

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-718-2244

Jon Windstrup
Broker
815-440-2679

LA SALLE COUNTY FARM

Part of Sections 10, 11, 14 & 15-Earl Township

476.13 Total Acres m/l-Nearly all Tillable

Productivity Index-141-Predominately Drummer, Flanagan, Catlin soils.

**Opportunity to own a large parcel of high quality farmland in
Northeast LaSalle County.**

Well located just off of IL-Route 34 northeast of Earlville.

PRICE-\$11,900/acre.

RE TAXES-2014 paid in 2015-\$21,835.00 (7 Tax Parcels)

POSSESSION-Subject to existing lease for 2016.

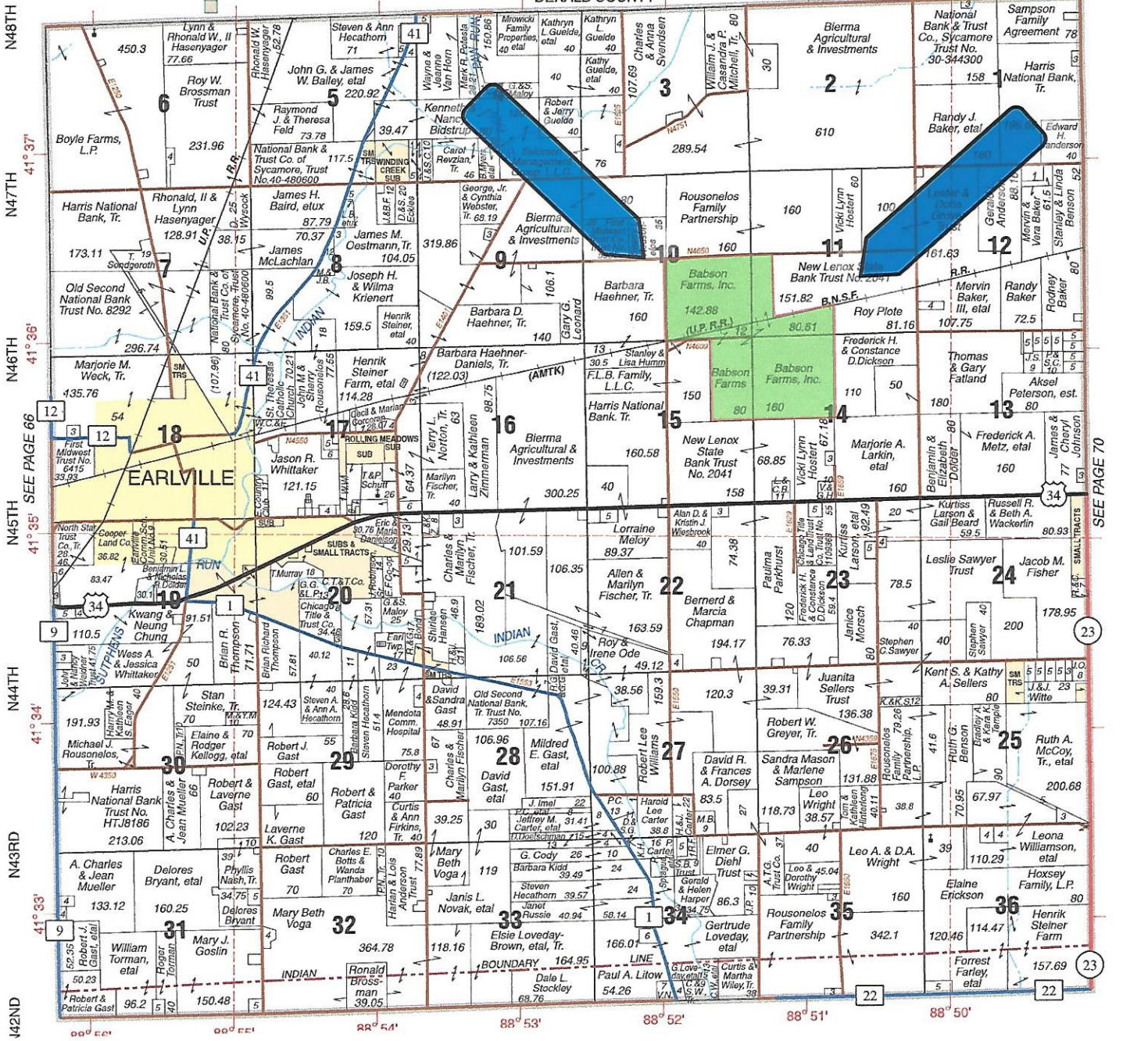
**Final sale will also be subject to the ability of the seller to complete
a "Like-Kind" exchange.**

