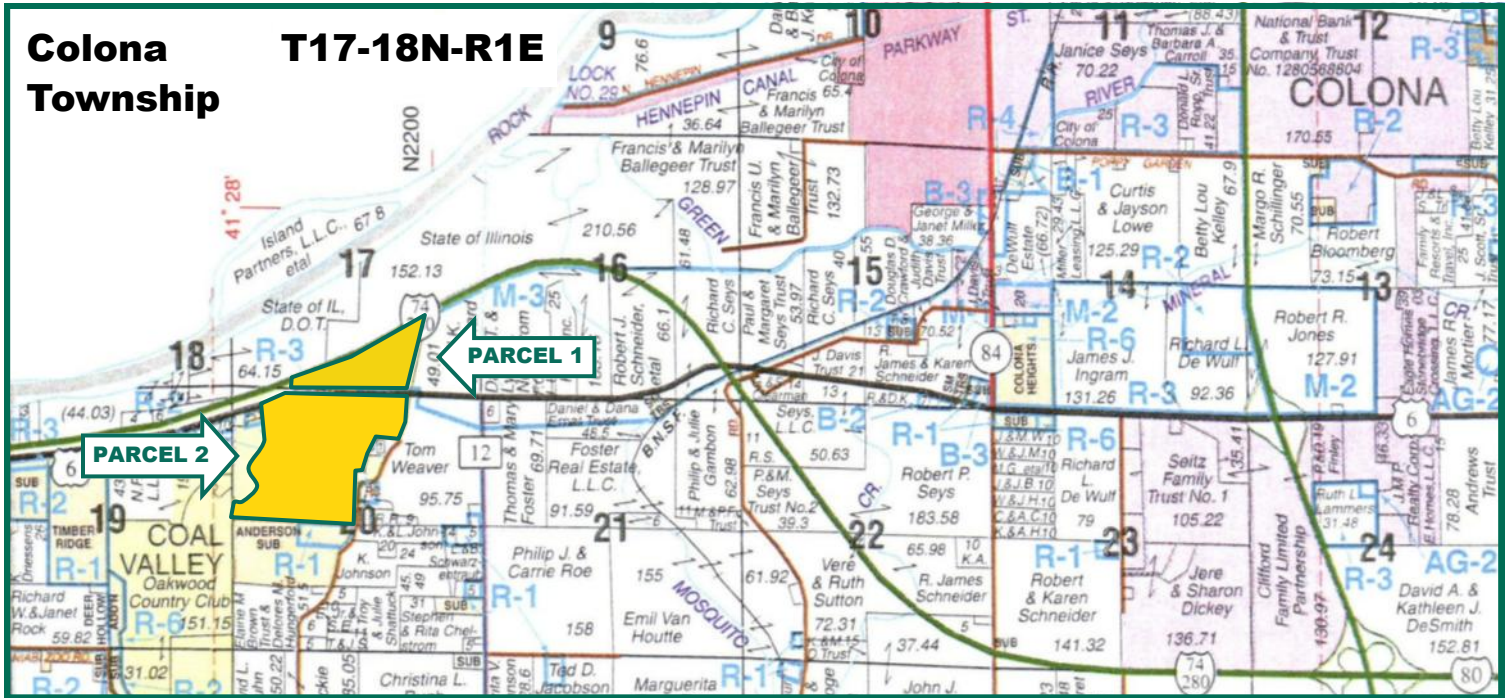


## 173.9 Acres in 2 parcels, Henry County, IL



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.*

**R. Edward Kiefer**  
Licensed Real Estate Managing Broker in Illinois  
Licensed Real Estate Broker in Iowa  
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo: Parcel 1

