



For
Sale

153± acres
Kankakee Co., IL



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Grant Park Farm

Size: 153± total acres, 144.6± FSA cropland acres
148.45 TAX ACRES

Location: 2 miles south of Grant Part at the south intersection of 7000 N and 12020 E Roads

Legal: Part of the Northwest Quarter of Section 32, Yellowhead Township (42N), Range 14 East, Kankakee County, Illinois

Improvements: None

FSA Data:

Farm #7505	Base Ac.	Direct Yield	CC Yield
Corn	66.4	120	148
Soybeans	66.8	41	49
Wheat	8.2	49	82

Soils: See soils informations page

RE Taxes: \$1,655.98 (\$11.17/ac.)

PIN: 01-04-32-100-002; 01-04-32-100-003

Price: \$1,208,700 (\$7,900/ac.)

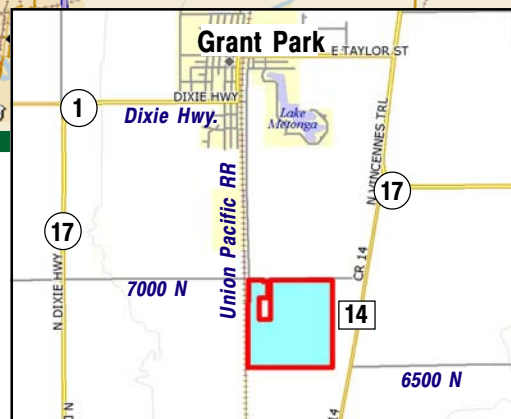
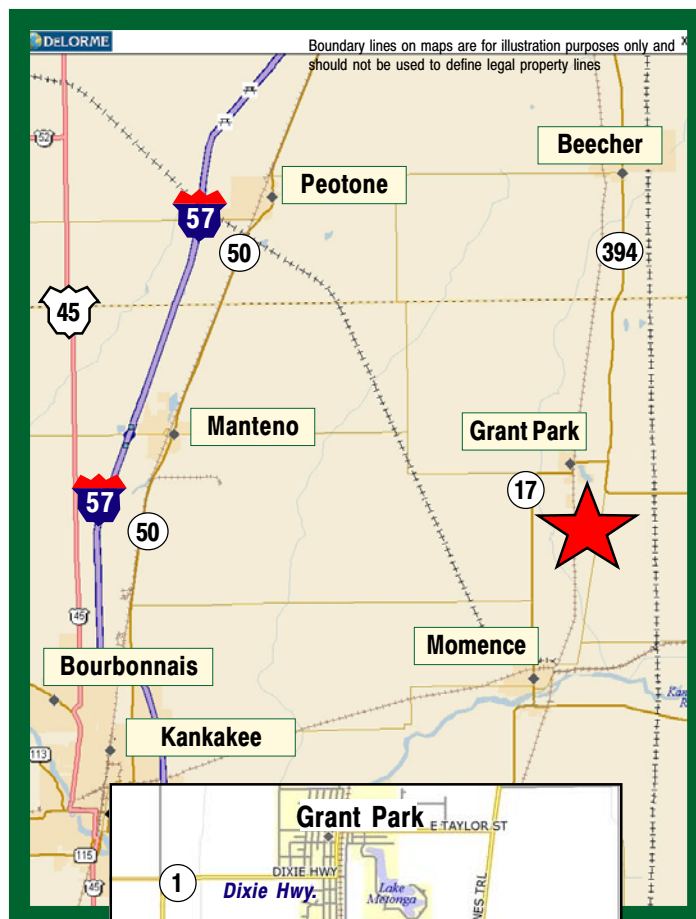
Terms: Cash

Management: Professional farm management available

For further information contact:

Douglas W. Deininger, Real Estate Broker
25846 Meadowland Circle, Plainfield, IL 60585
doug@deininger-land.com
Tel: (815) 439-9245
Fax: (630) 434-9343

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

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Aerial Map



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



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Maps provided by:



