



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

Long Lane Farm

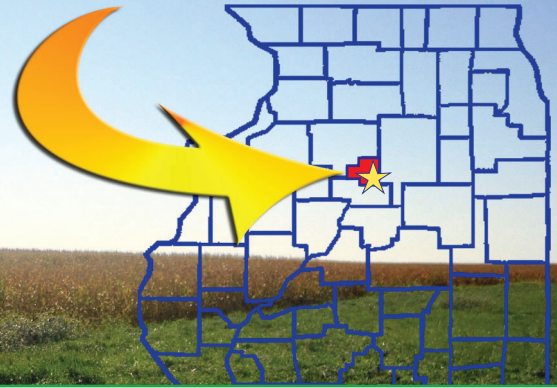
464± acres

Putnam County, IL

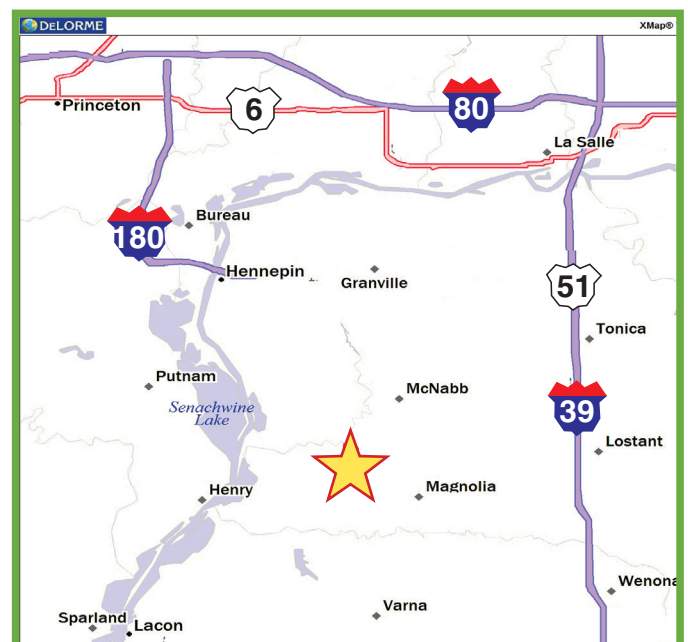
For further information contact:
Timothy A. Harris
Managing Broker
22263 1365 N Road
Princeton, IL 61356
Tel: (815) 875-7418
timothy.a.harris@prudential.com
Designated Agent for Seller

Farmland, Pasture & Buildings

Price
Reduced



- Size:** 464± total tax acres, 328.0± FSA cropland acres, 118.91± acres of pasture
- Location:** 11818 N 250th Avenue, McNabb, IL (CR 1150 E and CR 250 N); 3± miles southwest of McNabb; appx. 3 miles northwest of Magnolia, IL; 6± miles north of Varna; 8± miles north of Henry
- Legal:** Part of Sections 20 & 29, Magnolia Twp. T31 North, Range 1 West, Putnam County, IL
- Improvements:** Appx. 1,896 sq. ft., 2-story home, 3 bedrooms, 1 bath, kitchen, dining room, living room and office, forced air heat and central air conditioning, fireplace, 2-car detached garage. Second single-family residential home vacant and in need of several repairs; Morton machine shed; Morton open front cattle shed; 2 grain bins
- FSA Data:**
- | | Base Ac. | PLC Tract Yld |
|-----------------|----------|---------------|
| Farm #1481 Corn | 207.69 | 161 |
| Wheat | 125.41 | 52 |
- Soils:** Primarily Caitlin Silt Loam, Muscatune Silt Loam, Birkbeck Silt Loam, Saybrook Silt Loam, Sable Silty Clay Loam
- Taxes:** 2014 pay 2015: \$13,157.24
- PIN:** 04-13-010-000 04-13-030-000 04-13-160-000
04-13-170-000 04-13-180-000 04-13-190-000
04-17-120-000 04-17-130-000
- Price:** \$4,152,800 ~~REDUCED~~ \$3,781,600 (\$8,150/ac.)
- Other:** Lease is open for 2016
- Terms:** Cash
- School Districts:** Putnam County Unit School District 535 (K-12)
Illinois Valley (Community) Junior College District 513
- Utilities:** Private well and septic, LP gas
- Showing:** Please contact agent
- Management:** Professional farm management available