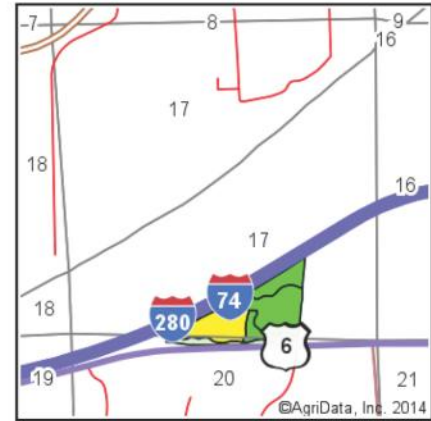
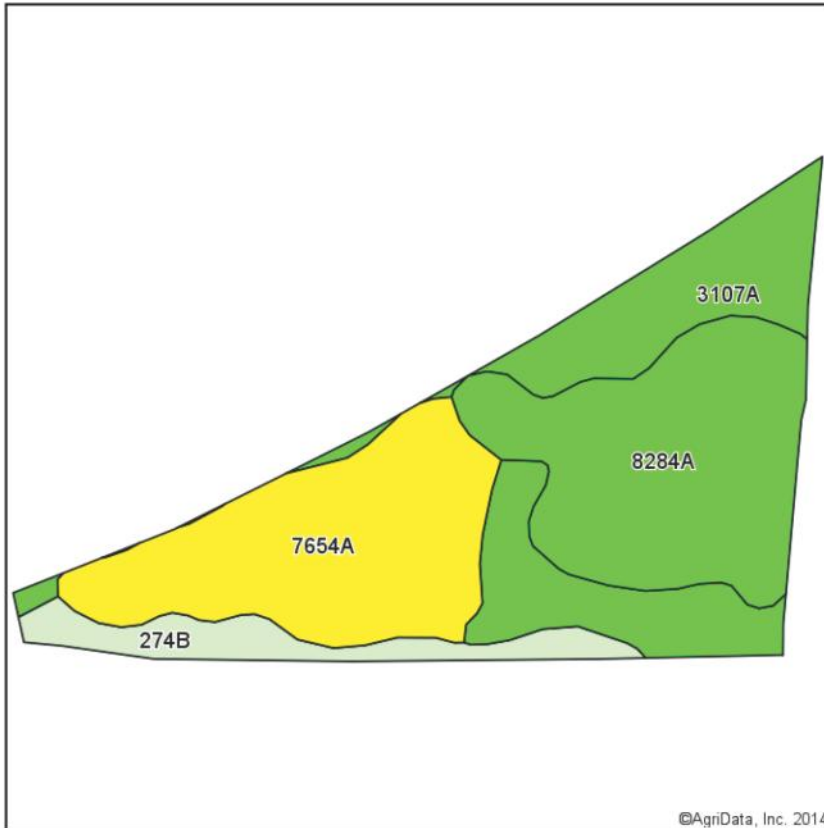


**R. Edward Kiefer**  
Licensed Real Estate Managing Broker in Illinois  
Licensed Real Estate Broker in Iowa  
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# 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.

©AgriData, Inc. 2014

## 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.

**R. Edward Kiefer**  
 Licensed Real Estate Managing Broker in Illinois  
 Licensed Real Estate Broker in Iowa  
 720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
 EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## 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.



**R. Edward Kiefer**

Licensed Real Estate Managing Broker in Illinois

Licensed Real Estate Broker in Iowa

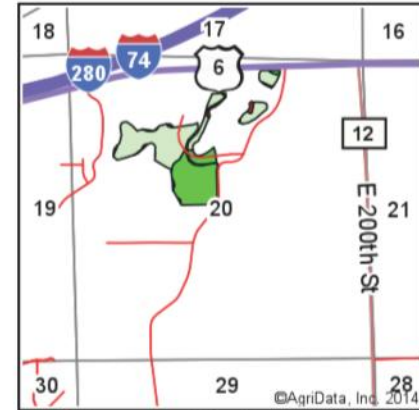
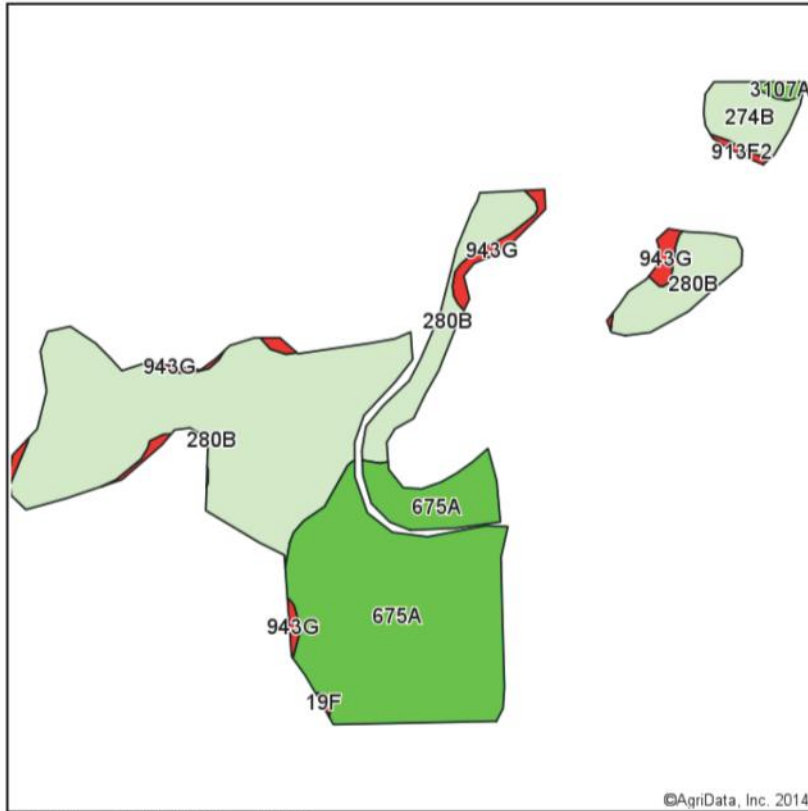
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184

EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# 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  
 © AgriData, Inc. 2014 www.AgriDataInc.com

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 |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| **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/>

\*\* 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.