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32-32N-14E
Kankakee County
Illinois

map center: 41° 13' 7.75, 87° 38' 21.24
scale: 5603



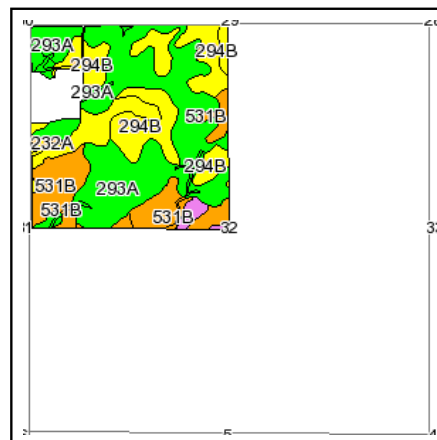
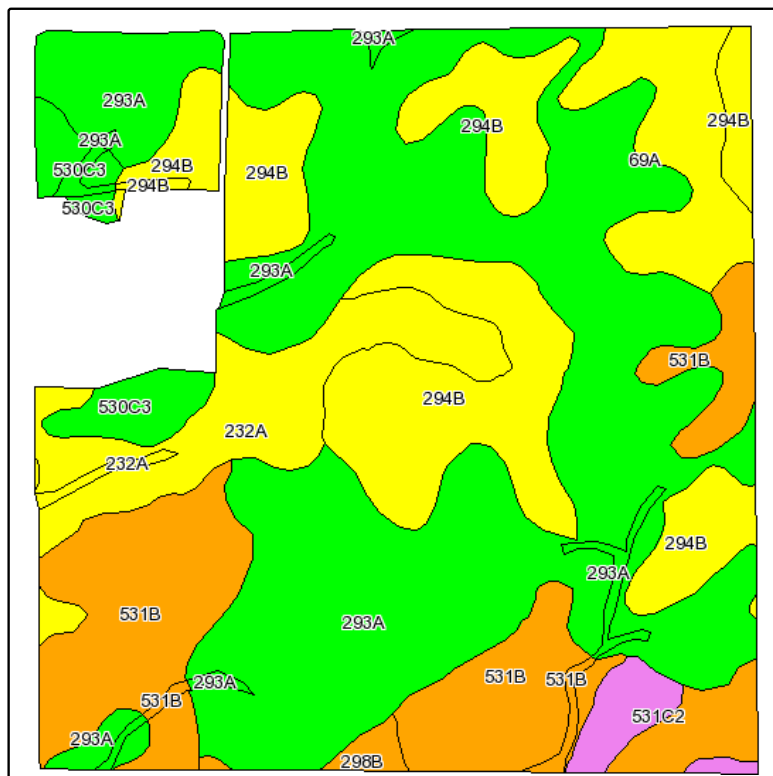
1/24/2011

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 Information



State: **Illinois**
County: **Kankakee**
Location: **032-032N-014E**
Township: **Yellowhead**
Acres: **144.6**
Date: **1/24/2011**



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
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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
293A	Andres silt loam, 0 to 2 percent slopes	66.6	46.0%		166	53	64	135
**294B	Symerton silt loam, 2 to 5 percent slopes	26.8	18.6%		**159	**50	**61	**130
**531B	Markham silt loam, 2 to 4 percent slopes	24.4	16.9%		**139	**45	**54	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	11.7	8.1%		154	51	59	127
69A	Milford silty clay loam, 0 to 2 percent slopes	7.5	5.2%		154	51	61	128
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	4.4	3.0%		**119	**37	**48	**96
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	2.3	1.6%		**133	**43	**52	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	0.9	0.6%		**136	**46	**54	**113
Weighted Average					156.4	50.1	60.5	127.6

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: 12/21/2007 table S2rev B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://www.nres.uiuc.edu/soilproductivity>

