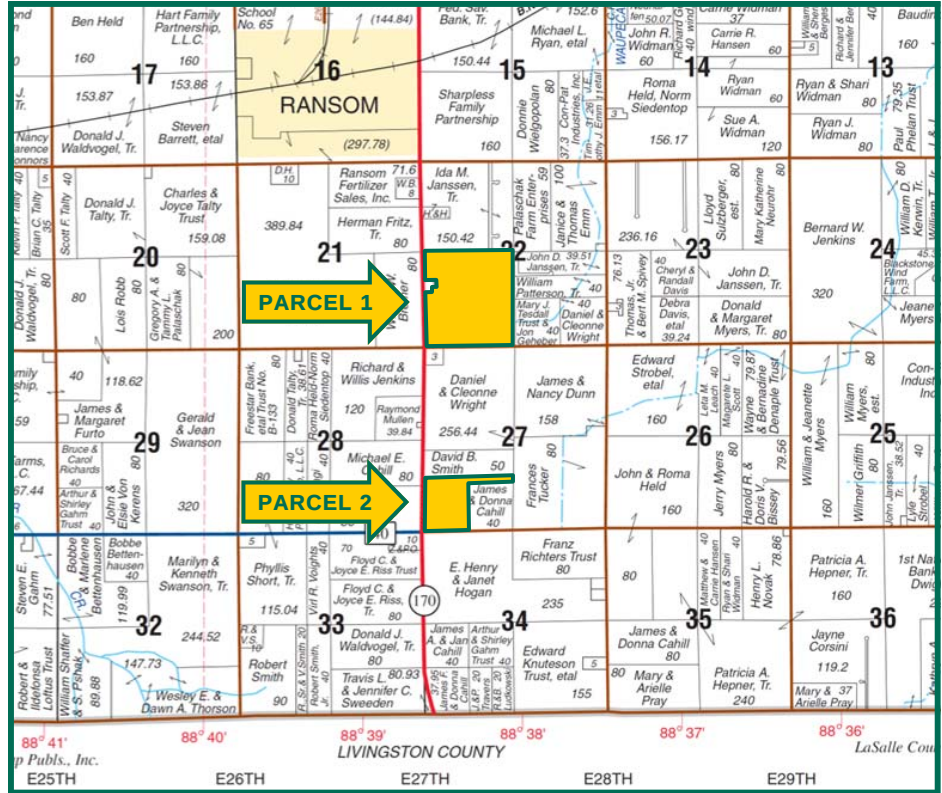


208.35 Ac. m/I, Two Parcels Allen Township, La Salle County, IL



Map reproduced with permission of Rockford Map Publishers, Inc.

Property Information Parcel 1-158.35 Acres, m/I Location

Located in Allen Township, Southeast La Salle County, 1 mile South of Ransom, IL with almost a half mile of road frontage on the West along Illinois Route 170. The property has a half mile of road frontage on the South along North 14th Road.

Legal Description

Part of the SW 1/4 of Section 22, Twp. 31N, Range 5E located in Allen Twp., La Salle Co., IL

Price & Terms

Price Reduced

- \$1,710,180
- \$10,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to 2015 lease.

Lease Status

Farm is leased for 2015, but is open for leasing in 2016.

Real Estate Tax

2014 Taxes Payable in 2015: \$5,274.06
Taxable Acres: 158.35
Tax per Taxable Acre: \$33.31

FSA Data

Farm Number 4925, Tract 4742
Crop Acres: 149.84
Corn Base: 73.17
Corn PLC Yield: 151 Bu.
Bean Base: 73.08
Bean PLC Yield: 45 Bu.
Farm Enrolled in ARC-County Program

Soil Types/Productivity

Main soil type is Elpaso. Productivity Index (PI) is 136. See soil map for details.

Buildings/Improvements

1 - 30' diameter, 8 ring bin with 2 screw stirring machine, axial fan with heater, and full aeration floor.

