



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

Goodenow Rd. Farm

180± acres

Will County, IL

For further information contact:
Douglas W. Deininger, ALC
Managing Broker
25846 Meadowland Circle
Plainfield, IL 60540
Tel: (815) 439-9245
doug@deininger-land.com
Designated Agent for Seller

Property Description

Size: 180± total tax acres, 175.38± FSA cropland acres

Location: Appx. 3± mi. northeast of Beecher on Goodenow Road, west of Woodlawn Ave.

Legal: Part of Sections 26, 34 & 35, Crete Township T34 North, Range 14 East, Will County, Illinois

Improvements: None

FSA Data:	Farm #5933	Base Ac.	Direct Yld	CC Yld
Tract 9013	Corn	82.6	108	108
	Soybeans	84.6	24	24
	Wheat	3.8	51	51

Soils: Primarily Beecher silt loam and Ashkum silty clay loam

RE Taxes: \$2,022.30 or \$11.24 per acre

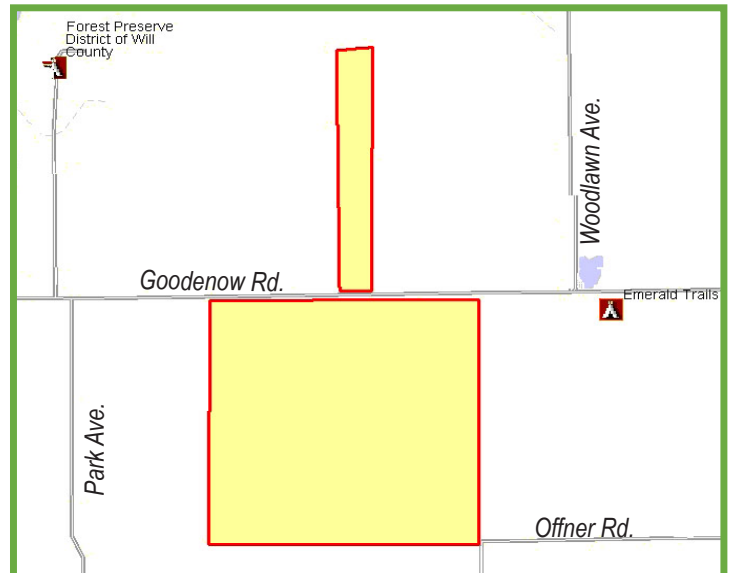
PIN: 23-15-35-100-001-0000, 23-15-35-300-001-0000
23-15-34-400-002-0000

Price: ~~\$1,584,000~~ to \$1,494,000 or \$8,300 per acre

Terms: Cash

Showing: Please contact agent

Management: Professional farm management available



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



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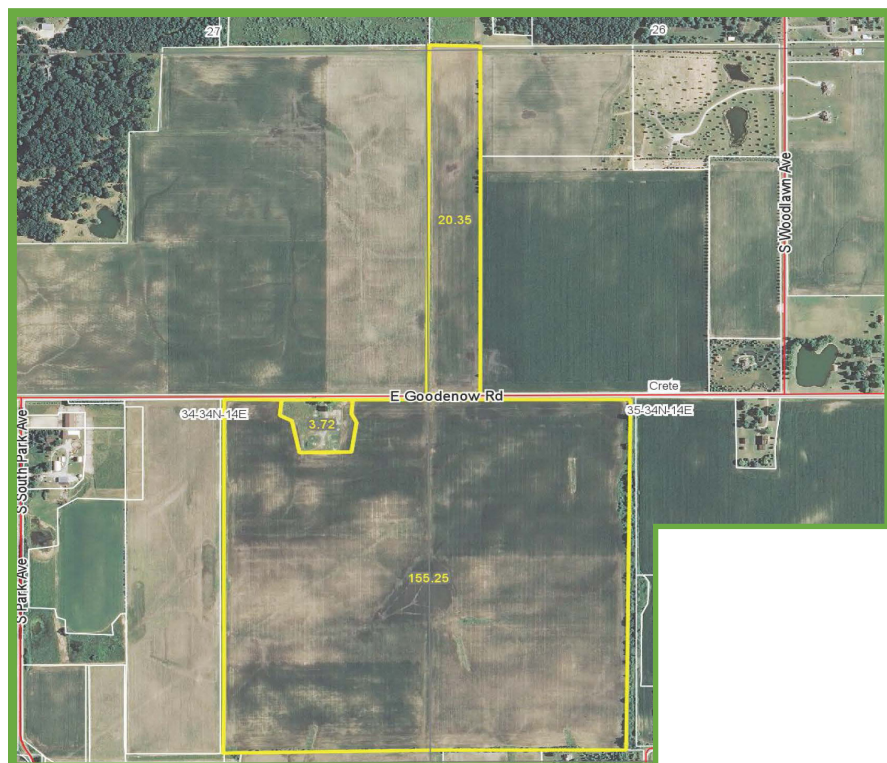
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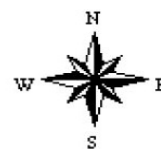
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Aerial Photo & Soils Map



Map Center
 41° 23' 30.82
 87° 35' 34.19
 Scale: 9468

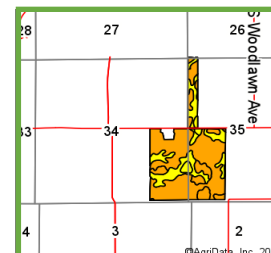
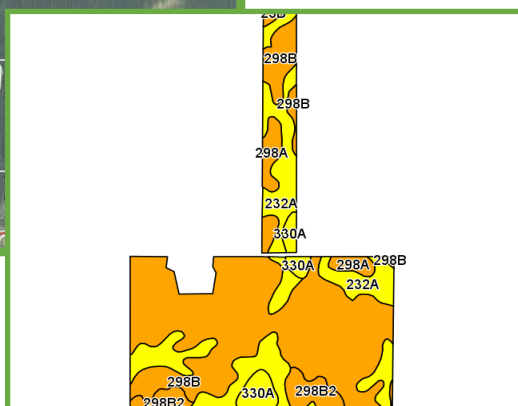


Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.

Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	108.73	61.9%		**150	**50	**60	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	40.85	23.3%		170	56	65	127
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	14.36	8.2%		**144	**48	**58	**108
330A	Peotone silty clay loam, 0 to 2 percent slopes	5.09	2.9%		164	55	61	123
298A	Beecher silt loam, 0 to 2 percent slopes	4.21	2.4%		152	51	61	114
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.58	0.9%		**147	**48	**58	**108
**23B	Blount silt loam, 2 to 4 percent slopes	0.78	0.4%		**138	**47	**57	**104
Weighted Average					154.5	51.4	61	116.1

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

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