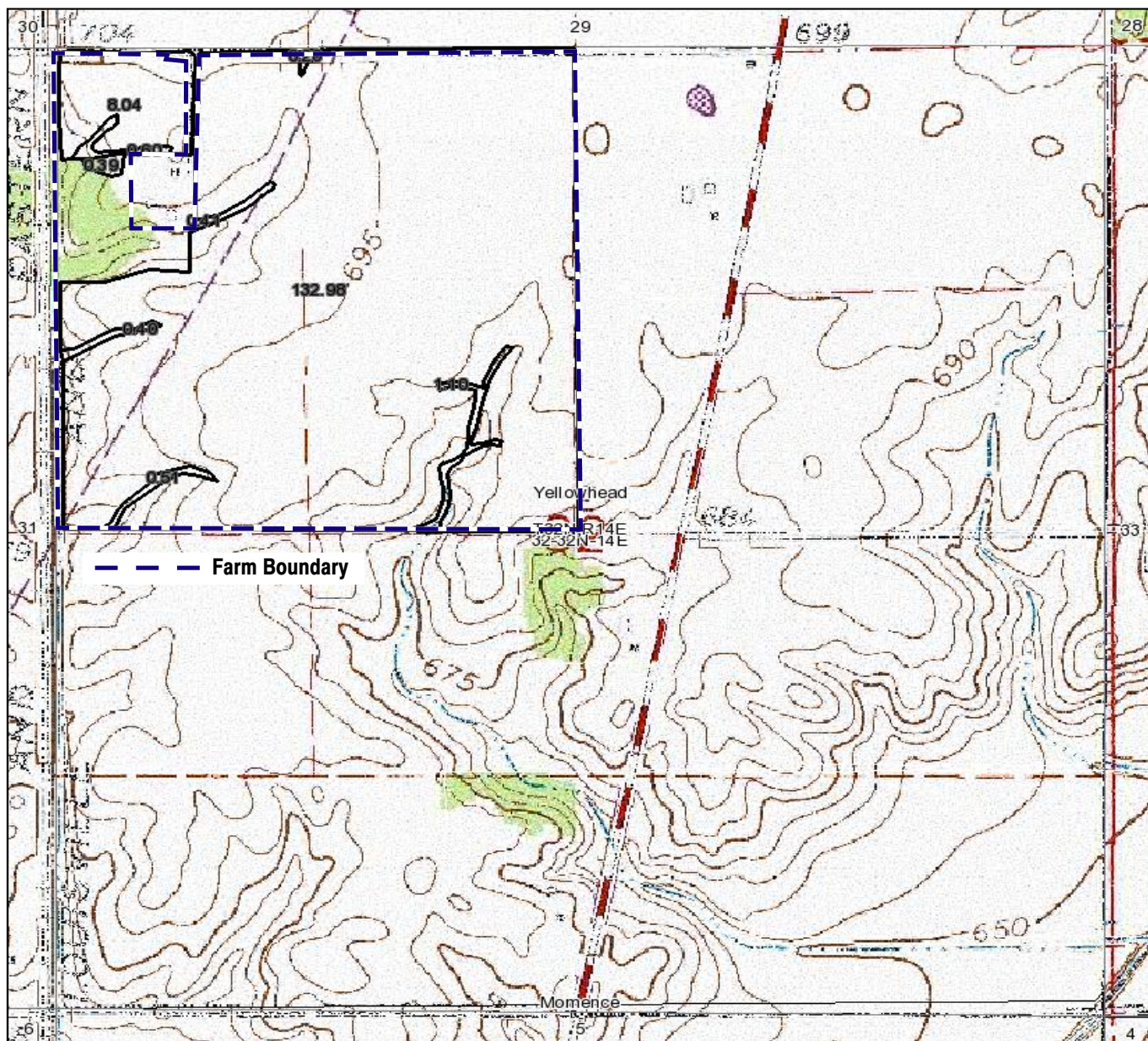
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Topography Map



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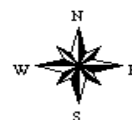
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1/24/2011

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