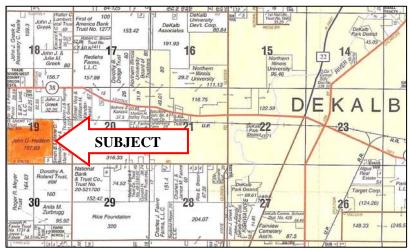


WE ARE PLEASED TO PRESENT FOR SALE

Hudson/Smith Property

200.21 Acres, m/l DeKalb County, Illinois





200.21 SURVEYED ACRES - 196.24 Tillable Acres ACREAGE:

LOCATION: Located 11/4 mile west of incorporated DeKalb on South Malta Road and 1/2 mile south of

State Highway 38

LEGAL DESCRIPTION: Section 19, Township 40 North, Range 4 East (DeKalb Township). See attached legal

description.

\$3,203,360 or \$16,000/Acre - PRICE REDUCED! **OFFERING PRICE:**

\$4,354,567.50, approximately \$21,750/total Acre

TERMS: Cash

REAL ESTATE TAX: Parcel #08-19-300-004, assessed value of land and improvements \$82,310.00

2007 taxes payable 2008 - \$5,527.62 or \$27.94 for 197.83 taxable acres

Yields Base **FSA** Farm Number 300 Corn 195.3 127 INFORMATION: Tract Number 944 Beans .9 29

Currently Agriculture 1. Approximately 1/4 west of current DeKalb County Unified Future **ZONING:**

Land Use Plan of Low Density Residential.

2-story dwelling and several other older wooden outbuildings **IMPROVEMENTS:**

Cash rented for 2008 LEASE:

LISTING BROKER: Hertz Farm Management, Inc.

Call Rich Grever at our DeKalb office for further information: 815-748-4440

143 N. 2nd Street PO Box 907 DeKalb, IL 60115 (815) 748-4440 www.hfmgt.com

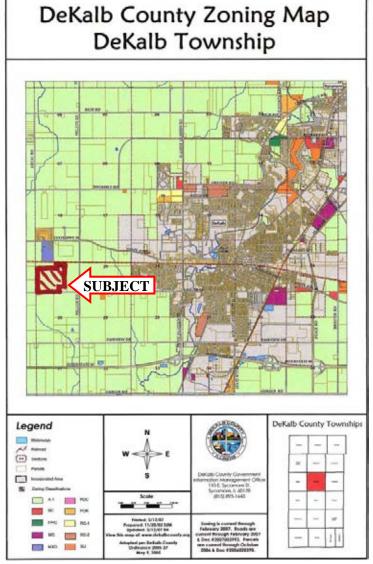
Fax (815) 748-4442

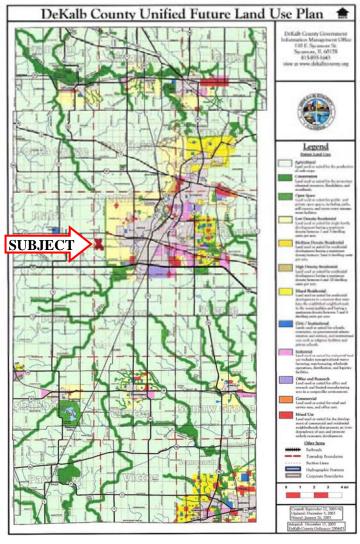
WE ARE PLEASED TO OFFER THESE SERVICES:

Sales Acquisition Auctions Investment Analysis Exchanging Farm and Ranch Management

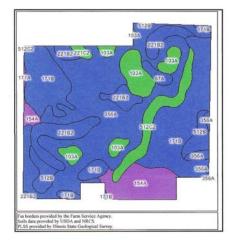
Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc.

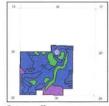
ZONING & FUTURE LAND USE PLAN MAPS





SOIL MAP





State: IL
County: De Kalb
Location: 19-40N-4E
Township: DeKalb





Code	Soil Description	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Com	Soybeans
356A	Elpaso silty clay loam, 0 to 2 percent slopes		70.9	36.1%	IIw	176	57
171B	Catlin silt loam, 2 to 5 percent slopes		51.4	26.2%	He	166	52
221B2	Parr silt loam, 2 to 5 percent slopes, eroded		19.6	10.0%	He	137	45
154A	Flanagan silt loam, 0 to 2 percent slopes		16.4	8.4%	1	175	56
103A	Houghton muck, 0 to 2 percent slopes		15.0	7.6%	IIIw	158	52
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded		10.5	5.4%	IIIe	156	49
512B	Danabrook silt loam, 2 to 5 percent slopes		8.5	4.3%	IIe	166	52
67A	Harpster silty clay loam, 0 to 2 percent slopes		2.3	1.2%	IIw	164	52
221C2	Parr silt loam, 5 to 10 percent slopes, eroded		1.2	0.6%	Ille	134	44
171A	Catlin silt loam, 0 to 2 percent slopes		0.4	0.2%	I	168	53
		Weighted Average				166	53