



**CAPS**  
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# LBJ Family Farm

## 95± acres

### Will County, IL

For further information contact:  
**Timothy A. Harris, AFM**  
Managing Broker  
22263 1365 North Avenue  
Princeton, IL 61356  
Tel: (815) 875-7418  
timothy.a.harris@prudential.com  
Designated Agent for Seller

**Size:** 95.64± total tax acres, 92.43± FSA cropland acres

**Location:** Appr. 1.25 miles south of Beecher, IL, on State Route 1 - Dixie Hwy; 5.5± miles north of Grant Park; 8.5± miles east of Peotone

**Legal:** Part of Section 28, Washington Twp. T33 North, Range 14 East, Will County, IL

**Improvements:** None

**FSA Data:**

	Base Ac.	PLC Tract Yld
Farm #3059/Tract 1101		
Corn	48.01	166
Soybeans	44.30	43

**Soils:** Primarily Pella Silty Clay Loam, Brenton Silt Loam and Elliott Silt Loam

**Taxes:** 2015 pay 2016:  
Real Estate: \$2,718.32 or \$28.42 per acre

**PIN:** 22-22-28-100-003-0000 22-22-28-100-004-0000

**Price:** \$1,000,000.00 **REDUCED** \$900,000 (\$9,410.29/ac.)

**Other:** The farm is leased until December 31, 2016

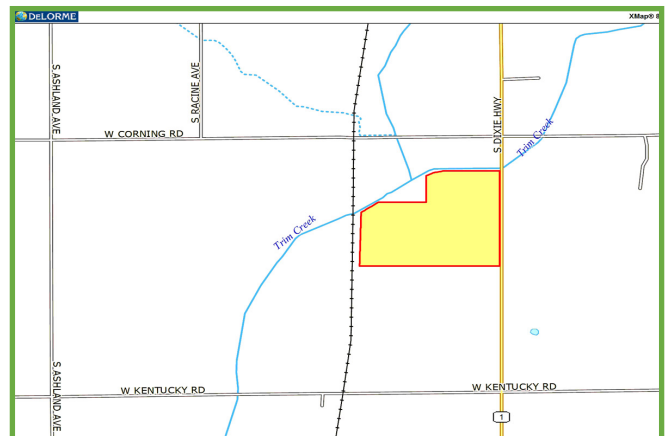
**Terms:** Cash

**Showing:** Please contact agent

**Management:** Professional farm management available

2016 Corn Yield:  
224± bpa.

**Price  
Reduced**



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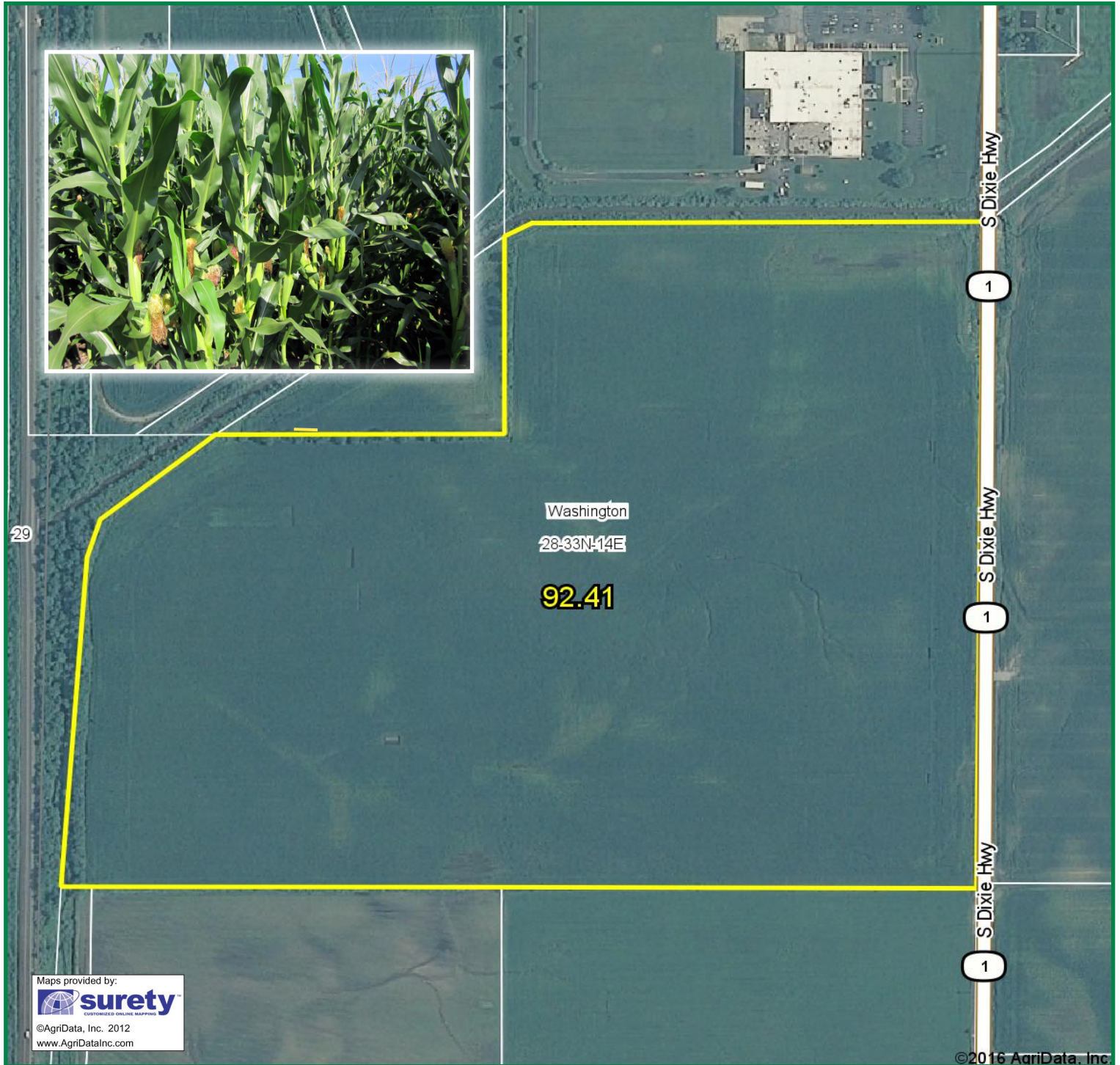
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## Aerial Photo



