

Ottawa Property



FOR SALE
154± acres
LaSalle Co., 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



At IL Route 71 & Interstate 80 interchange
Offered in 3 tracts
Borders the Dayton Bluffs Preserve

Ottawa Property

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Property Description

- Size:** 154± est. total acres, 142± est. till. acres
Tract 1: 64± est. total acres, 56± est. till. acres
Tract 2: 18± est. total acres, 18± est. FSA till. acres
Tract 3: 72± est. total acres, 68± est. till. acres
Exact acres to be determined by survey
- Location:** Appx. 2.5± mi. northeast of Ottawa on IL Route 71; 4.5± mi. south of Wedron;
5± mi. northeast of Marseilles
- Legal:** Part of Sections 32 and 33, Rutland Township T34N, R4E, and part of Section 5,
Fall River Township T33N, R4E, all in LaSalle County, IL
- Improvements:** None
- FSA Data:**
- | | | Base Ac. | Direct Yld | CC Yld |
|--------------|----------|----------|------------|--------|
| *Farm #10576 | Corn | 48.0 | 121 | 139 |
| | Soybeans | 32.6 | 32 | 38 |
| | Wheat | 2.0 | 49 | 49 |
| | Oats | 2.0 | 62 | 58 |
| *Farm #9057 | Corn | 75.8 | 100 | 100 |
| | Soybeans | 28.5 | 29 | 29 |
- *LaSalle County FSA will allocate base acres and yields upon reconstitution
- Soils:** Tract 1 & 2: Primarily Loran Silt Loam,
Elburn Silt Loam and Marseilles Silt Loam
Tract 3: Primarily Brenton Silt Loam,
Symerton Silt Loam and Elburn Silt Loam



Property Description *continued*

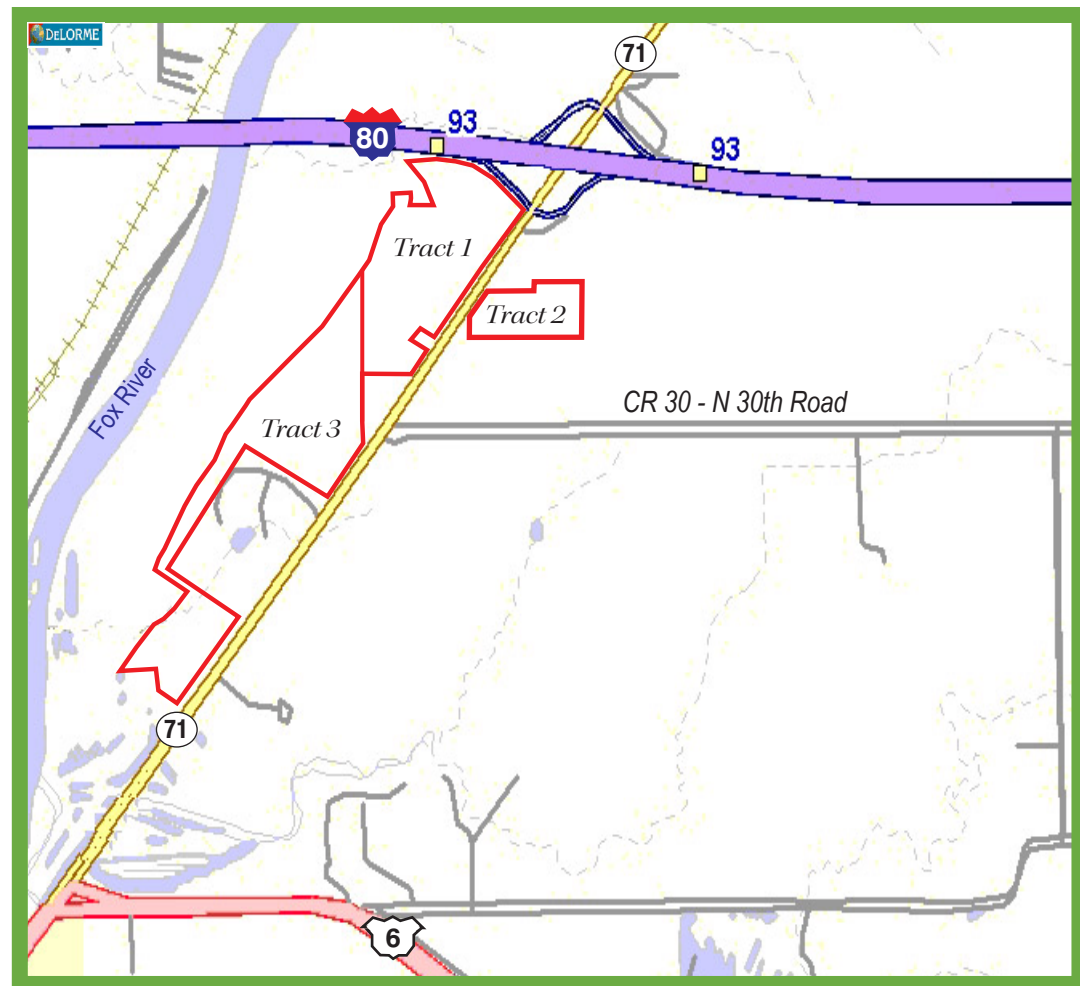
PIN: Tract 1: Part of 15-32-410-000, 15-33-300-000,
 15-32-400-000 and 15-32-303-000
 Tract 2: Part of 15-33-300-001
 Tract 3: Part of 15-41-117-000

