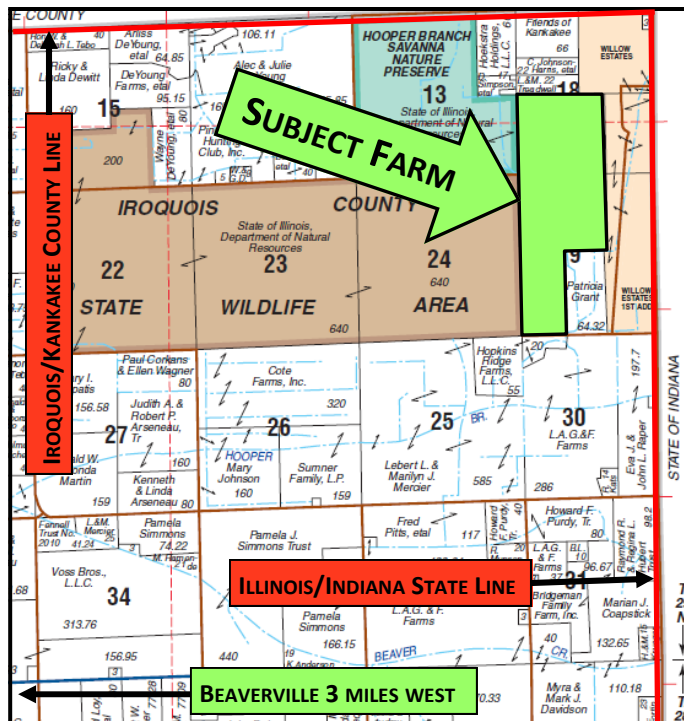
LAND DESCRIPTION: Mostly level to moderately sloping. 82% tillable with 18.9 acres of timber and 42.6 acres of CRP land adjacent to Forest Preserve.

SOIL TYPES & PRODUCTIVITY: Primary soils are Granby, Watseka, and Oakville. See soil maps on back for detail.

- **Productivity Index (P.I.):** 100.3 per Agridata, Inc. 2012, based on FSA crop acres.

DRAINAGE/IRRIGATION: Manmade ditches with dams. Irrigation well and pump on east edge of farm.

POSSESSION: At closing subject to tenants rights under lease for 2013.



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CRP INFORMATION:

CRP Acres: 42.6 CRP Annual Payment: \$2,972.00
Contract Expiration: September 30th, 2013

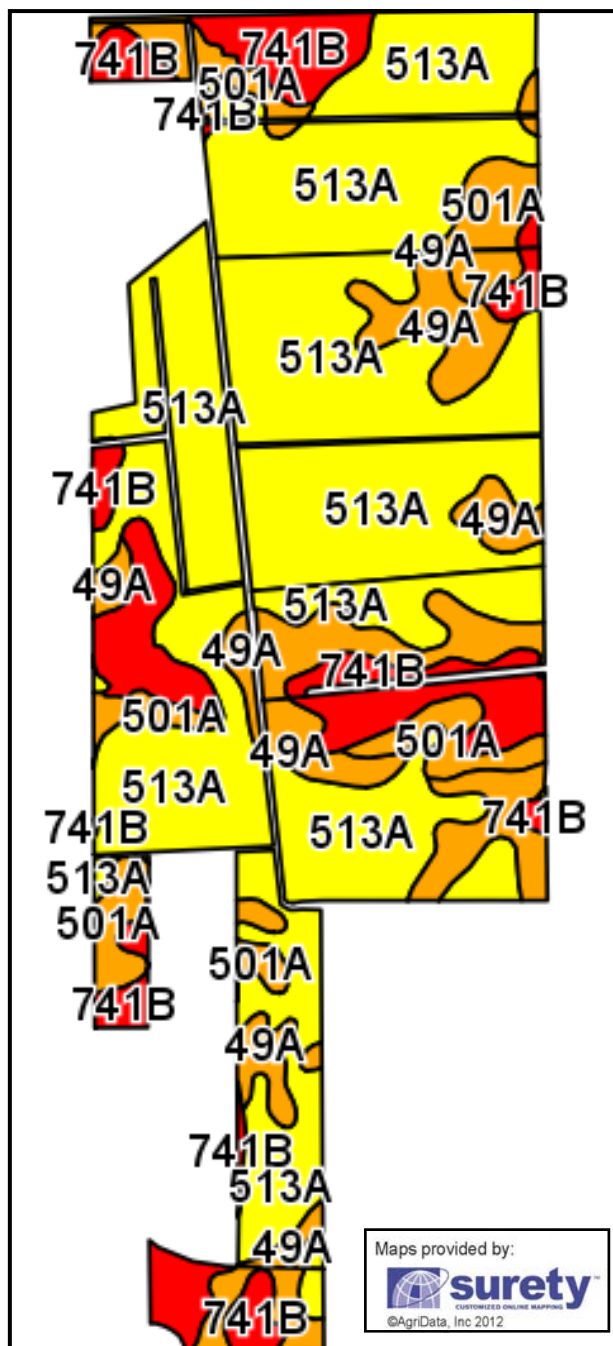
For additional information, contact Eric Wilkinson

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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
513A	Granby fine sandy loam, 0 to 2 percent slopes	206.1	62.9%		139	50	108
49A	Watseka loamy fine sand, 0 to 2 percent slopes	47.1	14.4%		122	41	93
**741B	Oakville fine sand, 1 to 6 percent slopes	46.2	14.1%		**106	**38	**81
501A	Morocco loamy fine sand, 0 to 2 percent slopes	27.3	8.3%		112	39	87
319A	Aurelius muck, 0 to 2 percent slopes	1	0.3%		123	45	97
Weighted Average					129.6	46.1	100.3

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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