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly.

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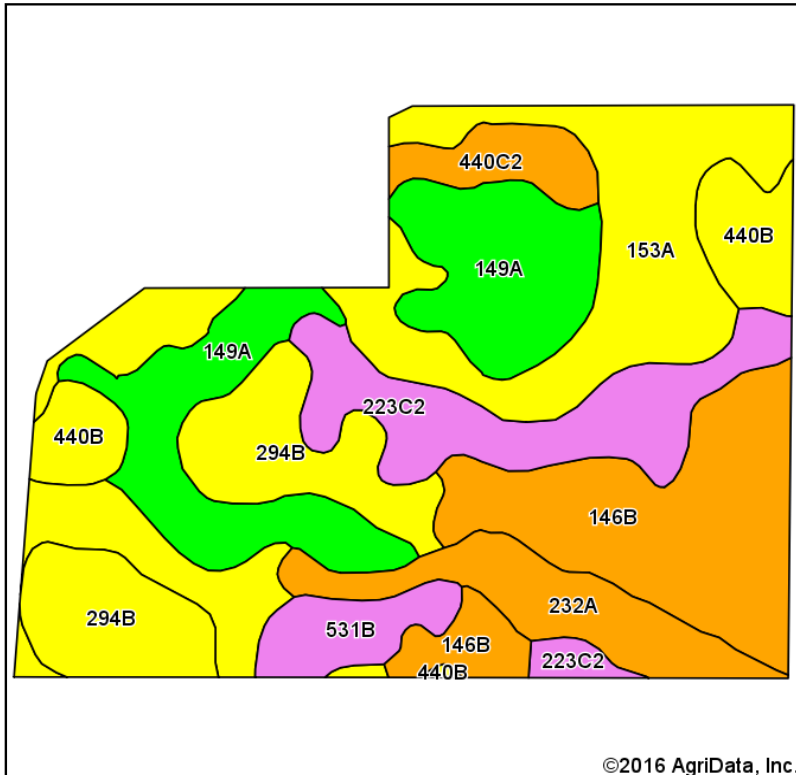
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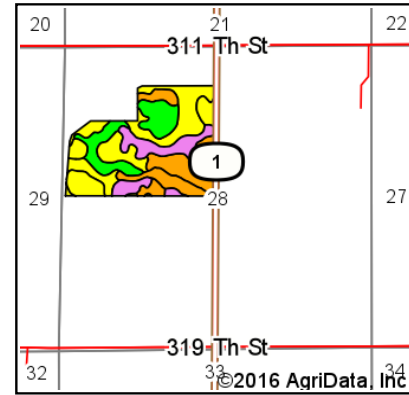
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## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Will**  
Location: **28-33N-14E**  
Township: **Washington**  
Acres: **92.43**  
Date: **6/15/2016**

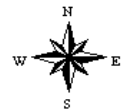


Maps Provided By:



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Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	22.04	23.8%		183	60	136
149A	Brenton silt loam, 0 to 2 percent slopes	16.36	17.7%		195	60	141
**146B	Elliott silt loam, 2 to 4 percent slopes	15.39	16.7%		**166	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	11.32	12.2%		**177	**55	**130
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.90	10.7%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.31	6.8%		170	56	127
**440B	Jasper loam, 2 to 5 percent slopes	5.11	5.5%		**173	**56	**129
**531B	Markham silt loam, 2 to 4 percent slopes	3.15	3.4%		**153	**50	**113
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	2.85	3.1%		**163	**53	**121
<b>Weighted Average</b>					<b>174.9</b>	<b>56.1</b>	<b>129.1</b>

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**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

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