



**224.194± acres**  
**Mason Co., IL**



**Capital  
Agricultural  
Property  
Services, Inc.**

[www.capitalag.com](http://www.capitalag.com)

**Size:** 224.194± surveyed ac., 220.5± FSA cropland ac.

**Location:** Appx. 31 miles NW of Lincoln in Mason Co., IL. The farm is located at the intersection of Rtes. 136 and 10, with frontage on both roads. Havana, IL is 11± mi. W of the farm.

**Legal:** Part of Section 1, Sherman Township T21 North, Range 7 West, Mason County, Illinois

**FSA Data:**

Farm #1099	Base Ac.	Dir Yld	CC Yld
Corn	116.0	118	143
Soybean	101.2	31	37

**Improvements:** None

**Taxes - 2010 pay 2011:**

Real Estate:	\$2,202.12
Drainage:	\$ 737.94
Total:	\$2,940.06 (\$13.27/ac.)

**RE PIN:** 11-01-100-002-0021; 11-01-300-001-0021; 11-01-300-002-0021; 11-01-300-003-0021

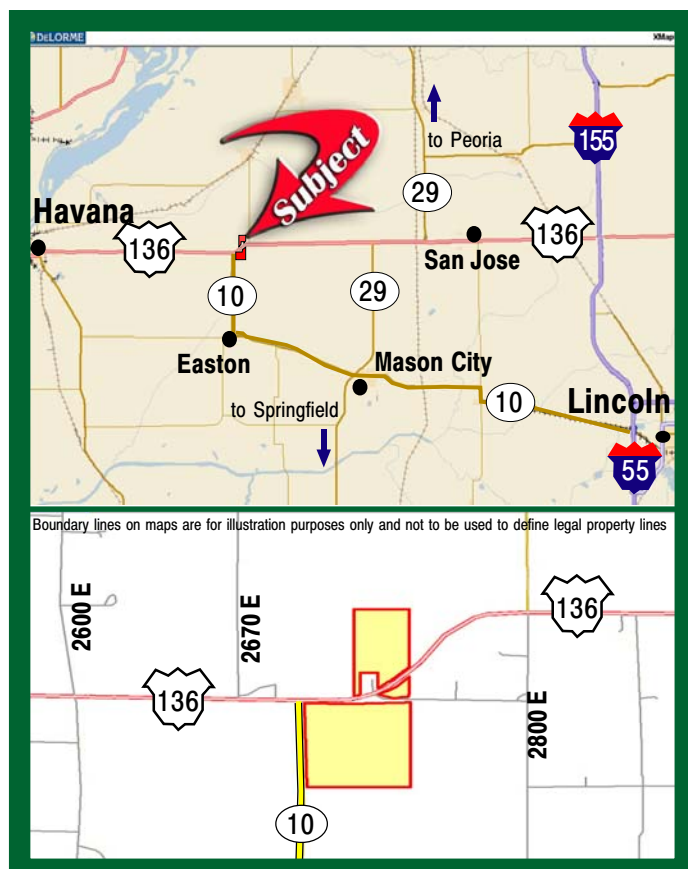
**RE Parcel No:** 013-6000; 013-9000; 013-10000; 013-8000

**Drainage Dist:** Garden Special and Central Special

**Lease:** Farm lease is open for 2012 crop year. Farm is leased for 2011 crop year. The current farm operator is interested in continuing to farm the land, and comes highly recommended by the current owners. Contact information for current farm operator is available upon request.

**Possession:** Possession granted at closing subject to rights of current farm operator, if any. Possession available after October 31, 2011, or after harvest of 2011 crops if harvest occurs after October 31, 2011.

**Seller's Attorney:** William B. Bates of Woods & Bates, 217-735-1234



**Price:** \$2,690,328 (\$12,000 per surveyed ac.)

**Terms:** 10% earnest money deposit at contract signing. Seller will retain Owner's share of 2011 crop income. Seller will give Buyer credit at closing for 2011 real estate and drainage taxes due in 2012 based on the 2010 tax amounts. All future real estate and drainage taxes paid by Buyer.

**Survey:** Copy of survey available upon request. The east property line of the land being sold is the existing fence line.

**Title Work & Purchase Contract:** Copy of title commitment and purchase contract are available for review upon request.

