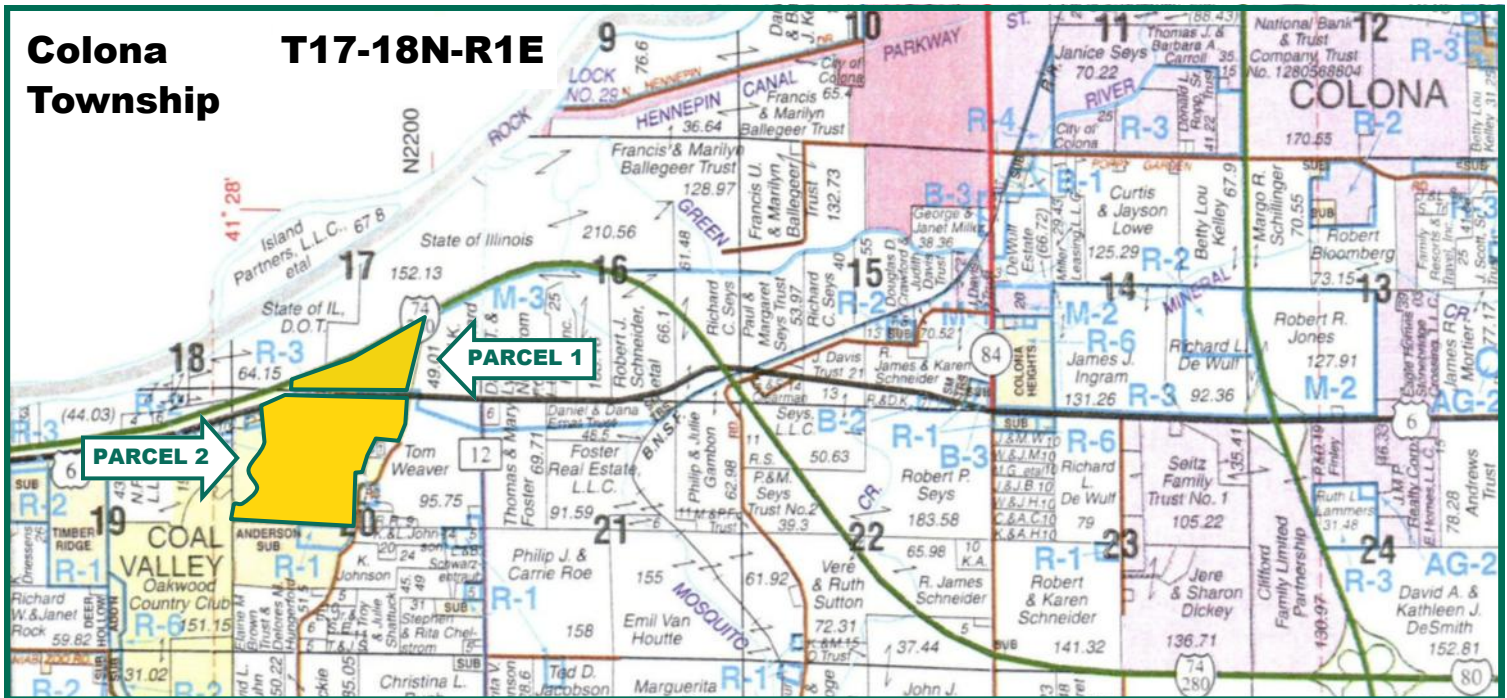


173.9 Acres in 2 parcels, Henry County, IL



Map reproduced with permission of Rockford Map Publishers, Inc.

Property Information

Parcel 1 - 39.9 Acres m/l

Location

The property is located NE of Coal Valley, north of US Route 6.

Legal Description

Sections 17 & 20, Colona Township, Henry County, Illinois.

Price & Terms

- \$299,250
- \$7,500/acre
- 10% down upon acceptance of offer; balance due at closing.

Possession

At closing, subject to the 2014 lease.

Lease Status

The farm is leased for 2014.

Real Estate Tax*

Taxes Payable in 2014: \$1,366.72

Net Taxable Acres: 169.94

Tax per Net Taxable Acre: \$8.04

*Real Estate Tax figures include both parcels.

CRP Contracts

There are no CRP contracts on the property.

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 residential by the Village of Coal Valley, Illinois.

