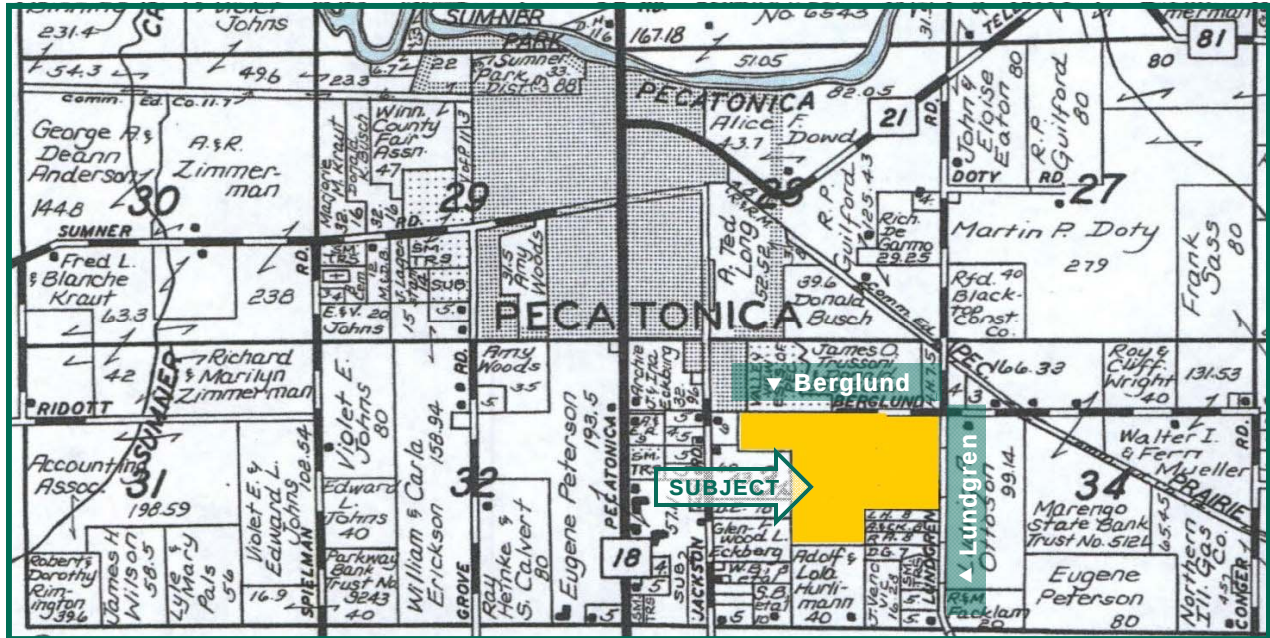


147.5 Acres in Winnebago County, IL



Map reproduced with permission of Rockford Map Publishers

Property Information

Location

The farm is located on the Southeast edge of Pecatonica.

Legal Description

147.5 acres m/l located in Section 33, Pecatonica Township, Winnebago County.

Price & Terms

- \$1,180,560
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2014 lease.

Lease Status

The farm is leased for 2014 and open for 2015.

Real Estate Tax

Taxes Payable in 2014: \$1,150.96

Net Taxable Acres: 147.57

Tax per Net Tax. Ac.: \$7.80

CRP Contracts

There are three CRP contracts on the parcel as follows:

Acres	Annual Payment	Expiration Date
5.40	\$891	2017
2.70	\$483	2020
6.50	\$810	2016
3.10	\$341	2015

Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Buildings/Improvements

There are no buildings on the property.

Zoning

Property is zoned agricultural.

FSA Data

Farm Number: #598

Crop Acres: 111.5

Corn Base: 75.3 Acres

Corn Direct/CC Yields: 110

Bean Base: 4.9 Acres

Bean Direct/CC Yields: 25

Soil Types / Productivity

Primary soil types are Griswold Loam, Selmass Loam, and Lahoguess Loam. The average Productivity Index of the tillable soils is 118.7 and the average corn yield rating is 159 Bushels/Acre. See soil map.

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.