**For further information contact:**  
**Christopher S. "Scott" Johnson, Managing Broker**  
1806 Fox Drive, Suite D  
Champaign, IL 61820  
[christopher.johnson@prudential.com](mailto:christopher.johnson@prudential.com)  
Tel: (217) 359-3336  
Cell: (217) 369-7046  
**Designated Agent for Seller**

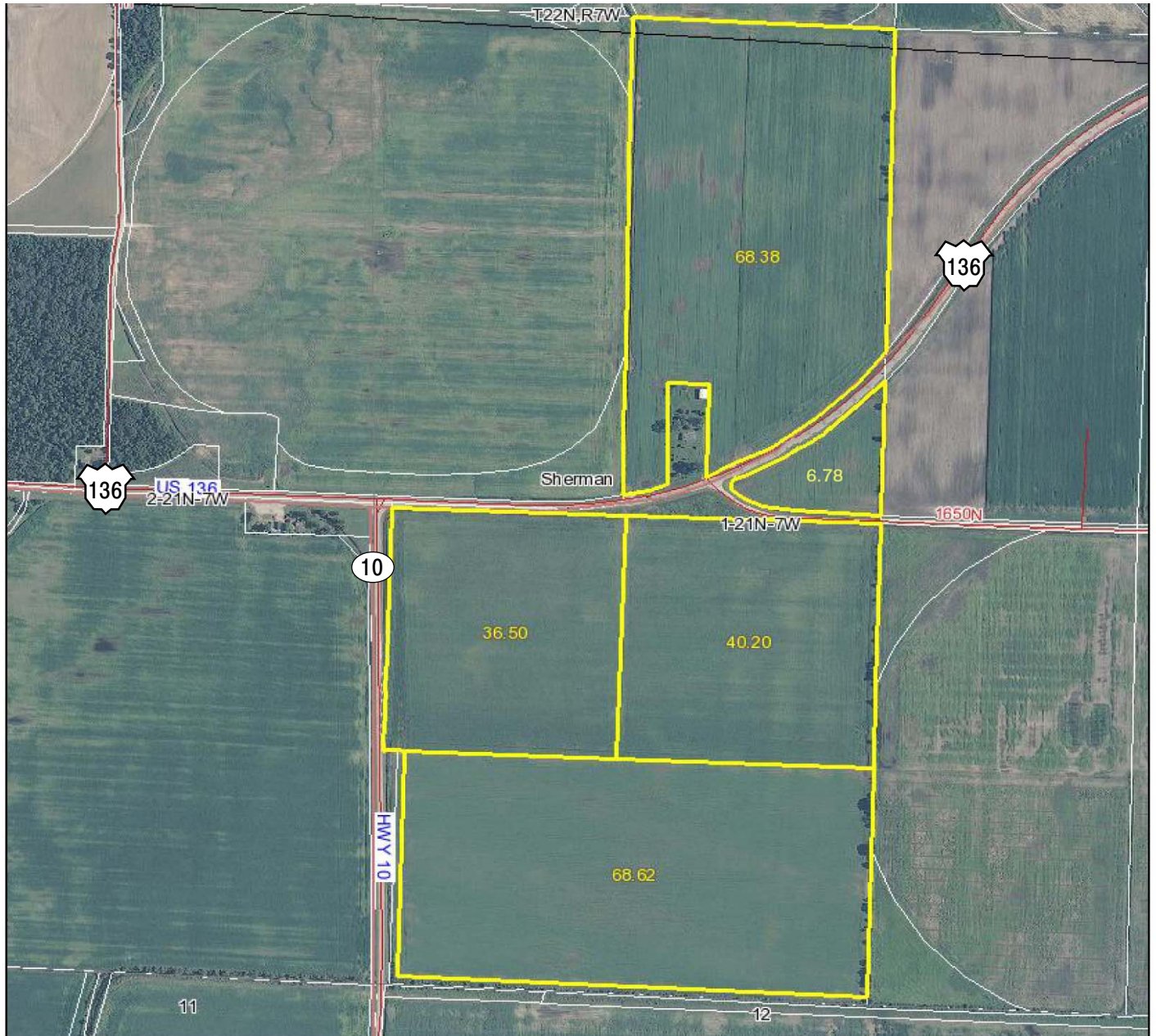
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# Hoff Farm

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## Aerial Map

Boundary lines & acres are USDA  
Farm Service Agency "Cropland" acres



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

map center: 40° 17' 46.68, 89° 50' 37.53

scale: 10253



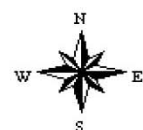
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**1-21N-7W**  
**Mason County**  
**Illinois**



7/21/2011

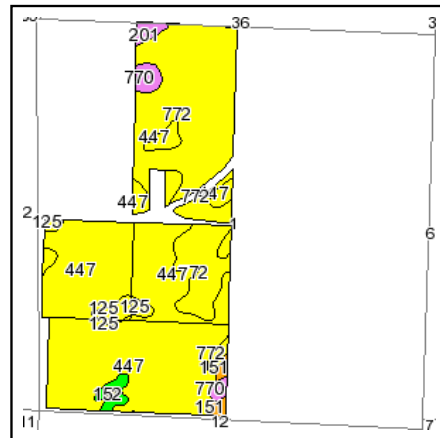
FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey



