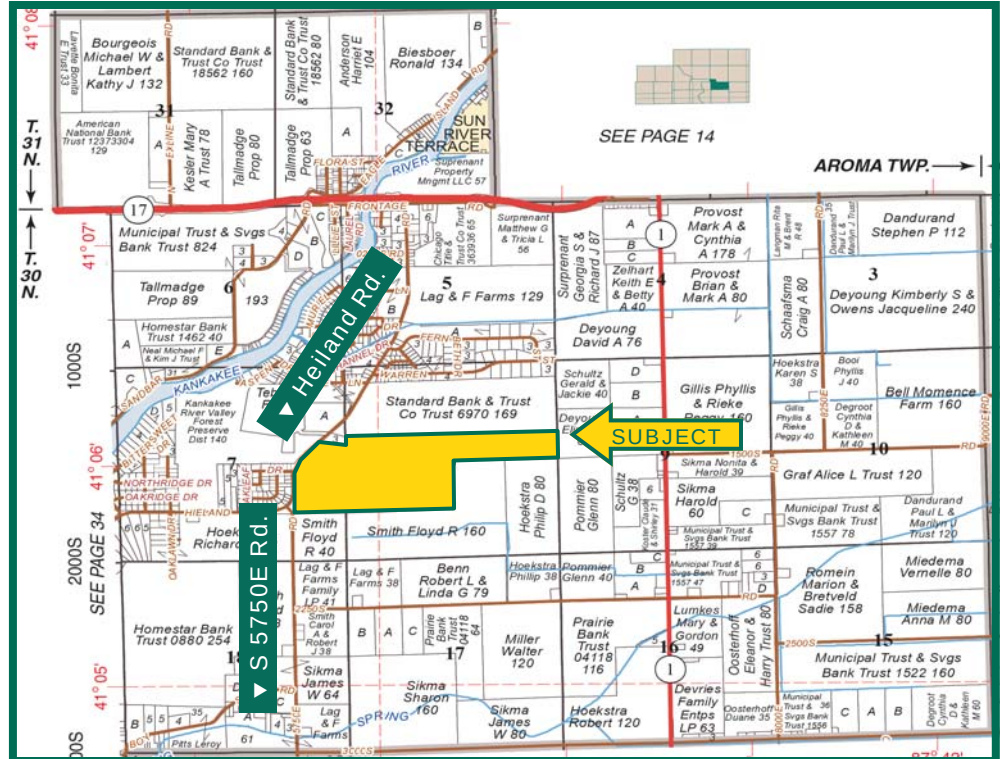


224.46 Acres,
m/l,
Kankakee
County, IL



Map reproduced with permission of Rockford Map Publishers, Inc.

Property Information

Location

About 7 miles Southwest of Momence, Illinois. About 4 miles Northeast of Aroma Park, Illinois. South of Kankakee River.

Legal Description

The South Half of the North Half and the North Half of the Southwest Quarter of Section 8, and the Northeast Quarter of the Southeast Quarter and the South 8.27+/- ac. of the Southeast Quarter of the Northeast Quarter of Section 7, T30N, R12W, Aroma Township

Land Description

Mostly flat land.

Lease Status

Open Lease for 2016.

Price & Terms

- \$1,627,335.00
- \$7,250.00/acre
- 10% down upon acceptance of offer with balance due in cash at closing.

Soil Types / Productivity

Primary soil types are Ridgeville fine sandy loam and Gilford fine sandy loam. Crop productivity index rating of 103.8. See soil map for details.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,425.48
Taxable Acres: 218.27
Tax per Taxable Acre: \$6.53

FSA Data

Farm Number 13, Tract 2389
Crop Acres: 213.11
Farm Program: ARC-CO
Corn Base: 132.75 Ac.
Corn PLC Yield: 118 Bu.
Bean Base: 75.25 Ac.
Bean PLC Yield: 36 Bu.