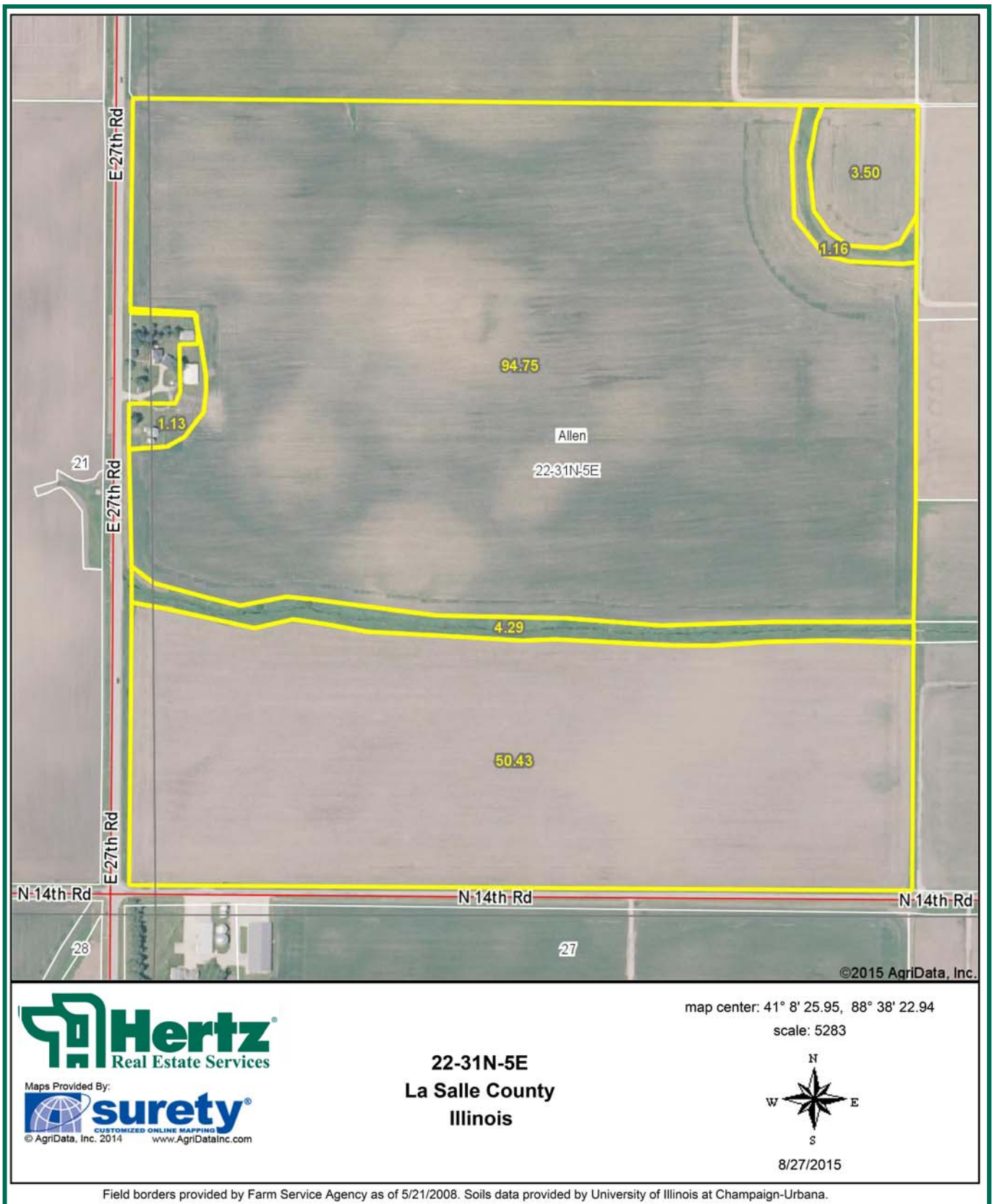
1 - 18' diameter, 6 ring bin with single screw stirring machine, axial fan, and full aeration floor.

1 - 64' x 42' post frame shed.

Comments

An excellent farm in a strong farming community. Drainage ditch provides for great drainage outlet. Sellers willing to divide into smaller tracts, make an offer.

