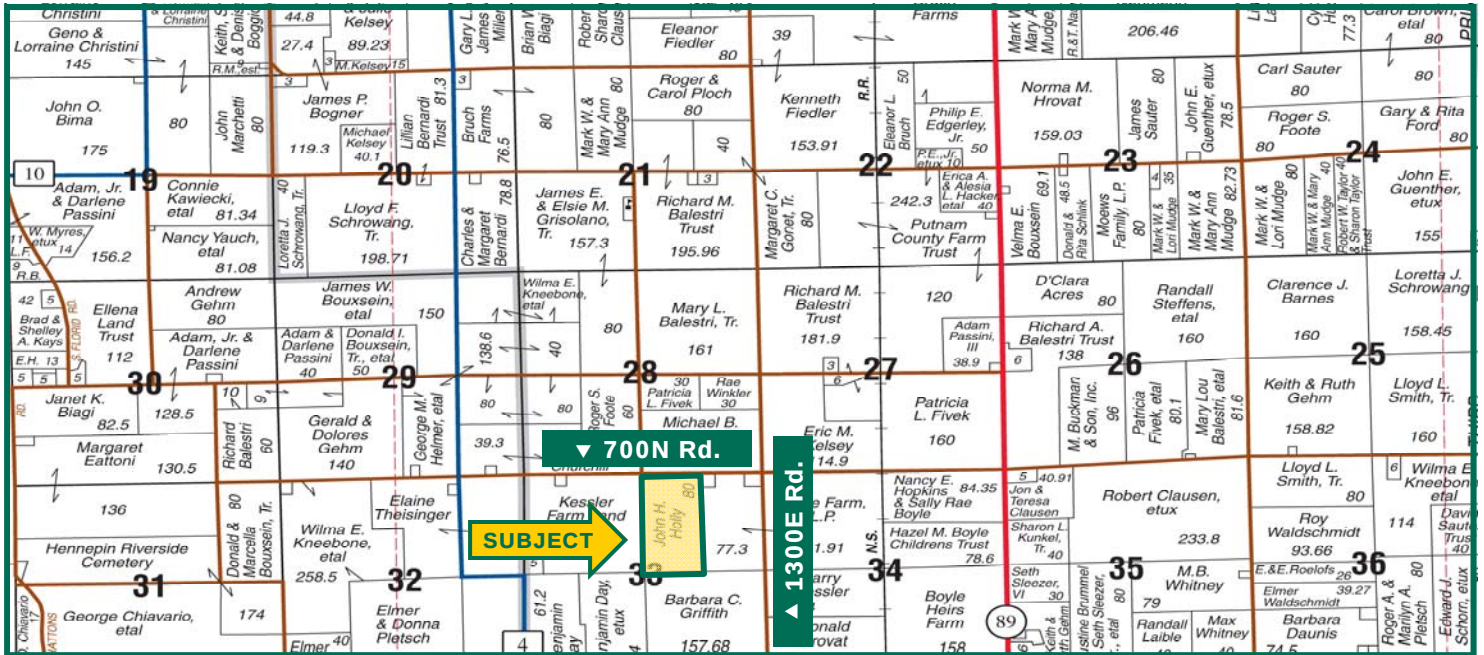


80.0 Acres m/l, Putnam County, IL



Map reproduced with permission of Rockford Map Publishers

Property Information

Location

4 miles south of Granville, IL.
15 miles southeast of Hennepin, IL.
30 miles southwest of LaSalle, IL.

Legal Description

The West 1/2 of the Northeast 1/4 of Section 33, Township 32 North, Range 1 West, Greenville Twp., Putnam Co., IL.

Price & Terms

- \$784,000.00
- \$9,800.00/acre
- 10% down upon acceptance of offer; balance due at closing.

Possession

Sellers agrees to give possession at closing subject to the current operator's rights, if any.

Lease Status

The lease is open for 2017.