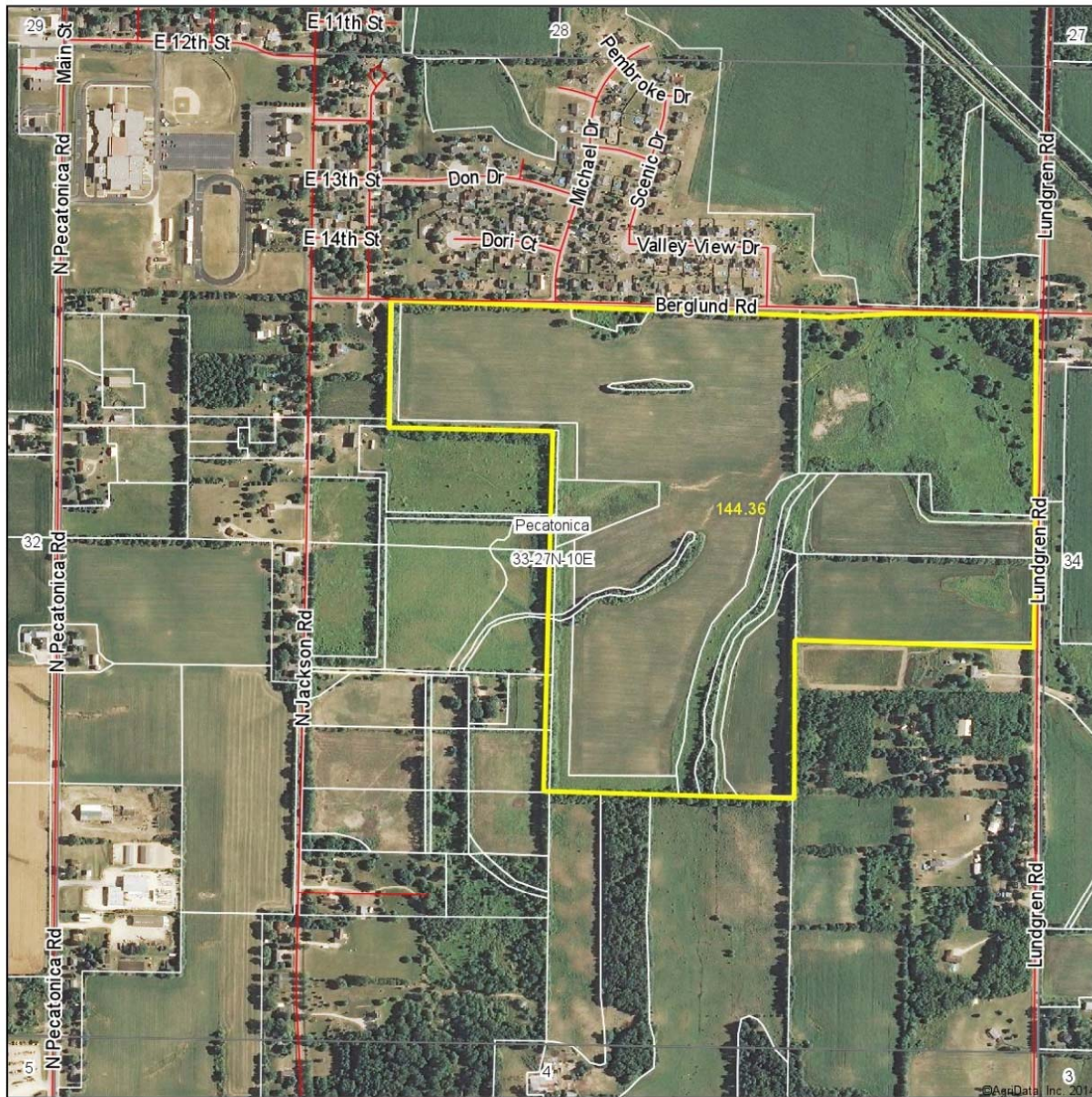
Robert Opperman
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Aerial Map

Aerial Map



33-27N-10E
Winnebago County
Illinois

map center: 42° 17' 47.56, 89° 20' 57.67

scale: 9624



9/2/2014

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

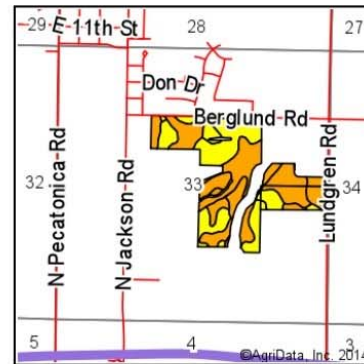
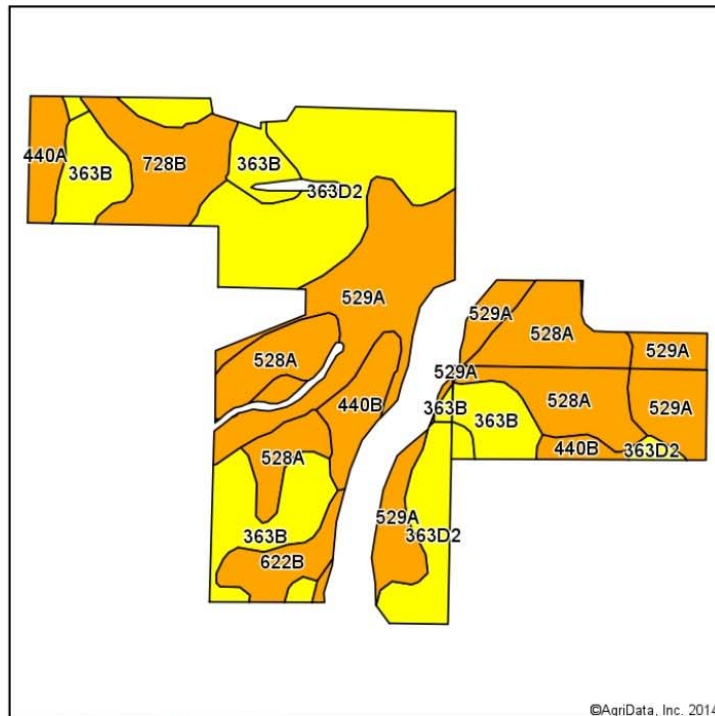
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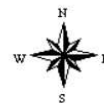
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Soil Map

Soil Map



State: **Illinois**
 County: **Winnebago**
 Location: **33-27N-10E**
 Township: **Pecatonica**
 Acres: **93.05**
 Date: **9/2/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL201, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	22.73	24.4%		**145	**48	**109
529A	Selma loam, 0 to 2 percent slopes	22.24	23.9%		163	53	121
528A	Lahoguess loam, 0 to 2 percent slopes	16.52	17.8%		170	55	126
**363B	Griswold loam, 2 to 4 percent slopes	14.97	16.1%		**154	**51	**116
**728B	Winnebago silt loam, 2 to 5 percent slopes	6.75	7.3%		**162	**53	**121
**440B	Jasper silt loam, 2 to 5 percent slopes	4.25	4.6%		**173	**56	**129
**622B	Wyanet silt loam, 2 to 5 percent slopes	3.15	3.4%		**159	**52	**119
440A	Jasper silt loam, 0 to 2 percent slopes	2.44	2.6%		175	57	130
Weighted Average					159	52	118.7

Area Symbol: IL201, Soil Area Version: 8

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

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

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