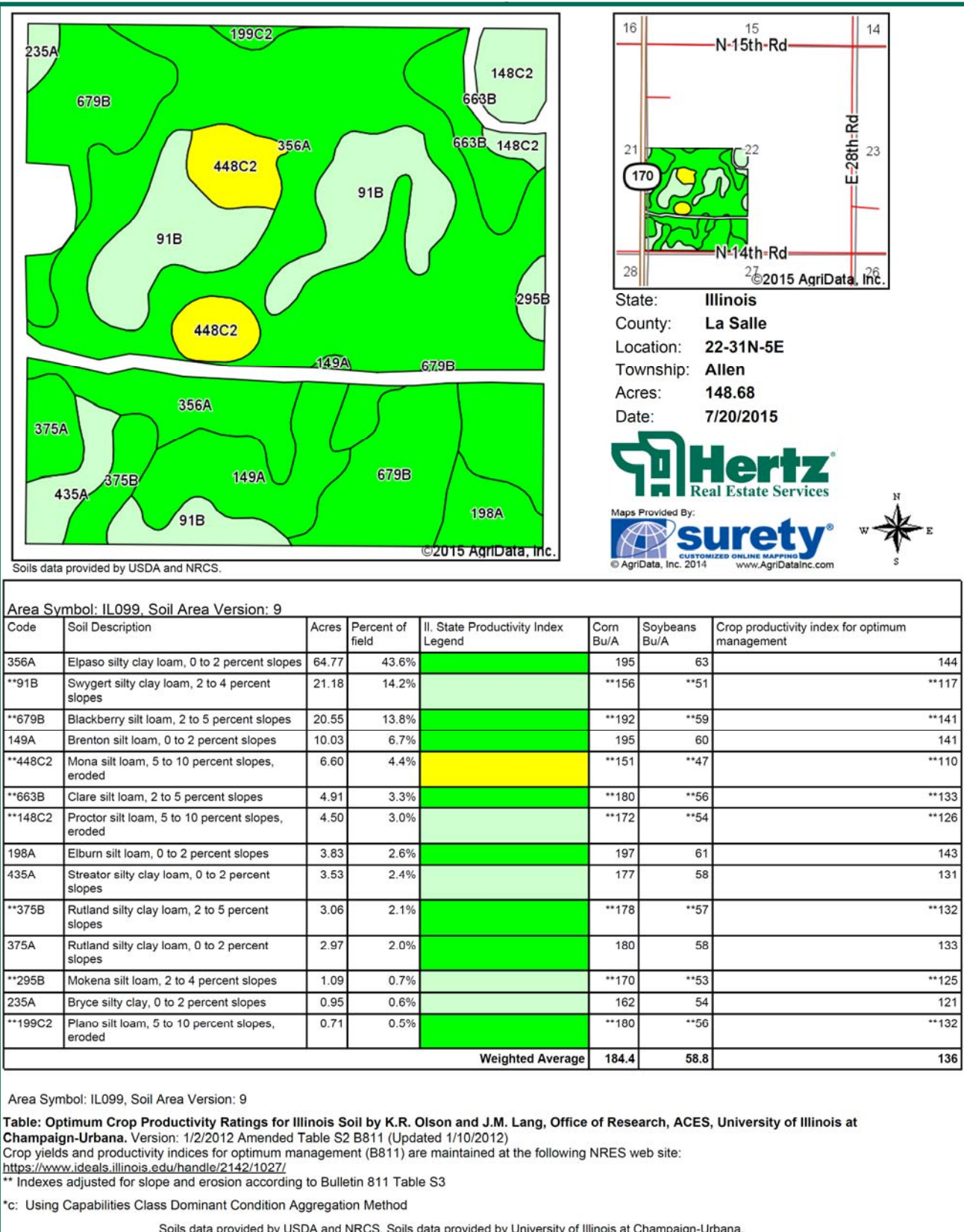
Aerial Photo: Parcel 1



Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag

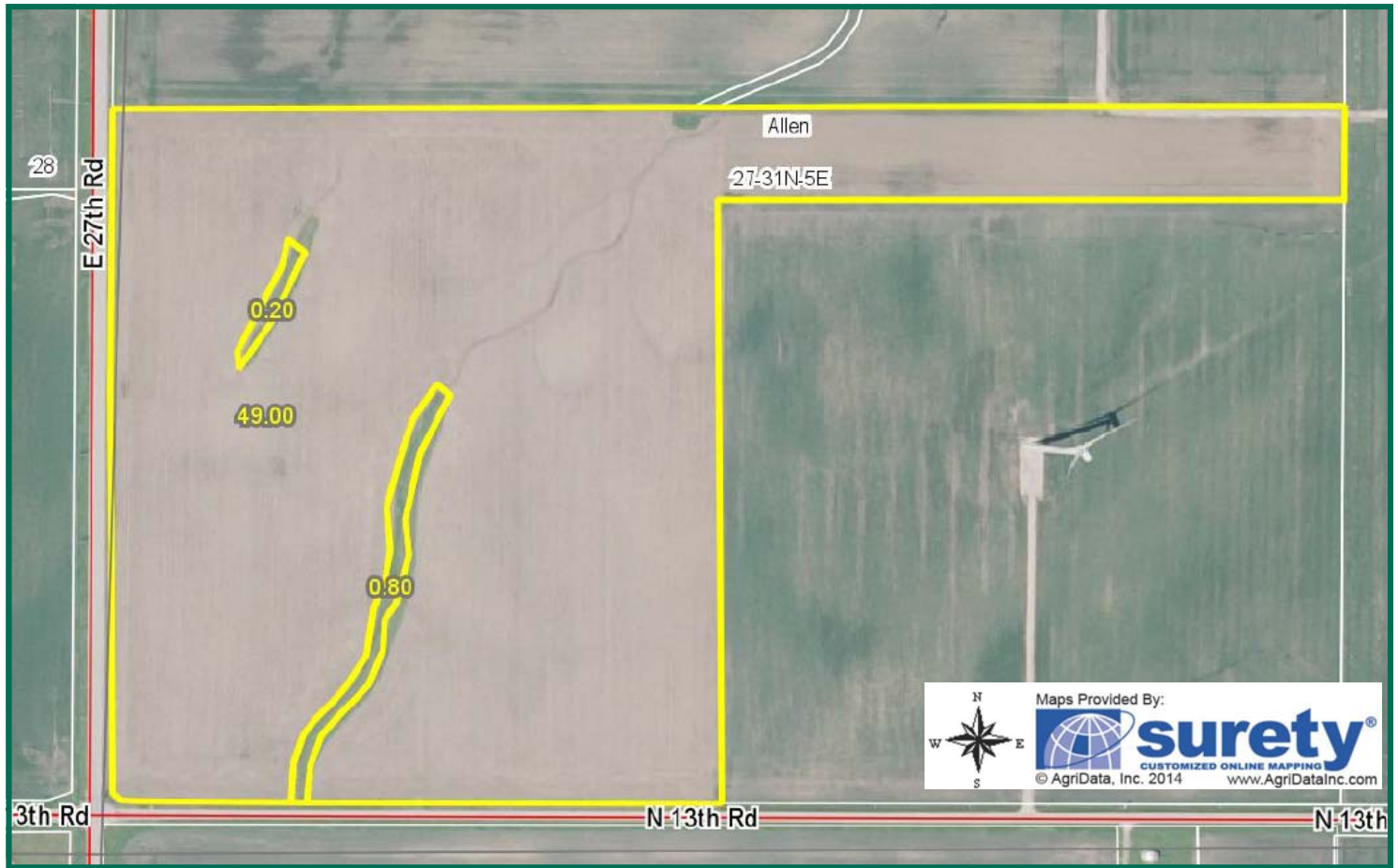
Soils Map: Parcel 1



Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag

Aerial Photo: Parcel 2



Property Information

Parcel 2 - 50.0 Acres, m/l

Location

Located in Allen Township, Southeast La Salle County, 2 miles South of Ransom, IL with over a quarter mile of road frontage on the West along Illinois Route 170. The property has a quarter mile of road frontage on the South along North 13th Road.

Legal Description

See attached Plat Map.

Price & Terms

Price Reduced

- \$435,000
- \$8,700/acre
- 10% down upon acceptance of offer; balance due in case at closing

Possession

Possession upon closing, subject to tenant rights.

Lease Status

Farm is leased for 2015, but is open for leasing in 2016.

Real Estate Tax

2014 Taxes Payable in 2015: \$786.22

Taxable Acres: 50.0

Tax per Taxable Acre: \$15.72

FSA Data

Farm Number 4925, Tract 4741

Crop Acres: 48.56

Corn Base: 24.19

Corn PLC Yield: 151 Bu.

Bean Base: 24.16

Bean PLC Yield: 45 Bu.