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## Soils Map



State: **Illinois**  
County: **Mason**  
Location: **001-021N-007W**  
Township: **Sherman**  
Acres: **220.5**  
Date: **7/20/2011**



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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
447	Canisteo loam, sandy substratum	124.4	56.4%		160	53	63	119
772	Marshan loam	79.1	35.9%		166	55	64	124
125	Selma clay loam	5.9	2.7%		176	57	70	129
770	Udolpho fine sandy loam	4	1.8%		138	45	55	103
152	Drummer silty clay loam	3.1	1.4%		195	63	73	144
151	Ridgeville sandy loam	2	0.9%		151	51	63	114
201	Gilford sandy loam	2	0.9%		148	49	59	110
Weighted Average					162.5	53.8	63.5	121

**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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)

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

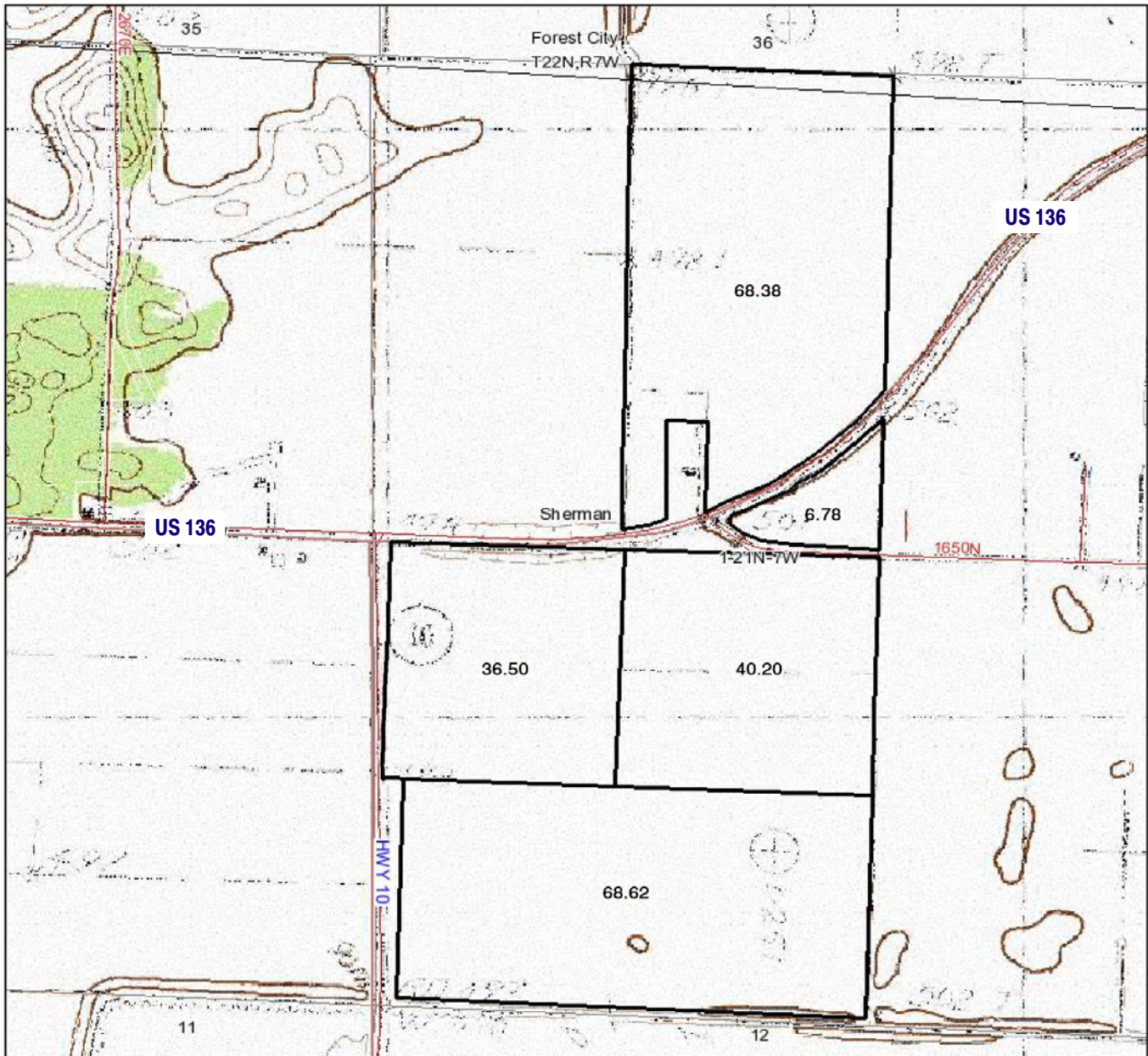
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## Topography Map

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CUSTOMIZED ONLINE MAPPING

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