Price: Tract 1: \$3,200,000 or \$50,000/ac.
 Tract 2: \$900,000 or \$50,000/ac.
 Tract 3: \$1,296,000 or \$18,000/ac.
 Final sales price to be determined based upon
 surveyed acres

Terms: Cash

Showing: Please call to schedule an appointment

Management: Professional farm management available



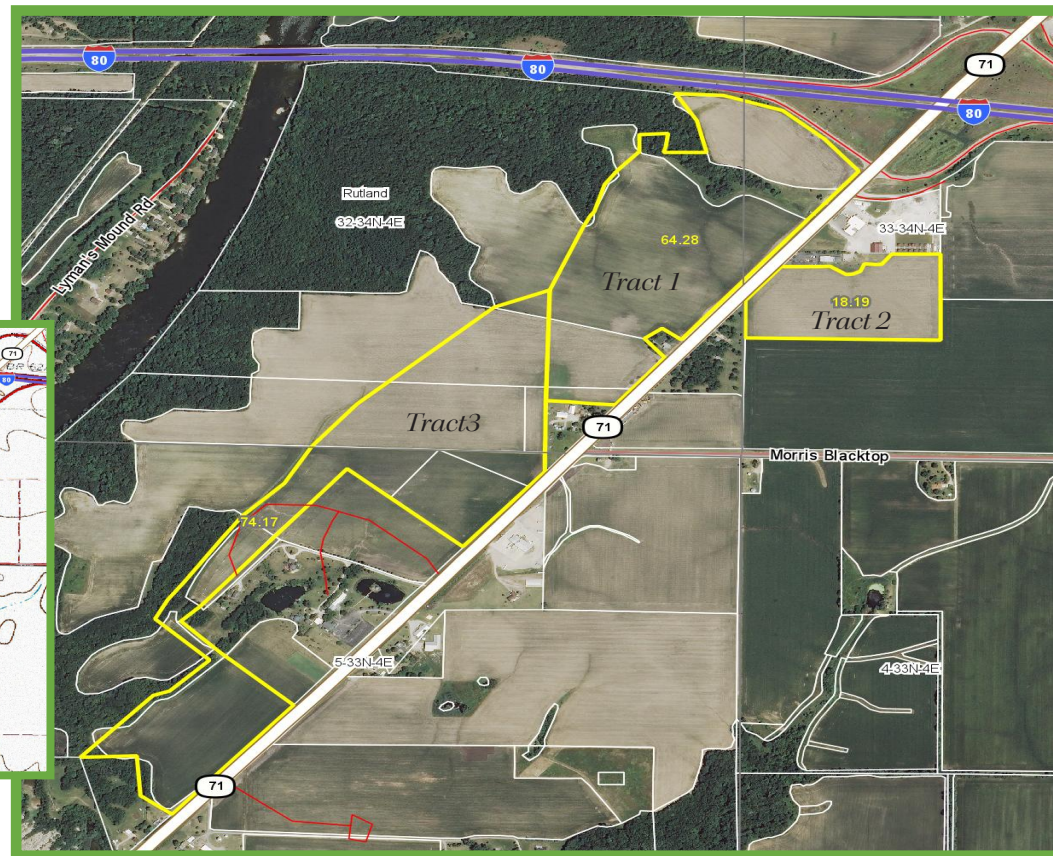
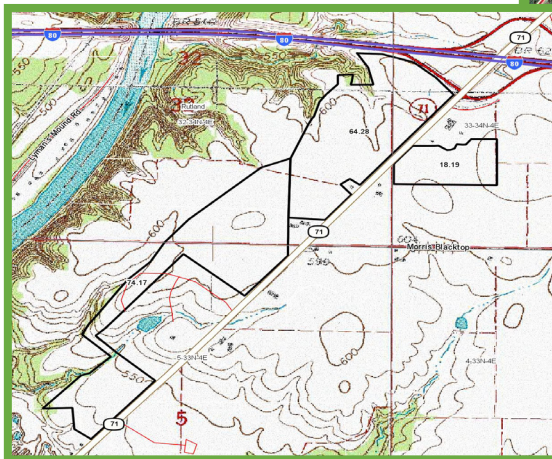
Maps provided by:



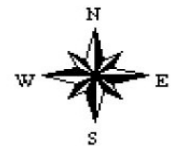
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Aerial Photo & Topography Map

167± acres
 32, 33-34N-4E; 5-33N-4E
 LaSalle County, Illinois



Map Center
 41° 22' 9.32
 88° 47' 17.55
 Scale: 10970



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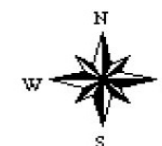
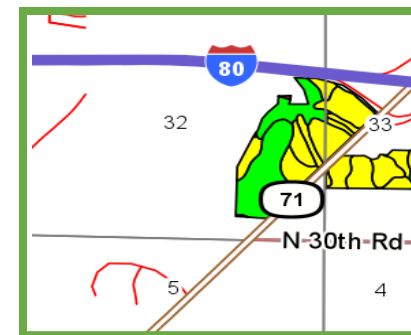
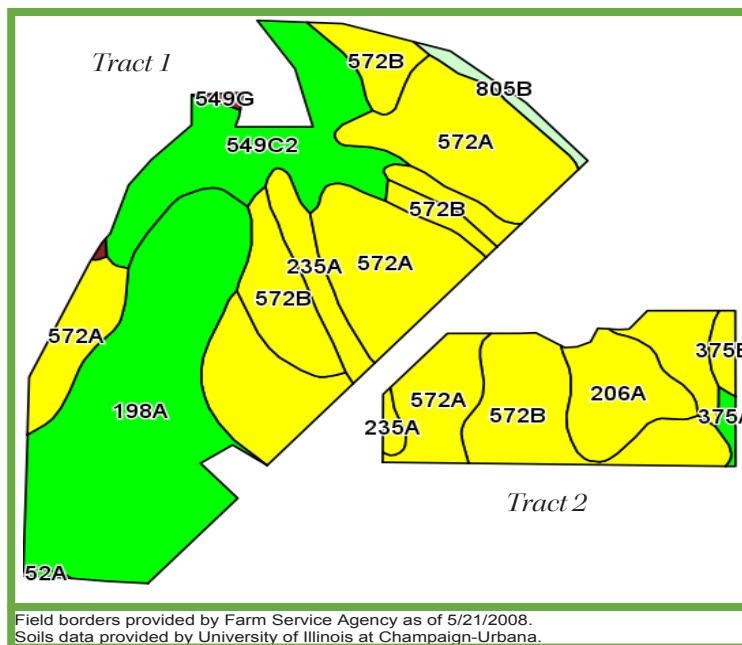
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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Soils Information