FSA Data

Farm Number: 843

Crop Acres: 39.9

Corn Base: 61.9 **

Corn Direct/CC Yields: 121 / 121 **

Bean Base: 15.5 **

Bean Direct/CC Yields: 32 / 32 **

**FSA Data includes both parcels.

Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.

Soil Types / Productivity

Primary soil types are Tice, Moline & Sawmill. Productivity Index (P.I.) is 126.8. See soil map for details.

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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Aerial Photo: Parcel 1

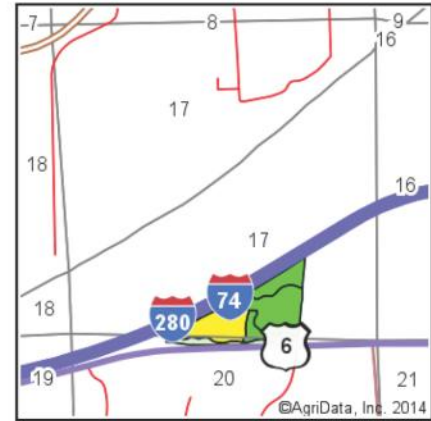
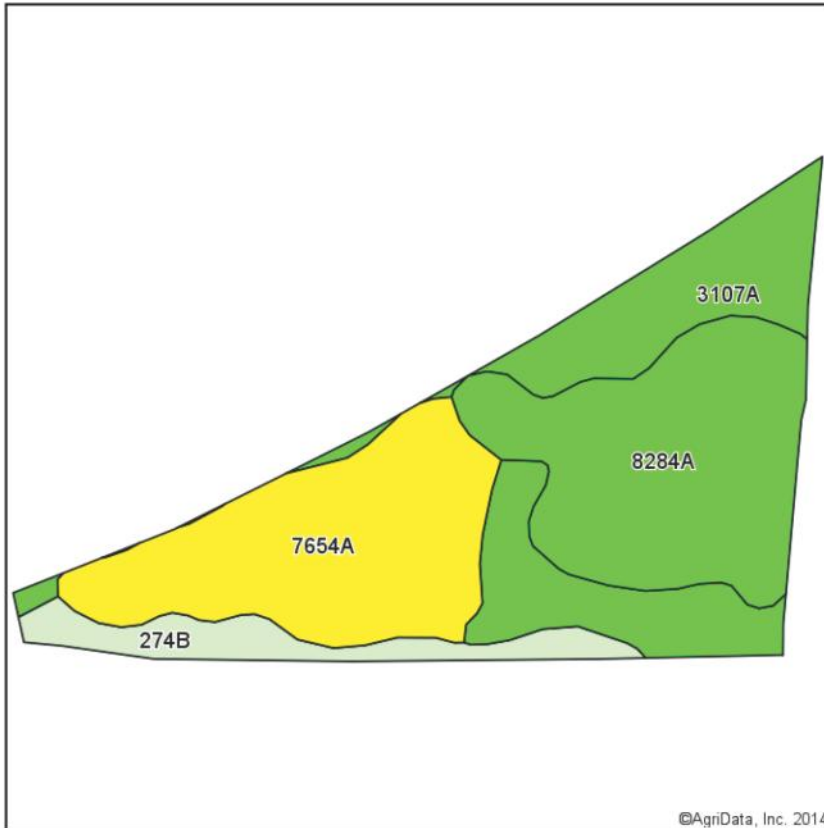


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Soil Map: Parcel 1



State: **Illinois**
 County: **Henry**
 Location: **20-17N-1E**
 Township: **Colona**
 Acres: **39.9**
 Date: **8/14/2014**



Soils data provided by USDA and NRCS.

Area Symbol: IL073, 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
8284A	Tice silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.18	33.0%		184	57	134
7654A	Moline silty clay, 0 to 2 percent slopes, rarely flooded	12.10	30.3%		154	46	110
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	11.14	27.9%		189	60	139
**274B	Seaton silt loam, 2 to 5 percent slopes	3.48	8.7%		**164	**50	**119
Weighted Average					174.6	53.9	126.8

Area Symbol: IL073, 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: <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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Aerial Photo: Parcel 2

Property Information Parcel 2 - 134.0 Acres m/l

Location

The property is located northeast of Coal Valley, south of US Route 6.

Legal Description

Section 20, Colona Township, Henry County, Illinois.

Price & Terms

- \$603,000
- \$4,500/acre
- 10% down upon acceptance of offer; balance due at closing

Possession

At closing, subject to the 2014 lease.