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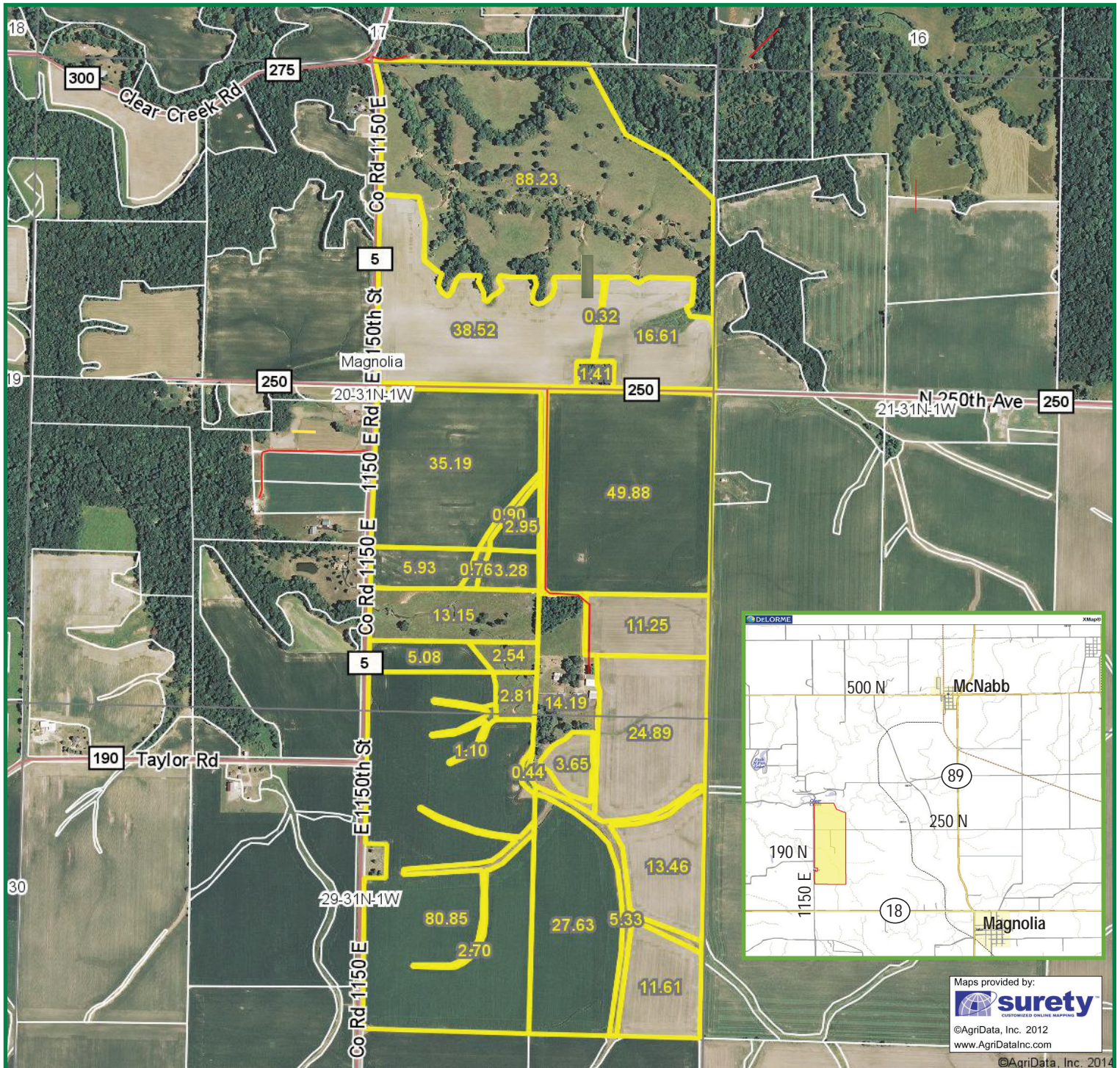
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Aerial Photo



