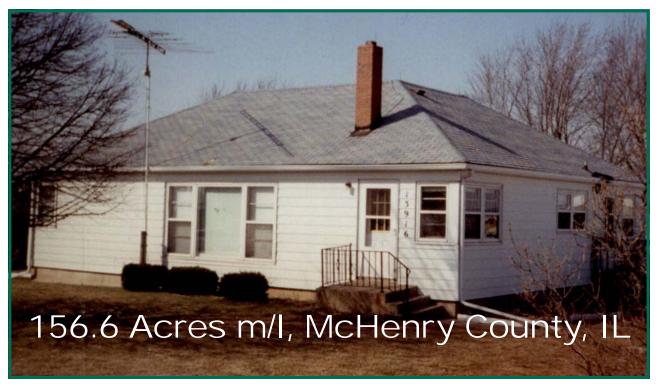


LAND FOR SALE



128.2 PI 13916 Adamson Road, Huntley Illinois

Property Information Location

13916 Adamson Road, Huntley, Illinois.

The property has excellent location in southwest McHenry County. The property is located 1 1/4 mile west of Huntley, Illinois approximately 3 1/2 miles north of the McHenry/Kane County line. The farm is located 2 1/4 miles west of State Highway 47.

Legal Description

Property is located in the southwest quarter of Section 7, and the west half of the northwest quarter of Section 18 in the northwest part of Grafton Township, and the southwest quarter of Section 12 of the northeast part of Coral Township.

Price & Terms

- \$2,035,280
- \$13.000/acre
- 10% earnest money. Balance due at closing

Possession

Farm is leased for 2014. Possession upon closing, subject to tenants rights.

Lease Status

Farm and Improvements leased for 2014.

Real Estate Tax

Taxes Payable in 2014: \$9,093.76 Net Taxable Acres: 156.56 Tax ID #s: 18-18-100-001, 18-07-300-002, 17-12-400-004

Soil Types / Productivity

Primary soil types are Will Loam, Varna silt Loam, Ashkum Silt Loam, and Comfrey Loam. Productivity Index (P.I.) is 128.2. See soil map for details.

Land Description

This land is a combination of quality farmland for the present and possible development for the future. Access is approximately 1/4 mile of road frontage on Adamson Road and 1/4 mile of road frontage on Frohling Road.

Buildings/Improvements

Three bedroom ranch dwelling with basement. New well. Other improvements include a 40' x 90' metal machine shed, 24' x 36' wooden corn crib, a workshop, and a two-car unattached garage. The improvements are currently leased and are being sold "As Is".

Rich Grever

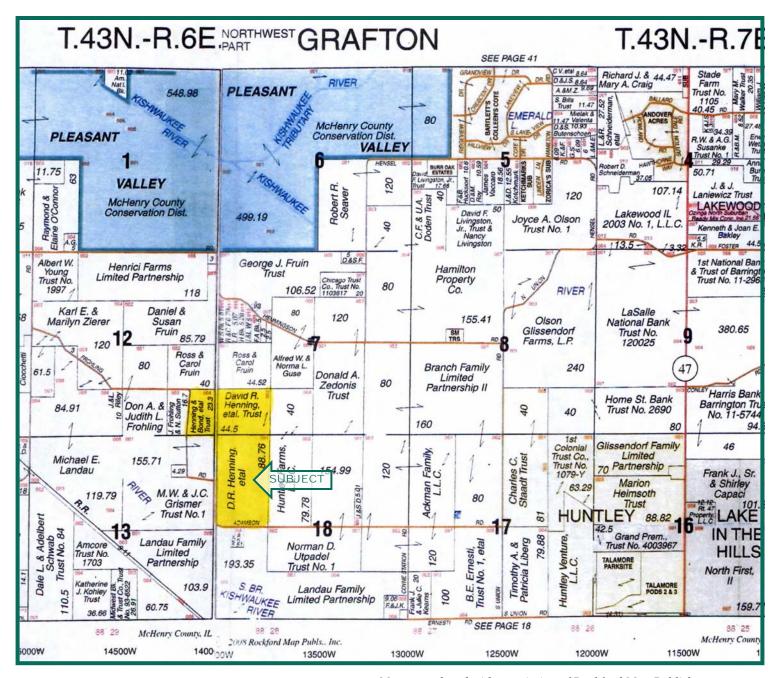
Real Estate Broker Licensed in Illinois 143 North Second Street, PO Box 907 DeKalb, IL 60115 815-748-4440 RichG@Hertz.ag

www.Hertz.ag

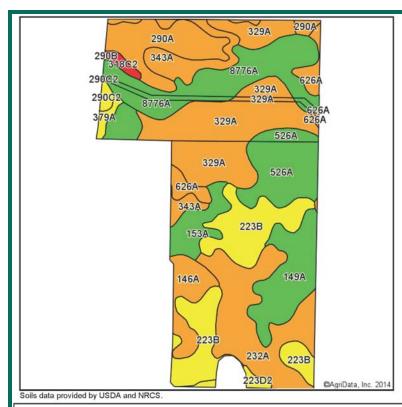
Aerial Photo

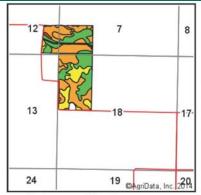


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.



Map reproduced with permission of Rockford Map Publishers





 State:
 Illinois

 County:
 McHenry

 Location:
 18-43N-7E

 Township:
 Grafton

 Acres:
 158.29

 Date:
 8/1/2014







Area Symbol: IL111, Soil Area Version: 9							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
329A	Will loam, 0 to 2 percent slopes	29.62	18.7%		174	58	129
**223B	Varna silt loam, 2 to 4 percent slopes	21.58	13.6%		**156	**50	**115
232A	Ashkum silty clay loam, 0 to 2 percent slopes	20.48	12.9%		170	56	127
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	19.29	12.2%		185	61	138
526A	Grundelein silt loam, 0 to 2 percent slopes	12.71	8.0%		186	61	138
149A	Brenton silt loam, 0 to 2 percent slopes	12.31	7.8%		195	60	141
290A	Warsaw loam, 0 to 2 percent slopes	12.13	7.7%		161	52	119
153A	Pella silty clay loam, 0 to 2 percent slopes	8.25	5.2%		183	60	136
343A	Kane silt loam, 0 to 2 percent slopes	7.83	4.9%		168	55	125
146A	Elliott silt loam, 0 to 2 percent slopes	6.05	3.8%		168	55	125
626A	Kish loam, 0 to 2 percent slopes	4.03	2.5%		170	53	124
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	1.18	0.7%		**147	**47	**108
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	1.02	0.6%		**133	**44	**98
379A	Dakota loam, 0 to 2 percent slopes	1.00	0.6%		150	49	112
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	0.81	0.5%		**153	**49	**113
Weighted Average					173.1	56.4	128.2

Area Symbol: IL111, 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.

Topography Map

