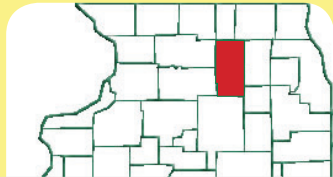


Mayo Farm



FOR SALE
391± acres
Dekalb Co., IL



For further information contact:
Christopher S. "Scott" Johnson, AFM
Managing Broker
1806 Fox Drive, Suite D
Champaign, IL 61820
Tel: (217) 359-3336
christopher.johnson@prudential.com
Designated Agent for Seller

*Prime Farmland
with Future Development Potential*

**New
Price!**



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Mayo Farm

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Property Description

Size: 390.85± total tax acres, 380.6± FSA cropland acres

Location: Appx. 1/4 mile west of Dekalb on IL State Route 38 (Lincoln Hwy.) east of Nelson Road; 2.5± mi. east of Malta

Legal: Part of Sections 20 & 29, Dekalb Township T40 North, Range 4 East, Dekalb County, Illinois

Improvements: None

FSA Data:

Farm #5987	Base Ac.	Direct Yld	CC Yld
Corn	369.6	127	127
Soybeans	10.4	44	44

According to the Dekalb County FSA office, the farm contains wetlands or farmed wetlands

Soils: Primarily Elpaso Silty Clay Loam, Catlin Silt Loam and Danabrook Silt Loam

RE Taxes: \$12,667.50 or \$32.41 per ac.

PIN: 08-20-300-001 08-29-200-004
08-20-200-003 08-20-100-006

Price: ~~\$6,449,025~~ **New Price** \$5,178,762 (\$13,250/ac.)

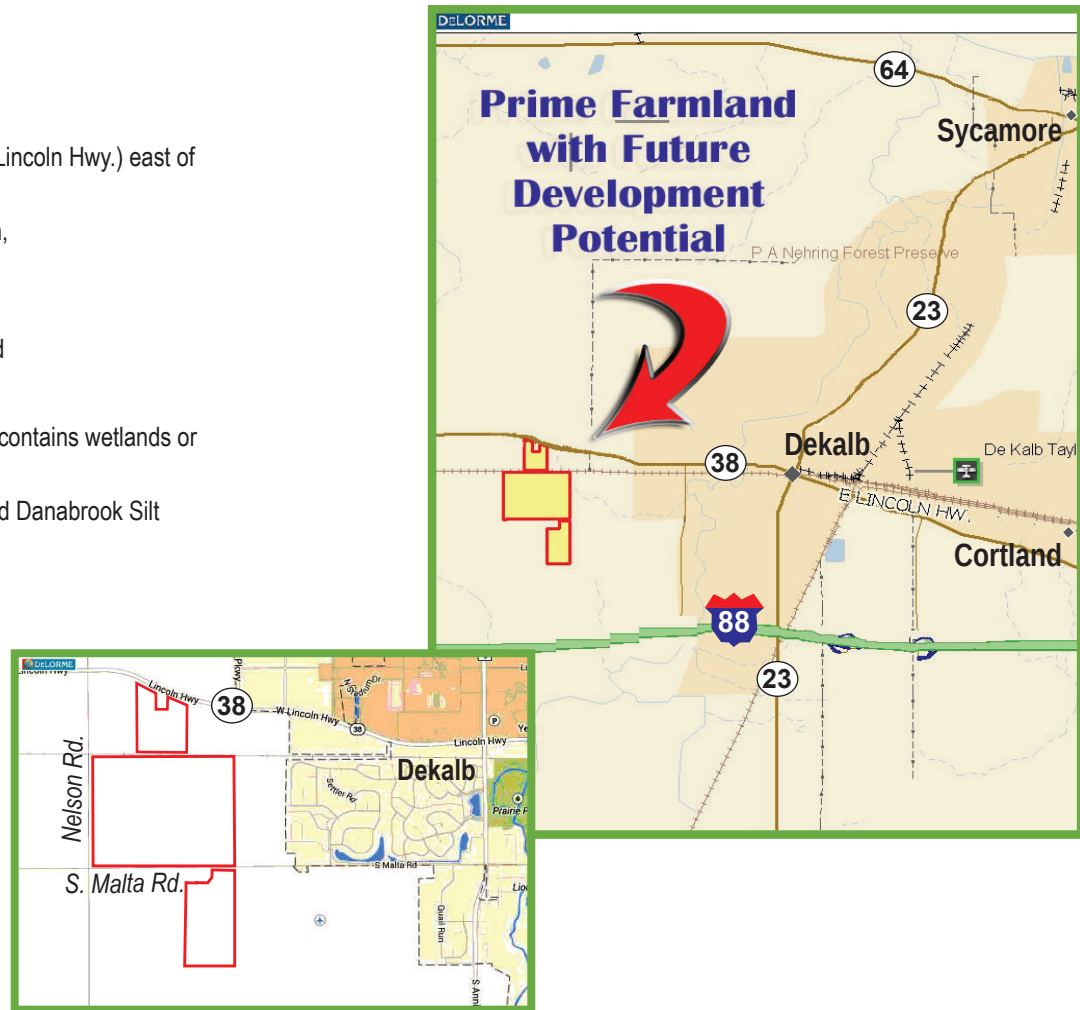
Zoning: A-1 Agricultural

Seller's Attorney: Ronald Klein of Klein, Stoddard, Buck & Lewis, LLC
Tel: 815-748-0380