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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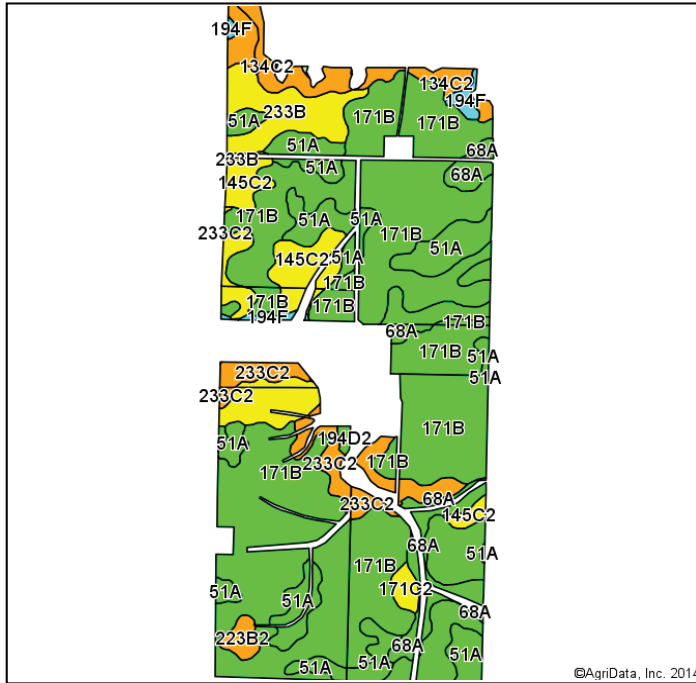


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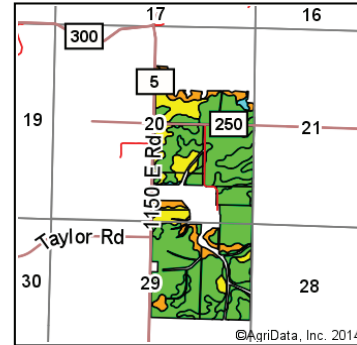
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Putnam**
Location: **20-31N-1W**
Township: **Magnolia**
Acres: **330.78**
Date: **4/21/2014**



Area Symbol: IL155, Soil Area Version: 7								
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
**171B	Cattlin silt loam, 2 to 5 percent slopes	192.84	58.3%		**185	**58	**72	**137
51A	Muscataine silt loam, 0 to 2 percent slopes	41.25	12.5%		200	64	75	147
**233B	Birkbeck silt loam, 2 to 5 percent slopes	23.16	7.0%		**165	**51	**65	**121
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	19.60	5.9%		**155	**48	**61	**113
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	17.61	5.3%		**166	**53	**64	**123
68A	Sable silty clay loam, 0 to 2 percent slopes	17.61	5.3%		192	63	74	143
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	9.74	2.9%		**154	**47	**60	**111
**194F	Morley silt loam, 18 to 35 percent slopes	2.79	0.8%		**99	**33	**41	**74
**223B2	Varna silty clay loam, 2 to 5 percent slopes, eroded	2.65	0.8%		**150	**48	**61	**110
**171C2	Cattlin silt loam, 5 to 10 percent slopes, eroded	2.25	0.7%		**174	**55	**68	**128
**194D2	Morley silty clay loam, 10 to 18 percent slopes, eroded	0.68	0.2%		**124	**42	**52	**93
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.49	0.1%		**130	**42	**52	**95
**25G	Hennepin loam, 35 to 70 percent slopes	0.11	0.0%		**54	**18	**19	**41
Weighted Average					180.8	57	70.1	133.5

Area Symbol: IL155, Soil Area Version: 7

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

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Property Photos



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