State: Illinois
County: LaSalle
Location: 32-34N-4E
Township: Rutland
Acres: 82.47
Date: 10/31/2013



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
572A	Loran silt loam, 0 to 2 percent slopes	27.98	33.9%		163	53	64	121
198A	Elburn silt loam, 0 to 2 percent slopes	21.36	25.9%		197	61	74	143
**572B	Loran silt loam, 2 to 5 percent slopes	13.06	15.8%		**161	**52	**63	**120
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	9.62	11.7%		**130	**42	**52	**96
206A	Thorp silt loam, 0 to 2 percent slopes	4.35	5.3%		170	55	66	126
235A	Bryce silty clay, 0 to 2 percent slopes	3.82	4.6%		162	54	64	121
805B	Orthents, clayey, undulating	0.82	1.0%					
**375B	Rutland silty clay loam, 2 to 5 percent slopes	0.73	0.9%		**178	**57	**70	**132
375A	Rutland silty clay loam, 0 to 2 percent slopes	0.39	0.5%		180	58	71	133
**549G	Marseilles silt loam, 35 to 60 percent slopes	0.24	0.3%		**65	**21	**26	**48
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.10	0.1%		195	63	73	144
Weighted Average					166.3	53.2	64.5	122.6

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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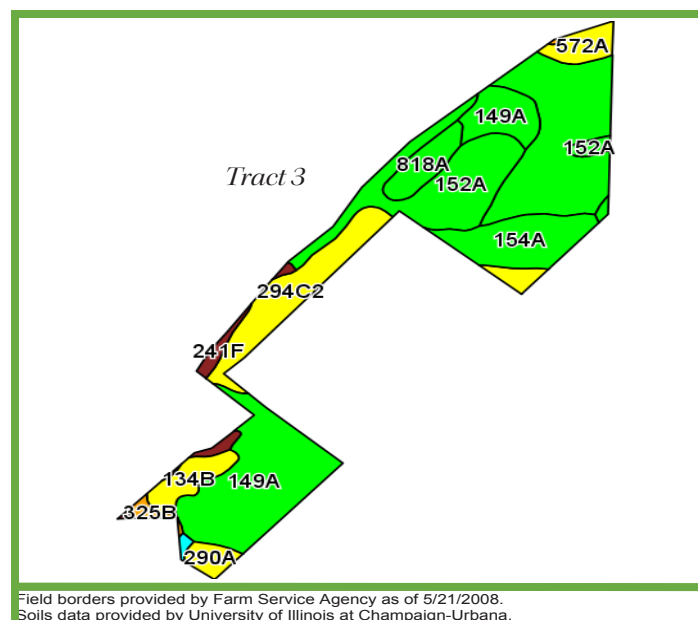


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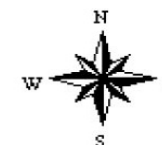
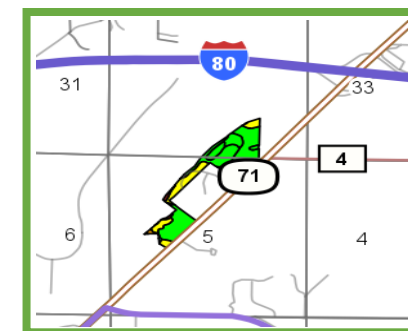
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Soils Information *continued*

State: Illinois
County: LaSalle
Location: 32-34N-4E
Township: Rutland
Acres: 72.43
Date: 10/31/2013



