



LAND FOR SALE

WE ARE PLEASED TO PRESENT

MAYER FARM

34.54 +/- Acres

OWNER: Wayne M. Mayer

LOCATION: Section 12, T16N, R7E
Garrett Township, Douglas Co., IL

ACREAGE 34.54 +/- Acres, 32.7 Cropland Acres; of which 14.7 acres currently cropped, 18.0 Acres are in CRP. Building site contains 1.75 Acres.

PRICE: \$225,000 or \$6,514.19/Acre

RE TAXES: 2010 payable in 2011:
Total taxes: \$929.76 or \$26.92/ac
PIN #05-01-12-100-008
PIN #05-01-12-100-005

FSA INFO: Cropland Ac. – 32.7
Corn Base Ac. – 13.6
Direct/CC Yield – 116/116

CRP CONTRACTS:

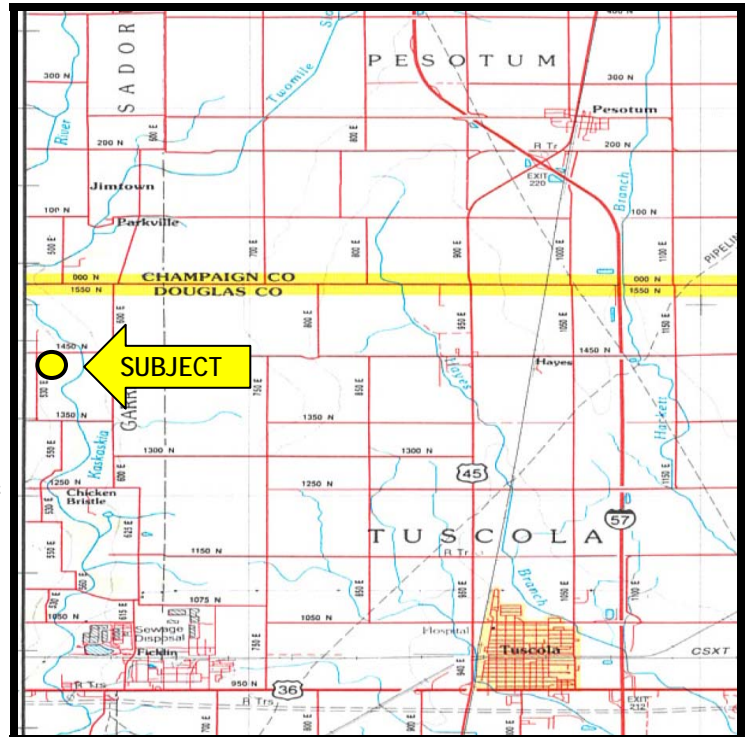
Contract	Acres	Annual Payment	Payment /Acre	Expires
669	15.8	\$1,975	\$125	2014
1222	2.2	\$471	\$214	2017

SOIL TYPES: Weighted Average – Bulletin 811

<u>Corn</u>	<u>Beans</u>	<u>P.I.</u>
176.2	55.6	129.1

Estimated acreage for each soil type and estimated crop yields are shown above. The yield estimate is based on studies by the University of Illinois assuming the optimum level of management. Yield ratings were obtained from Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soil". The Productivity Index provides a single scale on which soils may be rated according to their suitability for several major crops.

See table on the following page for specific soil types.



20 miles southwest of Champaign, Illinois
8 miles northwest of Tuscola, Illinois
4 miles southwest of Pesotum, Illinois

LEASE: Open for 2012

IMPROVEMENTS: House and Building
Selling 'As is, where is'

HEL STATUS: Classified as not NHEL

WETLAND STATUS: Tract does not contain a wetland.

YEILD & FERTILITY: Data available upon request.

