



For Sale

40± acres
Will Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 40.21± total surveyed acres
22.40± est. tillable acres

Location: Approximately 2 miles southwest of Wilton Center on Walsh Road; appx. 3 miles east of Symerton, appx. 8 miles south of Manhattan

Legal: Part of Section 20, Wilton Township 33 North, Range 11 East, Will County, Illinois

Improvements: None

FSA Data: #9979* Base Ac. Direct Yld CC Yld
 Corn 43.3 108 121
 Soybeans 37.3 32 38
 * Part of Nugent North Farm - Will Co. FSA will allocate base & yield

Soils: Primarily Ashkum Silty Clay Loam and Symerton Silt Loam

RE Taxes: Appx. \$7.56 per acre (2010 payable 2011)

PIN: part of 13-19-20-400-003-0000

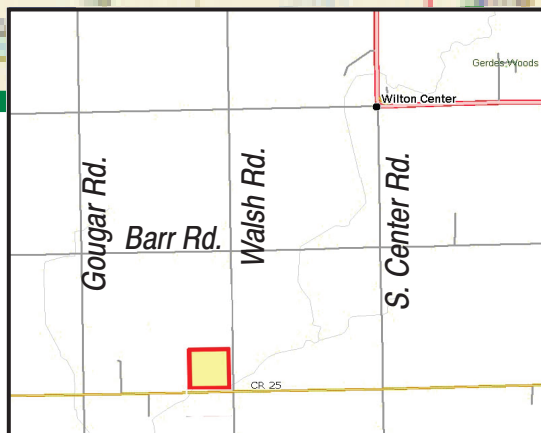
Price: \$359,879.50 (\$8,950/ac.)

Other: The property is located near one of the alternative plans for the proposed Illiana Expressway. Information about the Illiana Expressway can be found at www.illianacorridor.org.

Terms: Cash

Management: Professional farm management available

Douglas W. Deininger, ALC
Real Estate 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Nugent South Farm

40± acres
Will County, Illinois

Aerial Photo



Capital
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Maps provided by:



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

20-33N-11E
Will County
Illinois

map center: 41° 19' 25.97, 87° 58' 50.43

scale: 2746



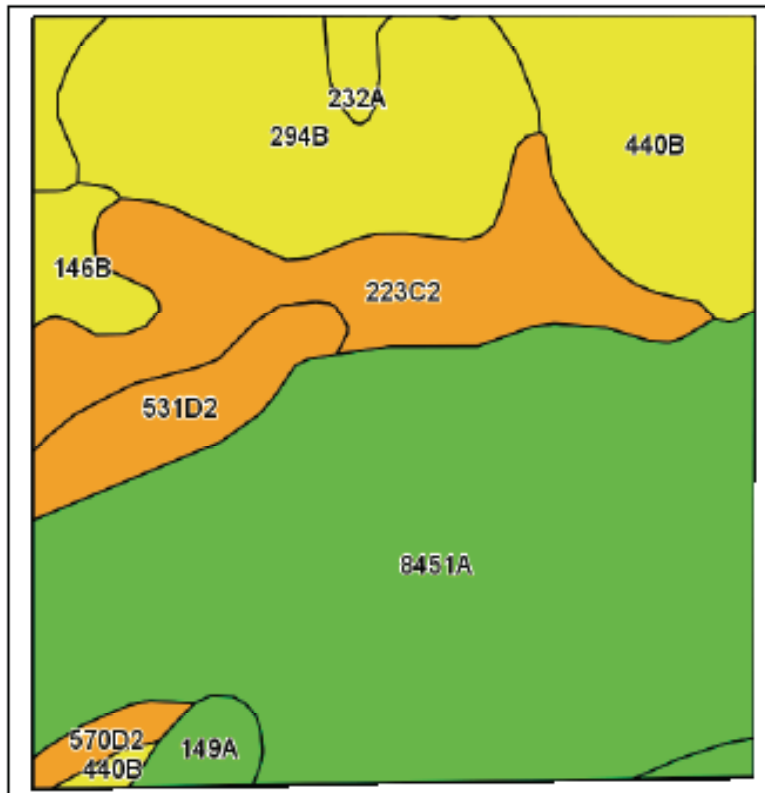
5/1/2012

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

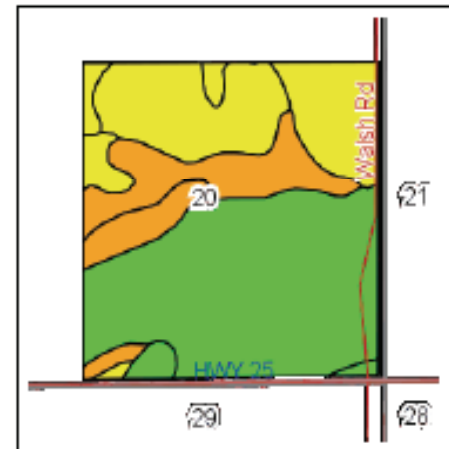
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Soils Information



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



State: Illinois
County: Will
Location: 20-33N-11E
Township: Wilton
Acres: 40
Date: 5/1/2012