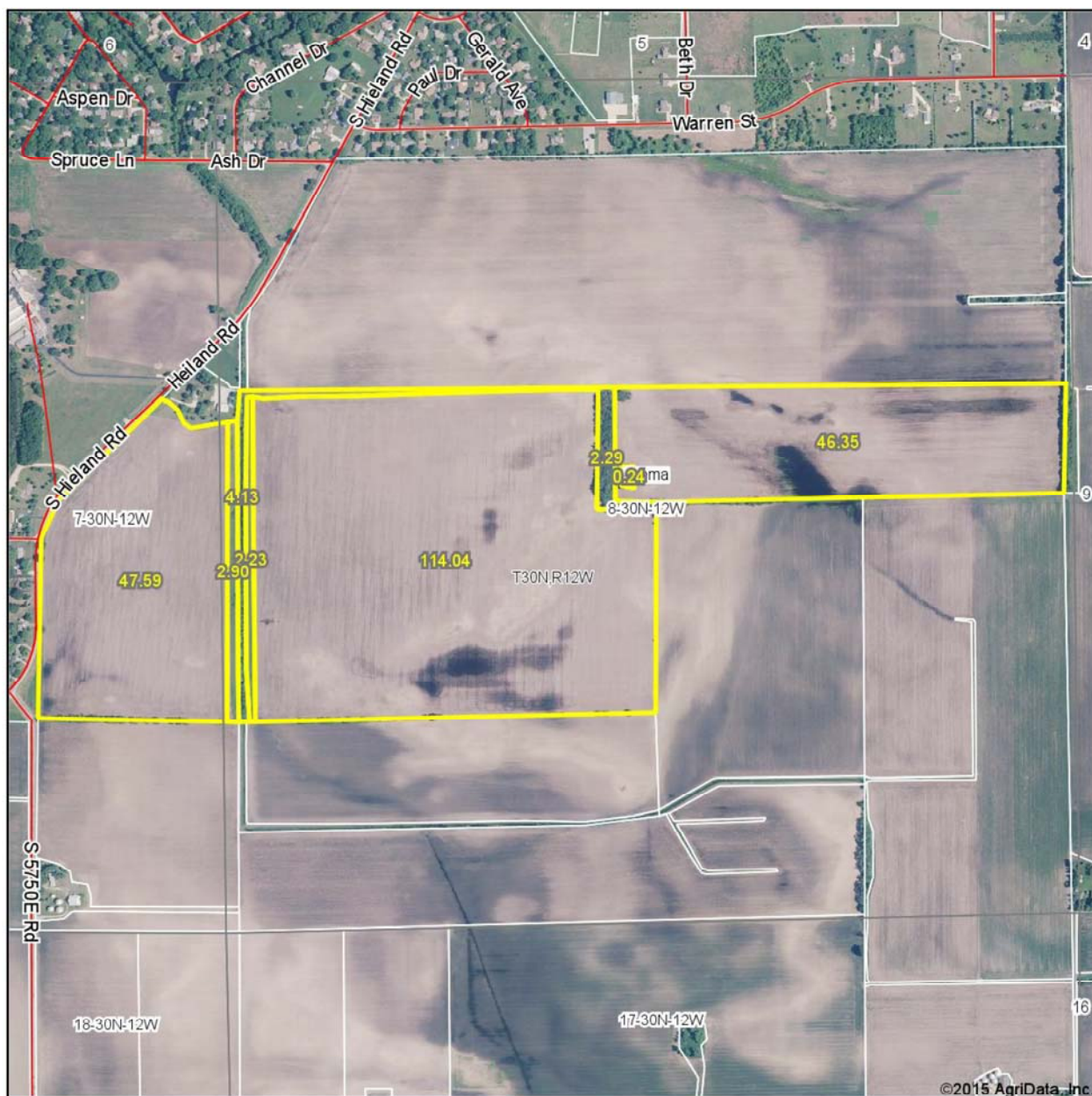
CRP Contracts

Acres: 5.1
Rate: \$155.88/Ac.
Total: \$795.00
Expires: 9-30-2017

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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Maps Provided By:
surety
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8-30N-12W
Kankakee County
Illinois

map center: 41° 5' 57.83, 87° 44' 44.68

scale: 11353



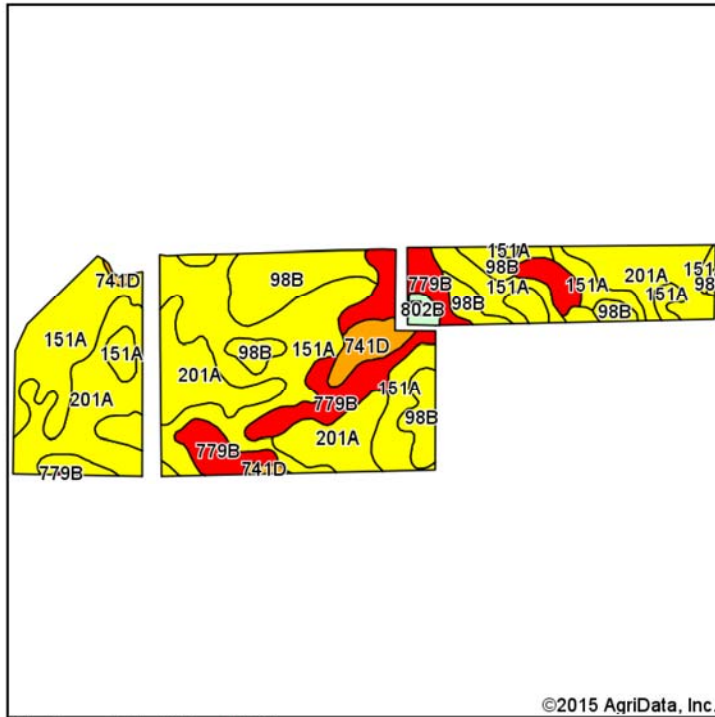
8/26/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

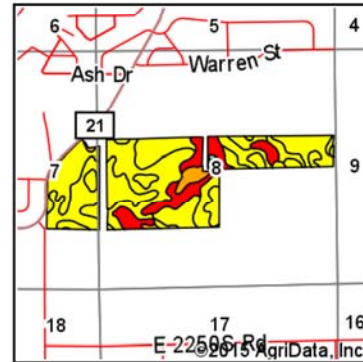
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Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kankakee**
 Location: **8-30N-12W**
 Township: **Aroma**
 Acres: **207.98**
 Date: **8/26/2015**



Maps Provided By:



Area Symbol: IL091, 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
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	79.27	38.1%		151	51	114
201A	Gilford fine sandy loam, 0 to 2 percent slopes	59.72	28.7%		148	49	110
**98B	Ade loamy fine sand, 1 to 6 percent slopes	31.79	15.3%		**134	**47	**102
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	29.05	14.0%		**104	**32	**76
**741D	Oakville fine sand, 6 to 12 percent slopes	6.66	3.2%		**104	**37	**80
802B	Orthents, loamy, undulating	1.49	0.7%				
Weighted Average					138.4	46.3	103.8

Area Symbol: IL091, Soil Area Version: 10

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:
<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

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