Lease Status

The farm is leased for 2014.

CRP Contracts

There are no CRP contracts on the property.

Real Estate Tax*

Taxes Payable in 2014: \$1,366.72

Net Taxable Acres: 169.94

Tax per Net Taxable Acre: \$8.04

**Real Estate Tax figures include both parcels.*

FSA Data

Farm Number: 843

Crop Acres: 37.45

Corn Base: 61.9 **

Corn Direct/CC Yields: 121 / 121 **

Bean Base: 15.5 **

Bean Direct/CC Yields: 32 / 32 **

***FSA Data includes both parcels.*

Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.

Soil Types / Productivity

Primary soil types are Fayette & Greenbush. Productivity Index (P.I.) is 123.8. See soil map for details.

Mineral Rights

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

Land Description

Level to rolling. Timber areas with 18% - 35% slopes.

Buildings/Improvements

There are no buildings on the property.

Zoning

Property is zoned residential by the Village of Coal Valley, Illinois.

Timber

Timber has marketable value. Red Oak, White Oak, Black Walnut, and Black Cherry dominate the stands.

Comments

Bluff area along US Route 6 provides an excellent view of the Rock River Valley.



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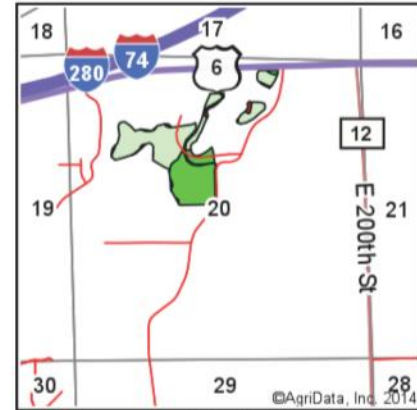
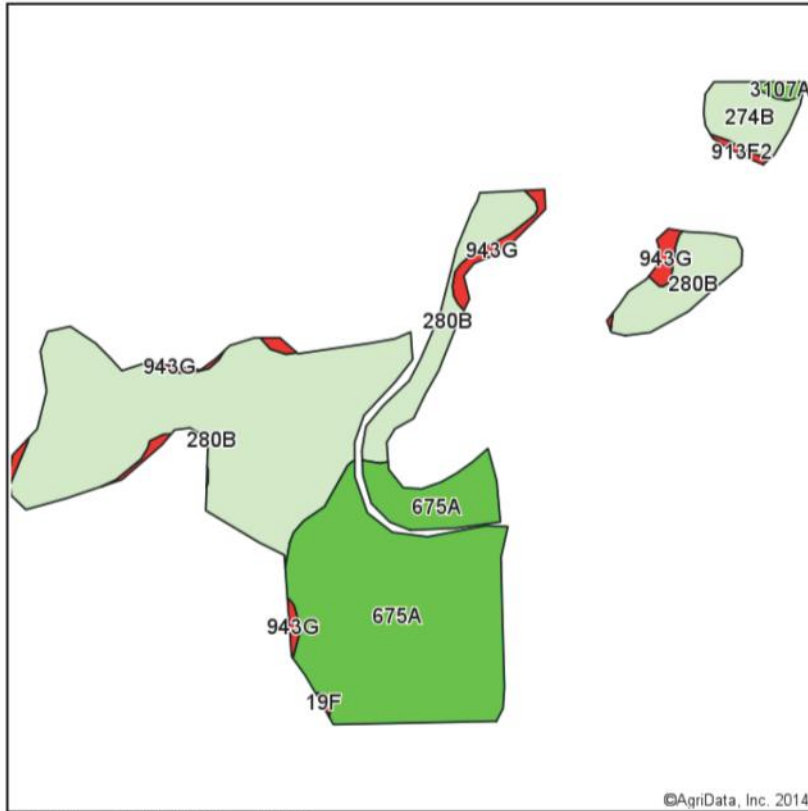
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Soil Map: Parcel 2



State: **Illinois**
 County: **Henry**
 Location: **20-17N-1E**
 Township: **Colona**
 Acres: **37.45**
 Date: **8/14/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073. 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
**280B	Fayette silt loam, 2 to 5 percent slopes	19.39	51.8%		**165	**52	**121
675A	Greenbush silt loam, 0 to 2 percent slopes	14.86	39.7%		184	58	134
**274B	Seaton silt loam, 2 to 5 percent slopes	1.55	4.1%		**164	**50	**119
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	1.31	3.5%		**78	**24	**57
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.22	0.6%		189	60	139
**913F2	Marseilles-Hickory complex, 18 to 35 percent slopes, eroded	0.12	0.3%		**84	**28	**63
Weighted Average					169.3	53.3	123.8