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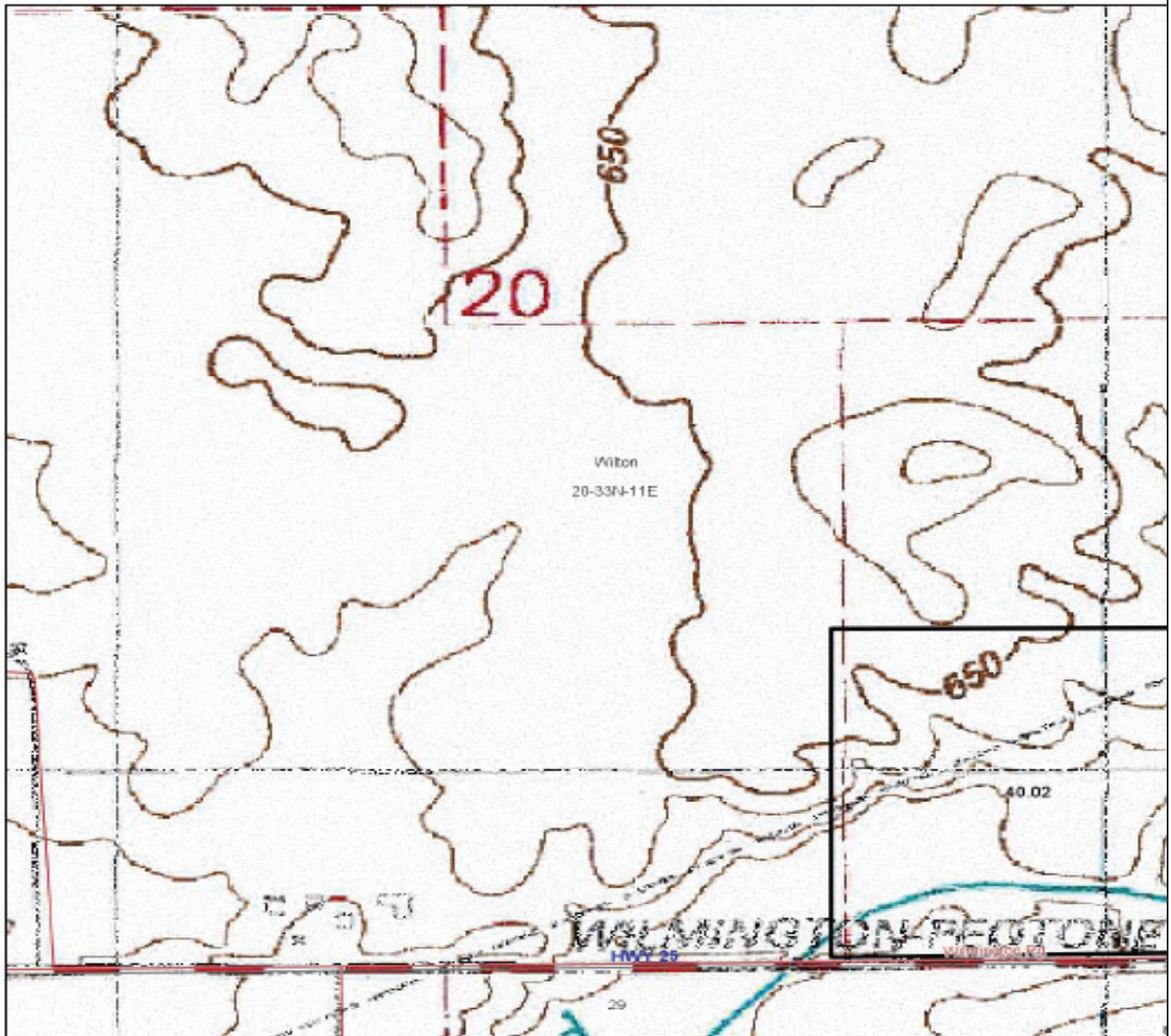
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn BuA	Soybeans BuA	Wheat BuA	Crop productivity index for optimum management
8451A	Lansdown silt loam, 0 to 2 percent slopes, occasionally flooded	19.4	48.6%		190	61	73	140
294B	Symerton silt loam, 2 to 5 percent slopes	6.5	16.2%		177	55	60	130
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5	12.5%		150	48	61	110
440B	Jasper loam, 2 to 5 percent slopes	4.3	10.8%		173	56	70	129
531D2	Marion silt loam, 6 to 12 percent slopes, eroded	1.8	4.6%		144	47	57	106
146B	Elk silt loam, 2 to 4 percent slopes	0.9	2.2%		166	54	67	124
232A	Ashburn clay clay loam, 0 to 2 percent slopes	0.9	2.1%		170	56	65	127
149A	Brenton silt loam, 0 to 2 percent slopes	0.8	2.0%		195	60	74	141
570D2	Marionville loam, 6 to 12 percent slopes, eroded	0.4	1.1%		144	46	58	106
Weighted Average					177.8	56.8	69.3	131

Table 1: Optimum Map Productivity Ratings for Illinois Corn, Soybean, and Wheat. Data from the University of Illinois at Champaign-Urbana. Source: NREIS, University of Illinois at Champaign-Urbana. Version: 10/2011. Revised Table 10 NREIS (Updated 10/2011).
Crop yields and productivity ratings for optimum management (NREIS) are calculated at the following NREIS web site: <http://nreis.illinois.edu>
** Information for crops and yields according to Illinois NREIS Table 10

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Topography Map



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map center: 41° 19' 37.21, 8

scale: 6479



5/1/2012

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Proposed Illiana Expressway Map

Preliminary Recommended Corridors Interactive Map

