



For Sale

**80± acres
Will Co., IL**



Schmaedeke Farm



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

- Size:** 80.24± total tax acres, 78.7± est. till. acres
- Location:** 3.5± mi. W of Peotone, on CR 25/Wilmington-Peotone Road, 1/2 mile east of Center Road
- Legal:** Part of Section 21, Peotone Township 33 North, Range 12 East, Will County, Illinois
- Improvements:** None
- FSA Data:**

Farm #3188	Base Ac.	Direct Yld	CC Yld
Corn	39.5	119	119
Soybeans	39.2	32	32
- Soils:** Primarily Elliott Silt Loam, Ashkum Silty Clay Loam
- RE Taxes:** \$757.70 or \$9.44/ac. - 2011 pay 2012
- PIN:** 17-20-21-300-003-0000
- Price:** \$633,896 (\$7,900/ac.)
- Terms:** Cash
- Showing:** Please call to schedule an appointment
- Management:** Professional farm management available



For further information contact:

Douglas W. Deininger, ALC
Managing Broker
25846 Meadowland Circle
Plainfield, IL 60585
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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Schmaedeke Farm

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Will County, Illinois

Aerial Photo



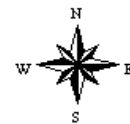
Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines

map center: 41° 19' 39.88, 87° 51' 18.07

scale: 4445



21-33N-12E
Will County
Illinois



Maps provided by:



10/4/2012

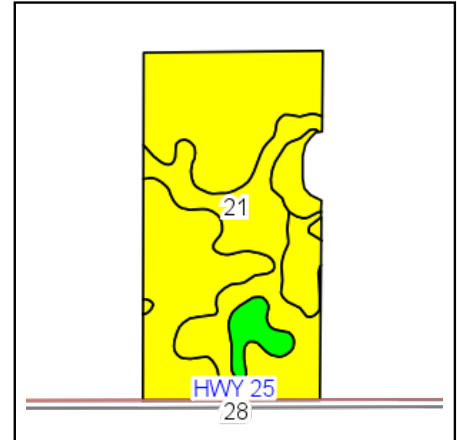
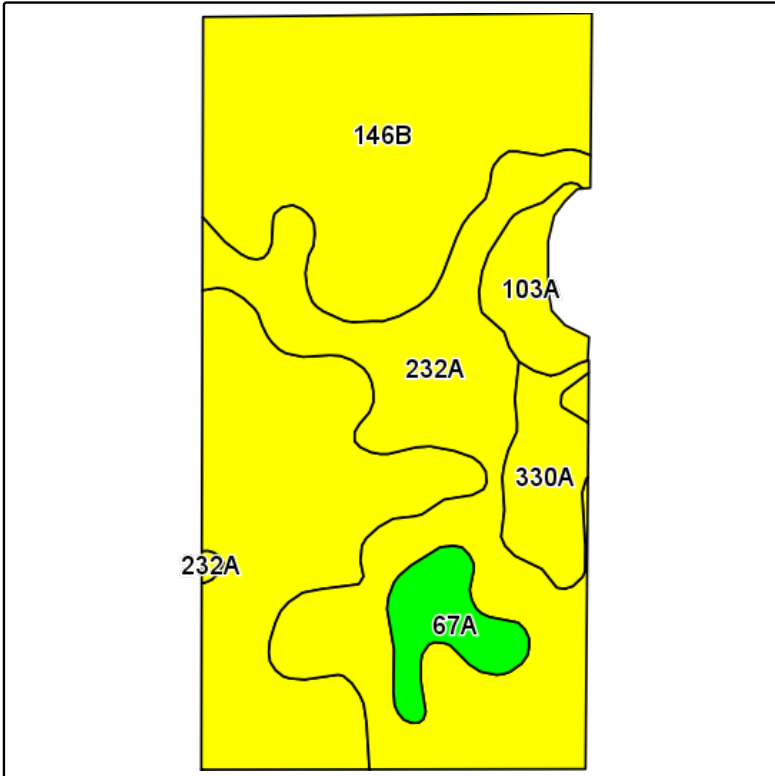
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FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

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Soils Information

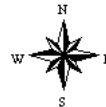


State: **Illinois**
County: **Will**
Location: **21-33N-12E**
Township: **Peotone**
Acres: **78.7**
Date: **5/14/2012**



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Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	43	54.7%		**166	**54	**67	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.2	32.0%		170	56	65	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.1	5.2%		164	55	61	123
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.4	4.3%		182	57	68	133
103A	Houghton muck, 0 to 2 percent slopes	3	3.8%		175	57	0	130
Weighted Average					168.2	54.9	63.5	125.5

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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