



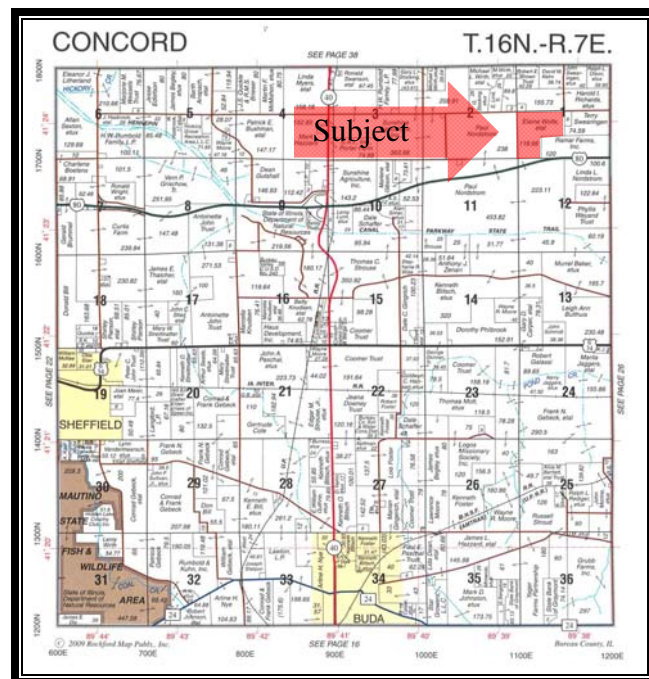
LAND FOR SALE

WE ARE PLEASED TO PRESENT

Wolff – Simon Farm

118.66 acres, m/l
Bureau County, IL

- OWNER:** Elaine Wolff & Lloyd Simon
- LEGAL:** N ½ of the SW ¼ and W ½ of the SW ¼, Sec 1, T 16N, R 7 E of the 4th P.M., Concord Township, Bureau County, Illinois.
- LOCATION:** Southwest corner of 1745N and 1150E.
- PRICE/TERMS:** \$1,038,275 or \$8,750 per acre.
Cash, 10% down with balance upon closing.
- RE TAXES:** 2011 taxes paid in 2012
\$1,984.60 or \$16.72 per acre
- FSA INFO:** Farm #4918, Tracts 1757 and 7868
Cropland: acres: 116.8
- | | Base
Acres | Direct/CC
Yield |
|----------|---------------|--------------------|
| Corn | 87.2 | 123 / 123 |
| Soybeans | 29.2 | 41 / 41 |
- SOIL TYPES:** See table on reverse side.
- IMPROVEMENTS:** None
- MINERAL RIGHTS:** All mineral rights owned by the Seller are included. The extent of the mineral rights included is unknown at this time.
- LEASE STATUS:** The property is subject to the 2012 lease.
- POSSESSION:** At closing, subject to 2012 lease.



7 miles west of Princeton, IL
3.5 miles southeast of Manlius, IL



Contact our Geneseo office:

720 E. Culver Court
Geneseo, Illinois 61254
www.hfmgt.com

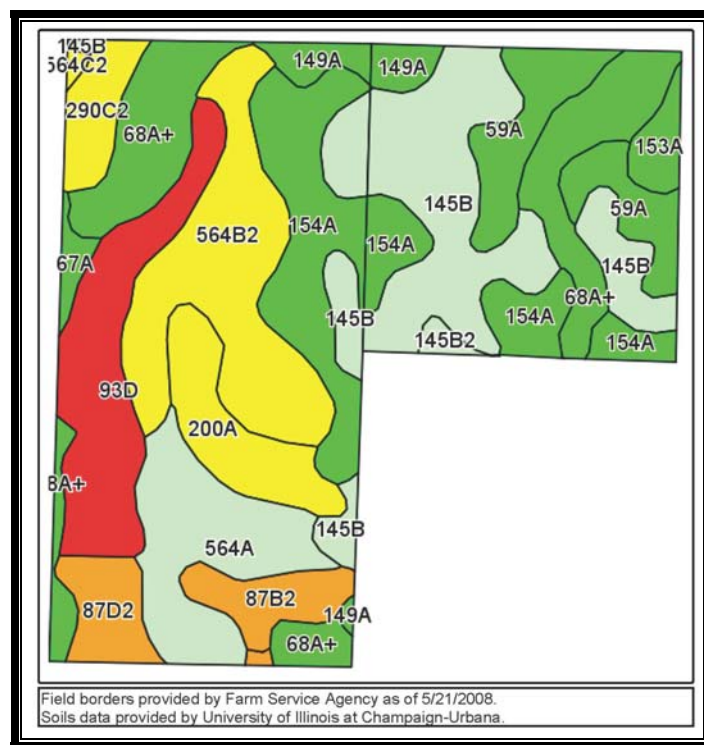
(309) 944-2184

Location Plat Map



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Soil Map



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Soil Summary Table

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	20.2	17.4%		**177	**56	**131
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	15.4	13.2%		192	63	143
154A	Flanagan silt loam, 0 to 2 percent slopes	15.4	13.2%		194	63	144
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	14.9	12.7%		**154	**50	**113
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	11.1	9.5%		**105	**37	**81
564A	Waukegan silt loam, 0 to 2 percent slopes	9.9	8.4%		162	53	119
59A	Lisbon silt loam, 0 to 2 percent slopes	7.9	6.7%		188	59	136
200A	Orio loam, 0 to 2 percent slopes	5.9	5.0%		147	48	110
**87D2	Dickinson sandy loam, 7 to 15 percent slopes, eroded	3.5	3.0%		**126	**41	**93
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	3.4	2.9%		**135	**44	**99
**290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	3.1	2.6%		**150	**48	**111
149A	Brenton silt loam, 0 to 2 percent slopes	2.7	2.3%		195	60	141
153A	Pella silty clay loam, 0 to 2 percent slopes	1.7	1.5%		183	60	136
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.9	0.8%		182	57	133
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.6	0.5%		**170	**54	**125
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	0.2	0.2%		**151	**49	**111
Weighted Average					166.3	53.9	123.1

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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