Farm Enrolled in ARC-County Program

CRP Contracts

Contract Number 11003 contains 1.0 acre of land enrolled in the grassed waterway program earning \$195 annually. Contract expires 9/30/2019.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) is 119.9. See soil map for details.

Buildings/Improvements

None.

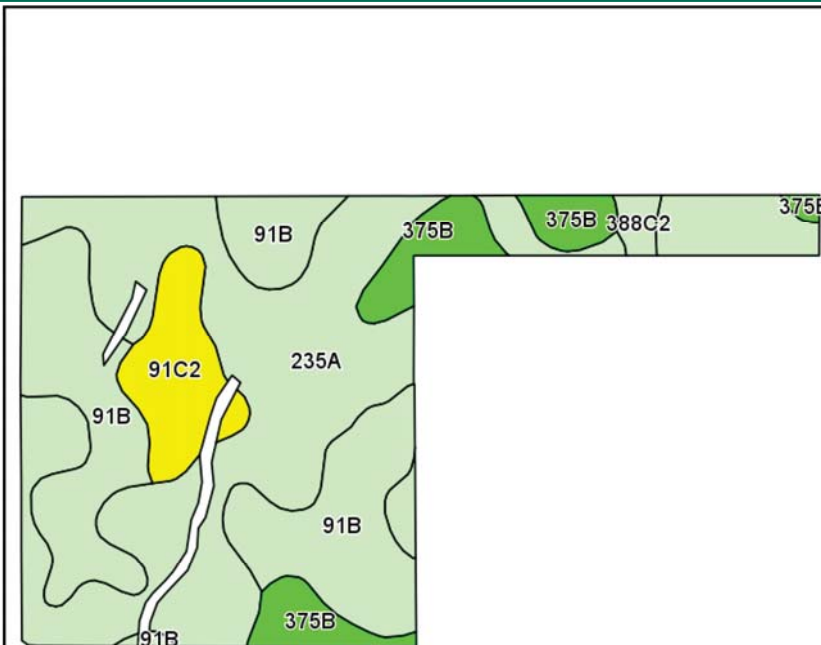
Comments

Parcel 2 is a good farm in a strong farming community. Nearly all tillable with good road frontage and CRP income.

Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

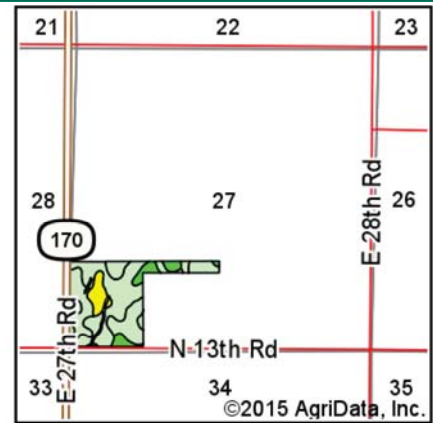
(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag

Soils Map: Parcel 2



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Illinois**
 County: **La Salle**
 Location: **27-31N-5E**
 Township: **Allen**
 Acres: **49**
 Date: **7/20/2015**



Area Symbol: IL099, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	24.73	50.5%		162	54	121
**91B	Swygert silty clay loam, 2 to 4 percent slopes	15.24	31.1%		**156	**51	**117
**375B	Rutland silty clay loam, 2 to 5 percent slopes	4.60	9.4%		**178	**57	**132
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	3.85	7.9%		**147	**48	**110
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	0.58	1.2%		**161	**52	**120
Weighted Average					160.4	52.9	119.9

Area Symbol: IL099, Soil Area Version: 9

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

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.

Eric M. Wilkinson, AFM
 Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
 200 East Court Street, Suite 502
 Kankakee, IL 60901
www.Hertz.ag

Google Earth Photo: Both Parcels



Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag

Parcel 1 Photos: 158.35 Acres, m/l, La Salle County, IL



64' x 42' post frame shed



30' x 8 ring bin with drying equip. (left) & 18' x 6 ring bin (right)



Corn field on South side of Parcel 1



Soybean field on North side of Parcel 1

Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Eric M. Wilkinson, AFM
Licensed Managing Broker in IL
EricW@Hertz.ag

(815) 935-9878
200 East Court Street, Suite 502
Kankakee, IL 60901
www.Hertz.ag