Real Estate Tax

2015 Taxes Payable 2016: \$2,546.28
Taxable Acres: 80.0
Tax per Taxable Acre: \$31.83
PIN: 02-19-030-000

FSA Data

Farm Number 1110, Tract 168
Crop Acres: 80.35
Corn Base: 37.80
Corn PLC Yield: 169
Bean Base: 37.80
Bean PLC Yield: 49

CRP Contracts

None.

Drainage

No drainage information is available at this time.

Soil Types/Productivity

Main soil types are Osco silt loam, Sawmill silty clay loam, Sable silty clay loam, and Muscatune silt loam. Productivity Index (PI) is 140.8. See soil map for details.

Mineral Rights

All mineral rights owned by the Sellers, if any, will be conveyed to the Buyer.

Fertility & Yield Data

No information is available at this time.

Land Description

Gently undulating.

Buildings/Improvements

Old crib located in northwest corner.

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REID: 030-0376-1

FSA Aerial Photo



United States
Department of
Agriculture

Putnam County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

0 170 340 680
Feet

2017 Program Year

Map Created December 09, 2016

Farm 1110

Tract 168

Tract Cropland Total: 80.35 acres

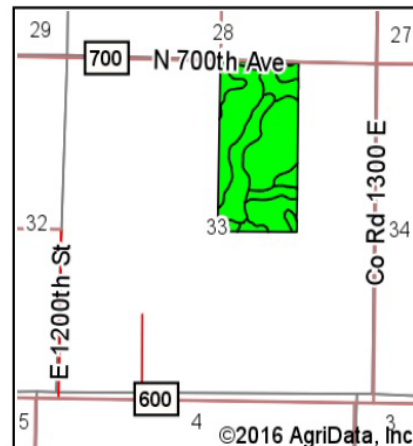
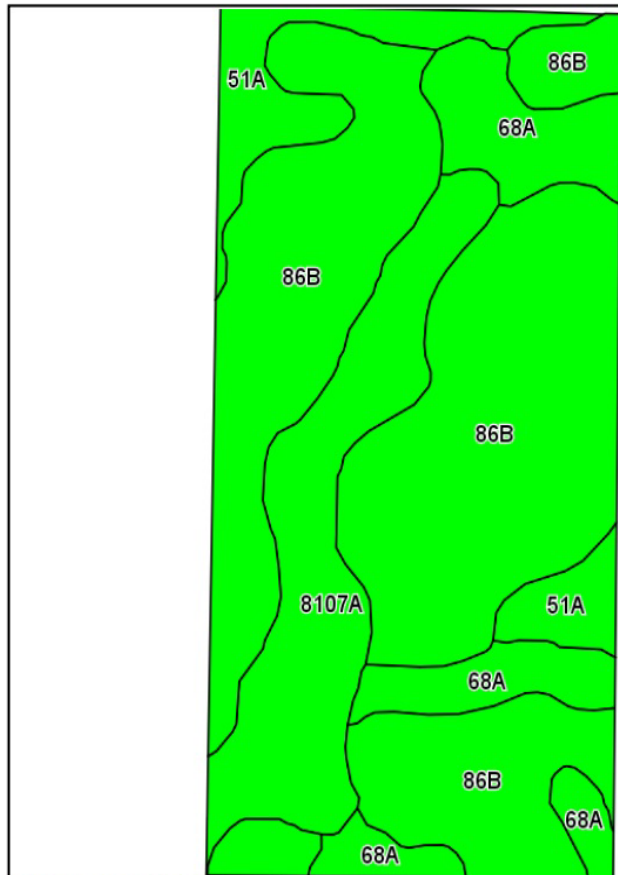
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Soil Map



State: Illinois
County: Putnam
Location: 33-32N-1W
Township: Granville
Acres: 80.35
Date: 1/4/2017



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL155, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	49.29	61.3%		**189	**59	**140
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.79	17.2%		189	60	139
68A	Sable silty clay loam, 0 to 2 percent slopes	10.18	12.7%		192	63	143
51A	Muscature silt loam, 0 to 2 percent slopes	7.09	8.8%		200	64	147
Weighted Average					190.4	60.1	140.8

Area Symbol: IL155, Soil Area Version: 11

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: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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