**Call Reid Thompson at our
Monticello office for further information:**

700 W. Bridge St.
PO Box 467
Monticello, Illinois 61856
Phone: (800) 291-4254
Fax: (217) 762-7924
www.hfmgt.com

PLAT MAP

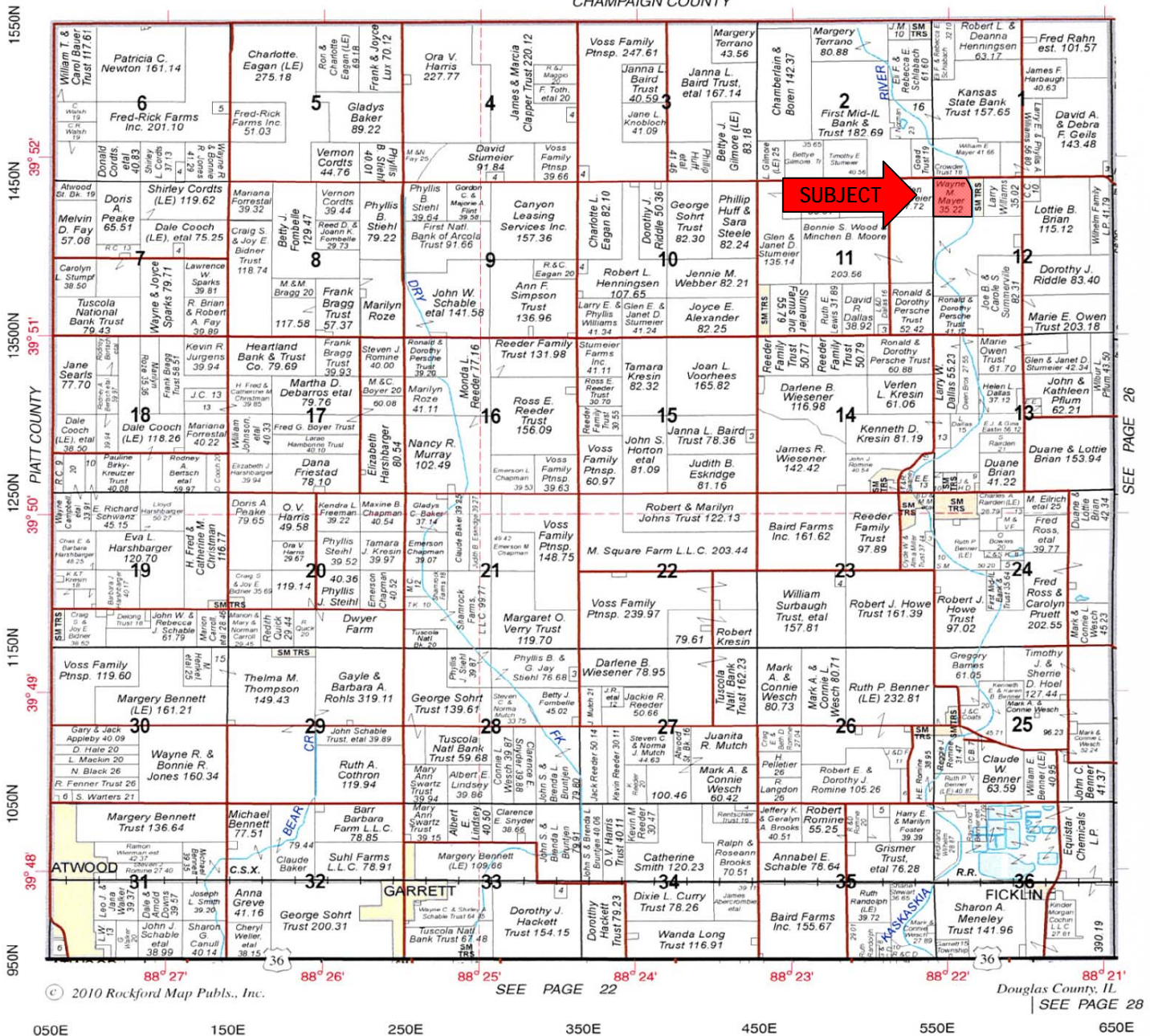
NORTH
PART

GARRETT

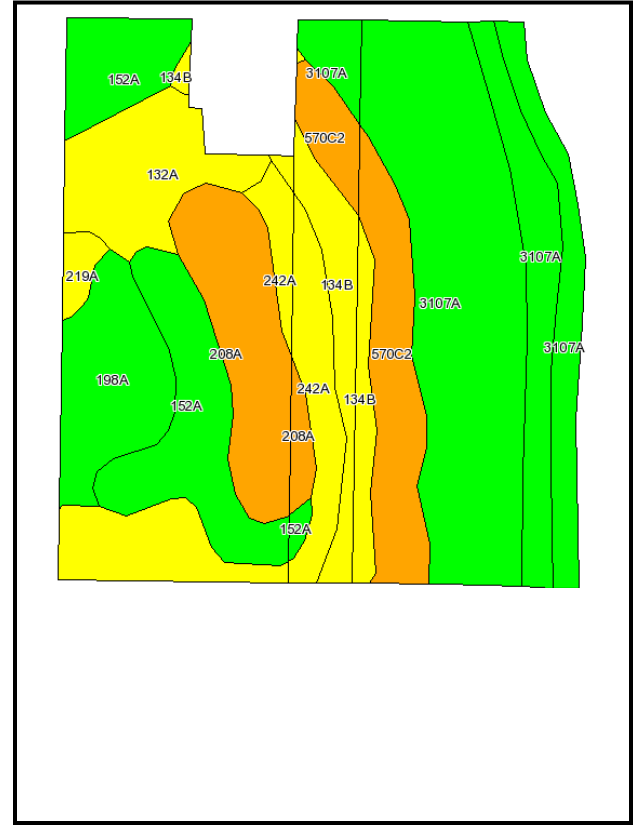


T.16N.-R.7E.

CHAMPAIGN COUNTY



AERIAL PHOTOS and SOIL MAPS



MAP SYMBOL	SOIL NAME	FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
3107A	Sawmill silty clay loam	10.8	139	189	60	32.5
152A	Drummer silty clay loam	4.4	144	195	63	13.3
242A	Kendall silt loam	3.6	125	172	53	11.0
208A	Sexton silt loam	3.3	116	157	50	10.0
570C2	Martinsville loam	3.2	106	144	46	9.9
198A	Elburn silt loam	2.5	143	197	61	7.7
132A	Starks silt loam	2.4	119	163	51	7.5
134B	Camden silt loam	2.3	118	164	50	7.1
219A	Millbrook silt loam	0.3	129	177	55	1.0
Total Cropland		32.8	129.8	177	55.9	100.0%

Source: AgriData, Inc.