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



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
149A	Brenton silt loam, 0 to 2 percent slopes	16.58	22.9%		195	60	74	141
198A	Elburn silt loam, 0 to 2 percent slopes	16.14	22.3%		197	61	74	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.44	17.2%		195	63	73	144
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	8.67	12.0%		**166	**52	**64	**122
154A	Flanagan silt loam, 0 to 2 percent slopes	6.76	9.3%		194	63	77	144
818A	Flanagan-Cattin silt loams, 0 to 3 percent slopes	2.97	4.1%		191	61	75	142
**134B	Camden silt loam, 2 to 5 percent slopes	2.75	3.8%		**164	**50	**63	**118
572A	Loran silt loam, 0 to 2 percent slopes	2.23	3.1%		163	53	64	121
**241F	Chatsworth silty clay loam, 20 to 30 percent slopes	1.54	2.1%		**78	**28	**28	**59
290A	Warsaw silt loam, 0 to 2 percent slopes	1.49	2.1%		161	52	64	119
**325B	Dresden silt loam, 2 to 4 percent slopes	0.63	0.9%		**156	**50	**60	**115
**969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	0.23	0.3%		**95	**32	**37	**72
Weighted Average					185.7	58.5	70.8	135.9

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)
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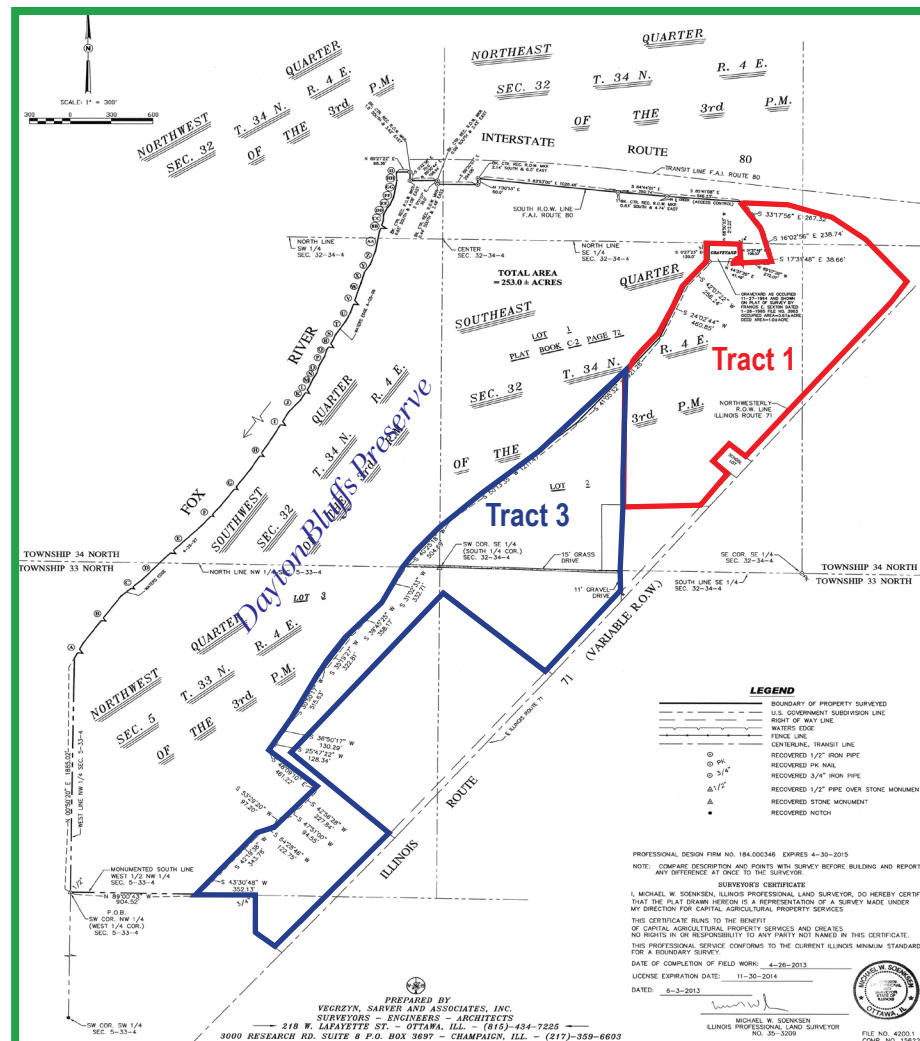


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Tract Information

Survey is from sale of adjoining Dayton Bluffs Preserve and should not be used to legally identify boundary lines of the Ottawa Property.



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