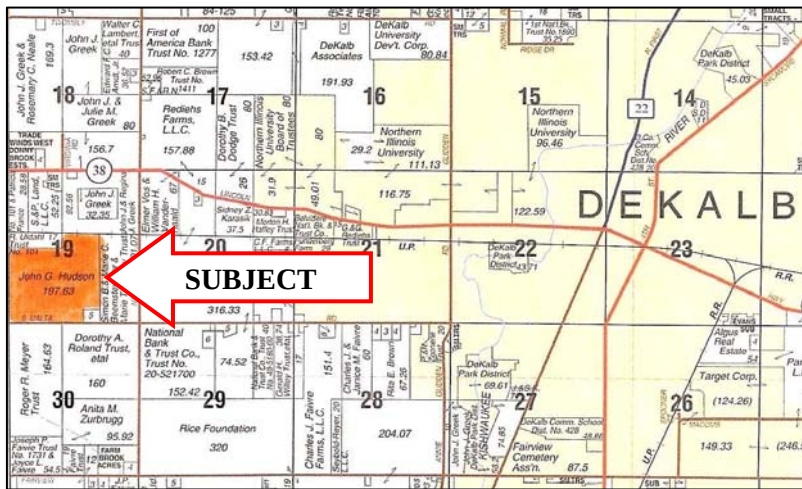




WE ARE PLEASED TO PRESENT FOR SALE
Hudson/Smith Property
200.21 Acres, m/l
DeKalb County, Illinois



ACREAGE: 200.21 SURVEYED ACRES – 196.24 Tillable Acres

LOCATION: Located 1¼ mile west of incorporated DeKalb on South Malta Road and ½ mile south of State Highway 38

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

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

FSA INFORMATION:	Farm Number	300	Corn	<u>Base</u> 195.3	<u>Yields</u> 127
	Tract Number	944	Beans	.9	29

ZONING: Currently Agriculture 1. Approximately ¼ west of current DeKalb County Unified Future Land Use Plan of Low Density Residential.

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

LEASE: Cash rented for 2008

LISTING BROKER: Hertz Farm Management, Inc.

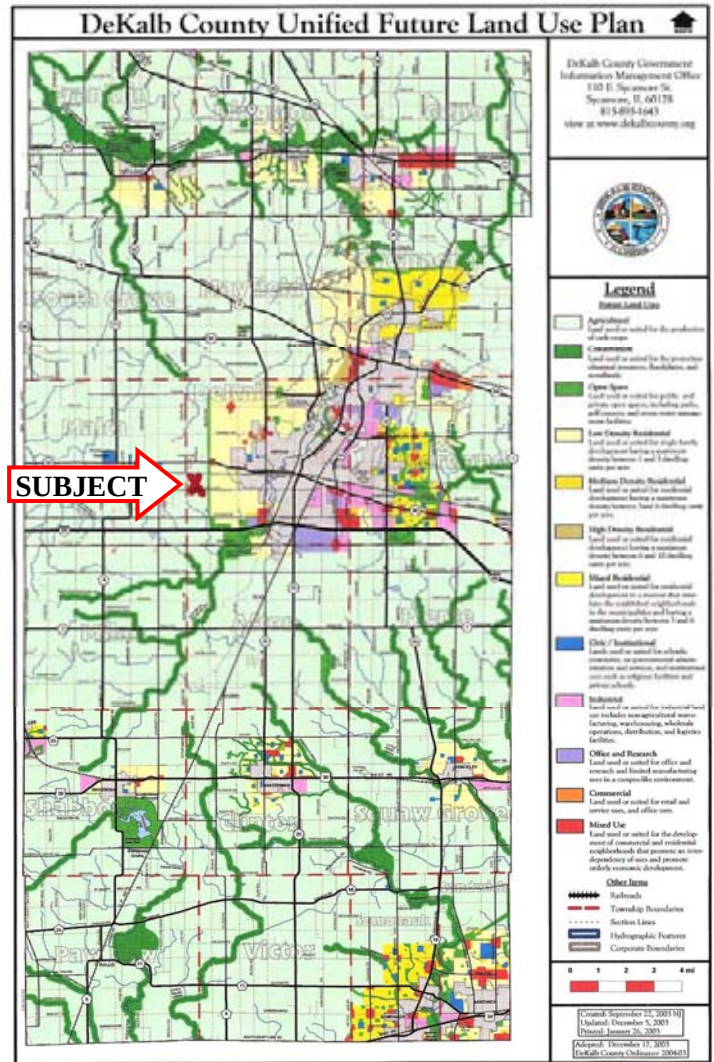
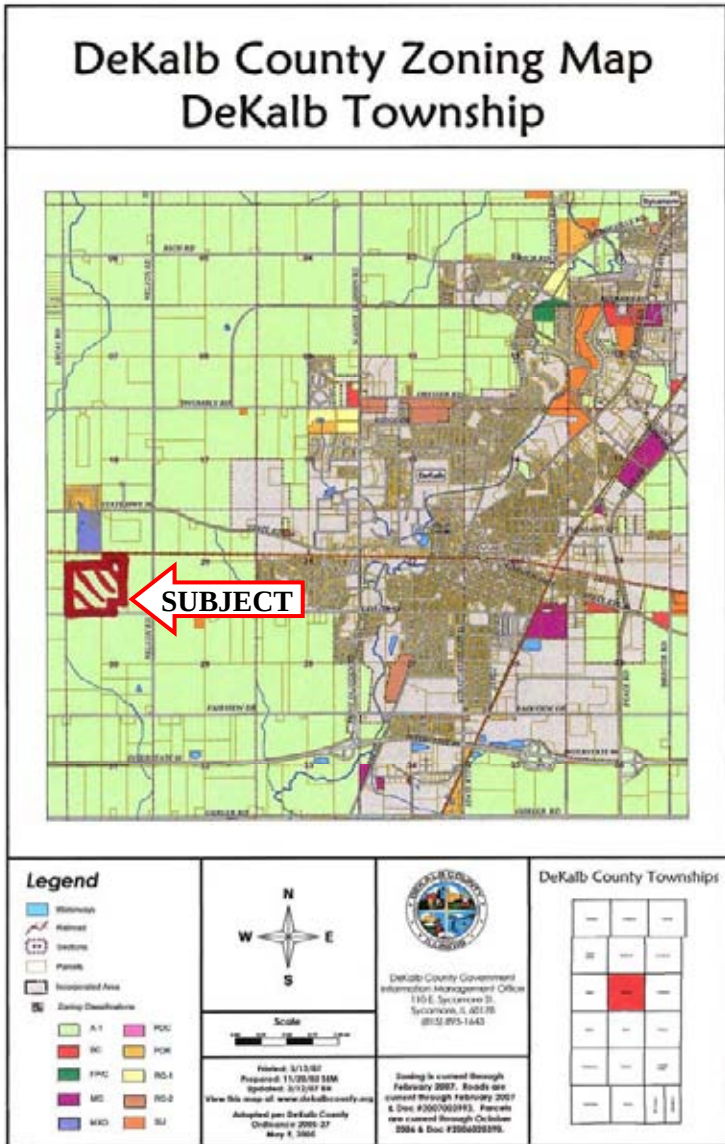
Call Rich Grever at our DeKalb office for further information: 815-748-4440

143 N. 2nd Street PO Box 907 DeKalb, IL 60115 (815) 748-4440
Fax (815) 748-4442 www.hfmgt.com

WE ARE PLEASED TO OFFER THESE SERVICES:
 Sales • Acquisition • Auctions • Investment Analysis
 Exchanging • Farm and Ranch Management • Appraisals

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