Area Symbol: IL073, 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: <http://soilproductivity.nres.illinois.edu/>

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

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FSA Aerial Photo: Parcels 1 & 2

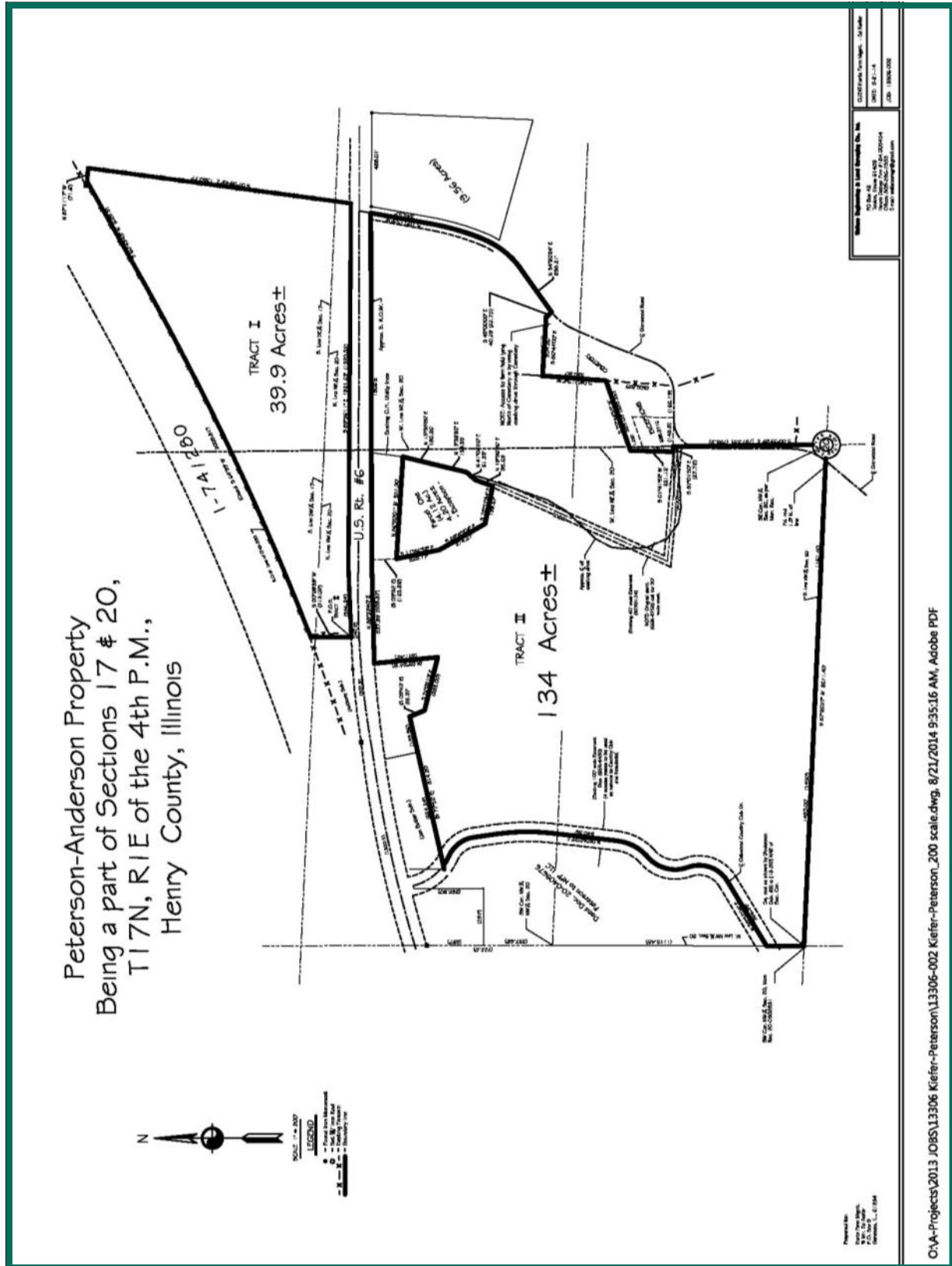


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Survey Map



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