**R. Edward Kiefer**  
 Licensed Real Estate Managing Broker in Illinois  
 Licensed Real Estate Broker in Iowa  
 720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
 EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## FSA Aerial Photo: Parcels 1 & 2

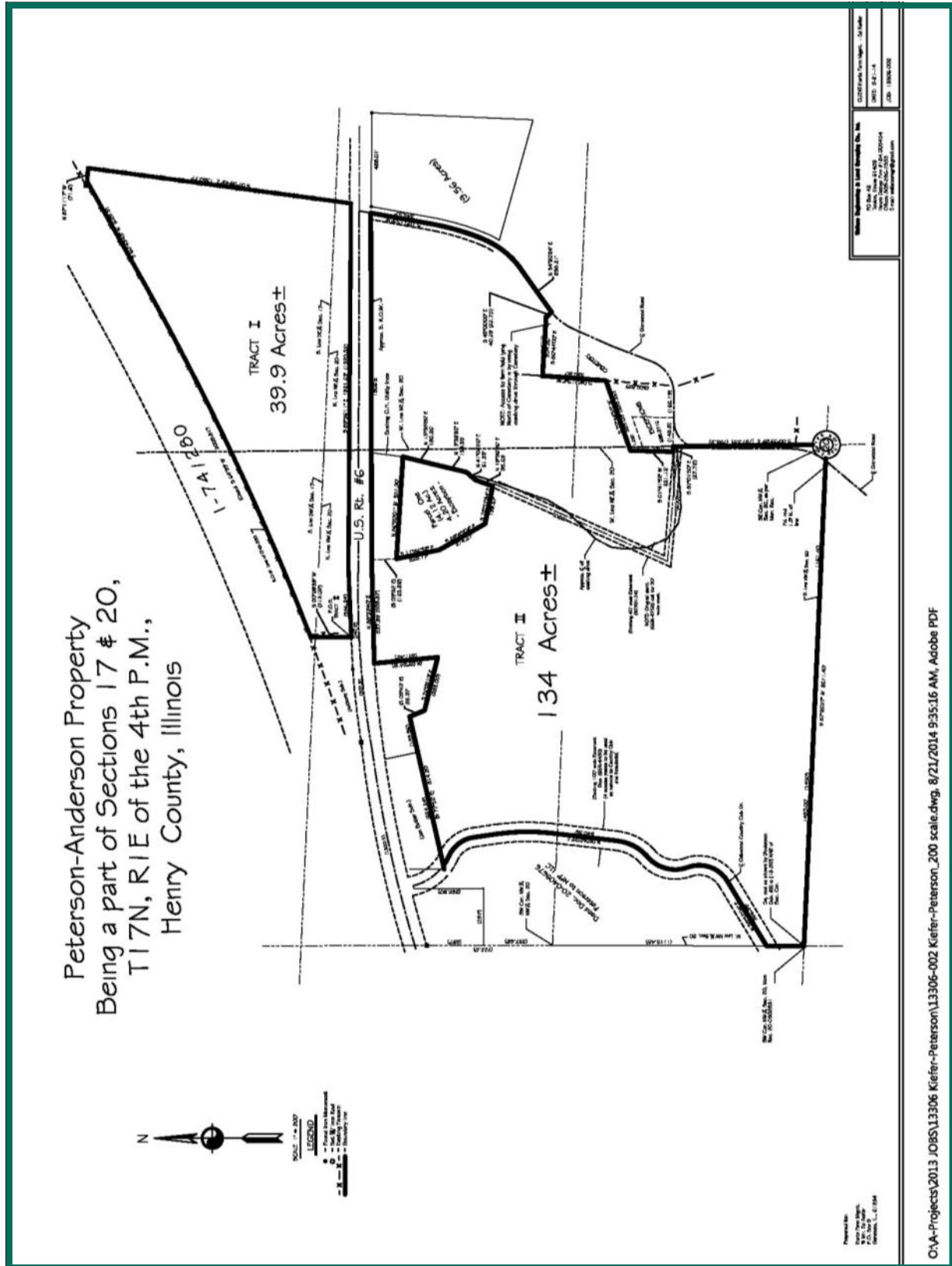


**R. Edward Kiefer**  
 Licensed Real Estate Managing Broker in Illinois  
 Licensed Real Estate Broker in Iowa  
 720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
 EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Survey Map



**R. Edward Kiefer**  
Licensed Real Estate Managing Broker in Illinois  
Licensed Real Estate Broker in Iowa  
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184  
EdK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)