(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)
www.sterlinglandcompany.com

EARL

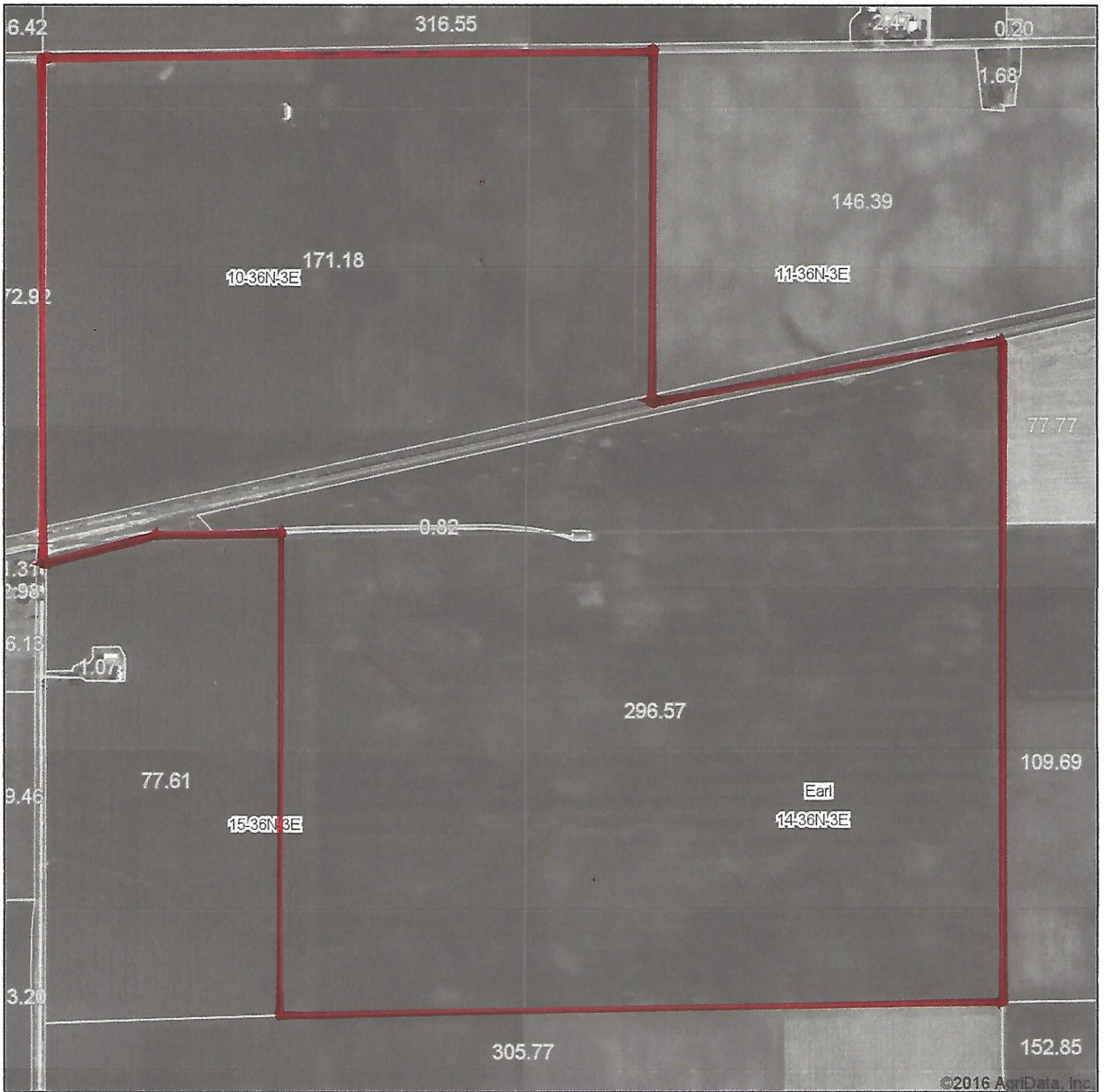
T.36N.-R.3E.

DEKALB COUNTY



SEE PAGE 70

Aerial Map

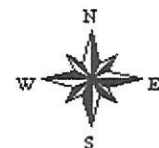


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map center: 41° 36' 4.03, 88° 51' 21.6

0ft 856ft 1713ft

14-36N-3E
La Salle County
Illinois



2/2/2016

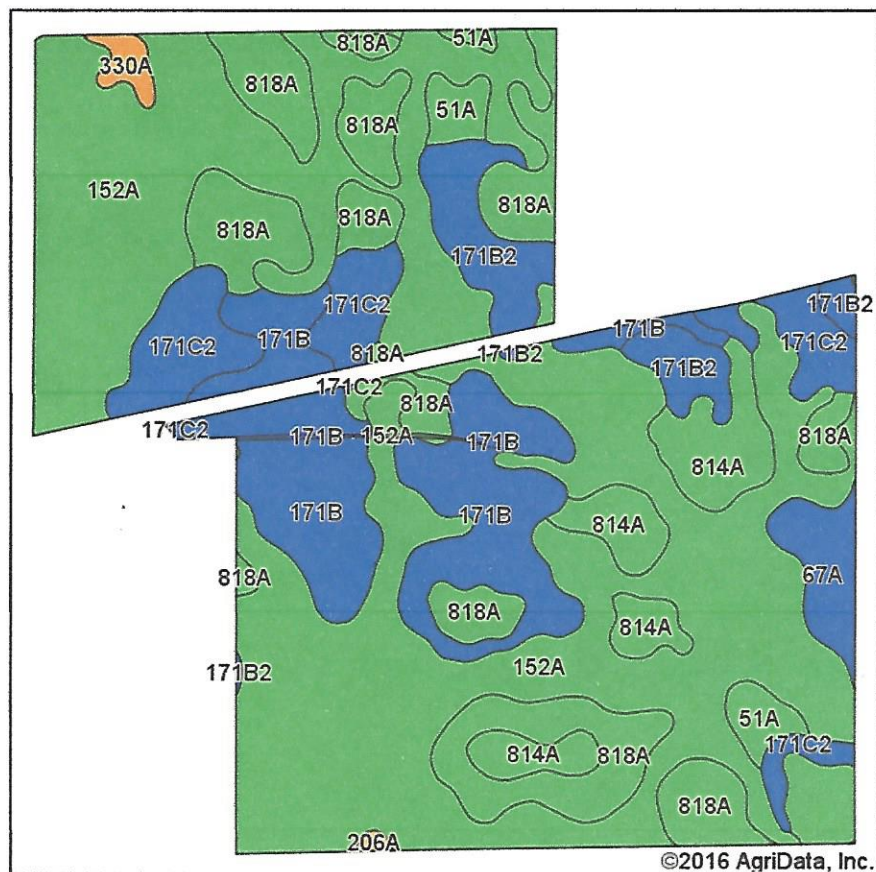
Maps Provided By:



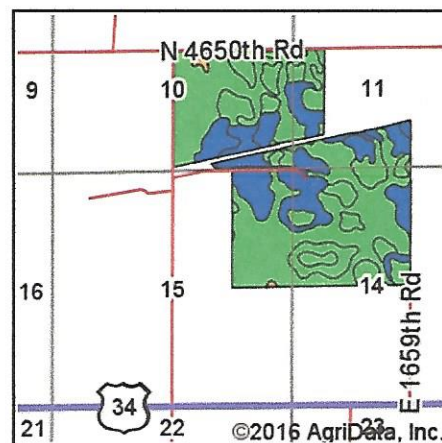
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Soils Map

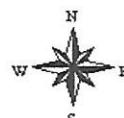


Soils data provided by USDA and NRCS.



State: Illinois
County: La Salle
Location: 14-36N-3E
Township: Earl
Acres: 468.57
Date: 2/2/2016

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL099, Soil Area Version: 10

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
152A	Drummer: silty clay loam, 0 to 2 percent slopes	236.89	50.6%		195	63	73	144
818A	Flanagan: Catlin silt loams, 0 to 3 percent slopes	75.83	16.2%		191	61	75	142
**171B	Catlin: silt loam, 2 to 5 percent slopes	62.03	13.2%		**185	**58	**72	**137
**171C2	Catlin: silt loam, 5 to 10 percent slopes, eroded	28.72	6.1%		**174	**55	**68	**128
814A	Muscatine: Buckhart silt loams, 0 to 3 percent slopes	24.90	5.3%		193	62	75	145
**171B2	Catlin: silt loam, 2 to 5 percent slopes, eroded	20.04	4.3%		**178	**56	**69	**131
67A	Harpster: silty clay loam, 0 to 2 percent slopes	8.58	1.8%		182	57	68	133
51A	Muscatine: silt loam, 0 to 2 percent slopes	8.13	1.7%		200	64	75	147
330A	Peotone: silty clay loam, 0 to 2 percent slopes	2.65	0.6%		164	55	61	123
206A	Thorp: silt loam, 0 to 2 percent slopes	0.53	0.1%		170	55	66	126
154A	Flanagan: silt loam, 0 to 2 percent slopes	0.27	0.1%		194	63	77	144
Weighted Average					190.6	61	72.7	141

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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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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