Terms: Cash

Showing: Please contact agent

Management: Professional farm management available

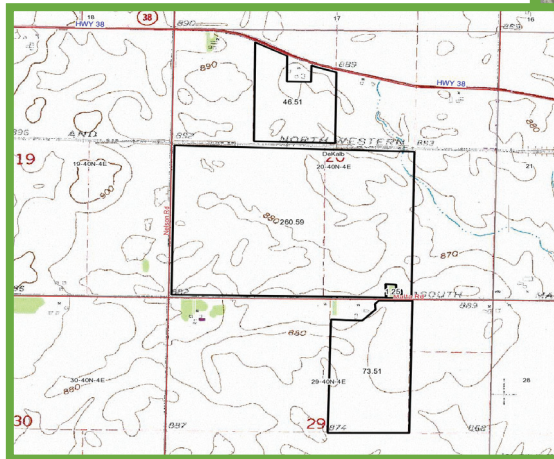


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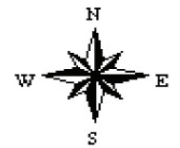
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Aerial Photo & Topography Map

391± acres
20, 29-40N-4E
DeKalb County, Illinois



Map Center
41° 55' 30.87
88° 48' 18.34
Scale: 13487



Maps provided by:



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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.

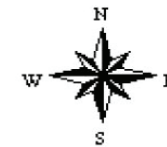
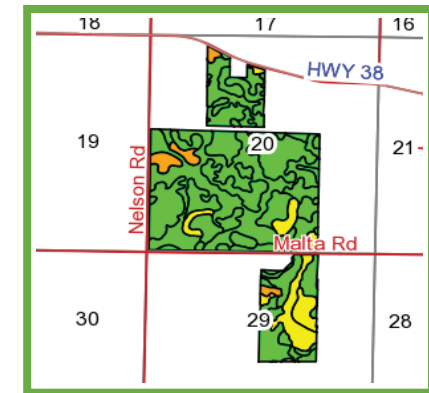
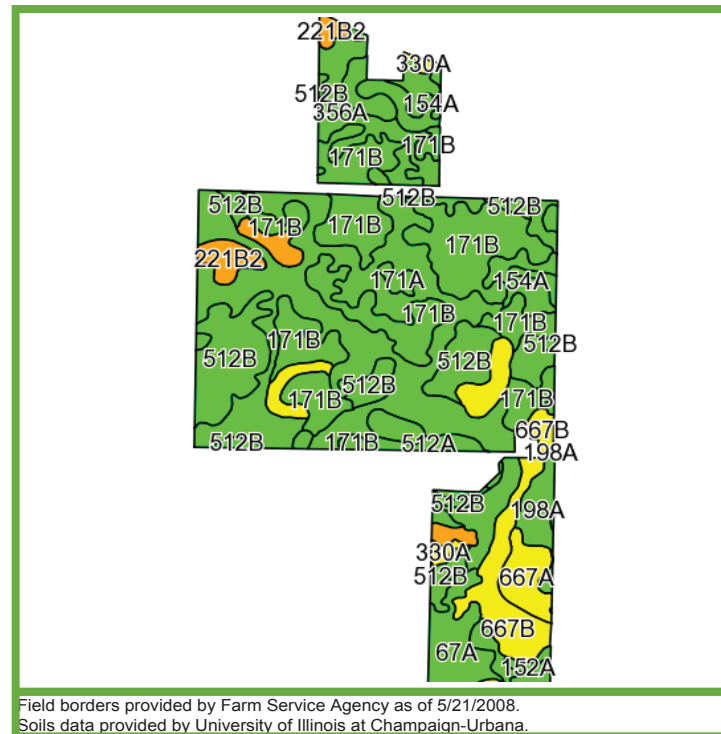
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Soils Information

State: Illinois
County: Dekalb
Location: 20, 29-40N-4E
Township: Dekalb
Acres: 380.6
Date: 7/31/2013



Maps provided by:



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Soils Information continued

State: Illinois
County: Dekalb
Location: 20, 29-40N-4E
Township: Dekalb
Acres: 380.6
Date: 7/31/2013

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
356A	Elpaso silty clay loam, 0 to 2 percent slopes	129.7	34.1%		195	63	66	144
**171B	Catlin silt loam, 2 to 5 percent slopes	91.3	24.0%		**185	**58	**72	**137
**512B	Danabrook silt loam, 2 to 5 percent slopes	54.3	14.3%		**185	**58	**72	**137
**667B	Kaneville silt loam, 2 to 5 percent slopes	19.9	5.2%		**176	**54	**67	**127
67A	Harpster silty clay loam, 0 to 2 percent slopes	18.4	4.8%		182	57	68	133
154A	Flanagan silt loam, 0 to 2 percent slopes	15.5	4.1%		194	63	77	144
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	13.2	3.5%		**151	**49	**61	**113
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	10.4	2.7%		**174	**55	**68	**128
667A	Kaneville silt loam, 0 to 2 percent slopes	9.1	2.4%		178	55	68	128
198A	Elburn silt loam, 0 to 2 percent slopes	7.6	2.0%		197	61	74	143
512A	Danabrook silt loam, 0 to 2 percent slopes	5	1.3%		187	59	73	138
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.7	0.7%		164	55	61	123
171A	Catlin silt loam, 0 to 2 percent slopes	2.1	0.5%		187	59	73	138
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.4	0.4%		195	63	73	144
Weighted Average					186.7	59.3	69.1	137.7

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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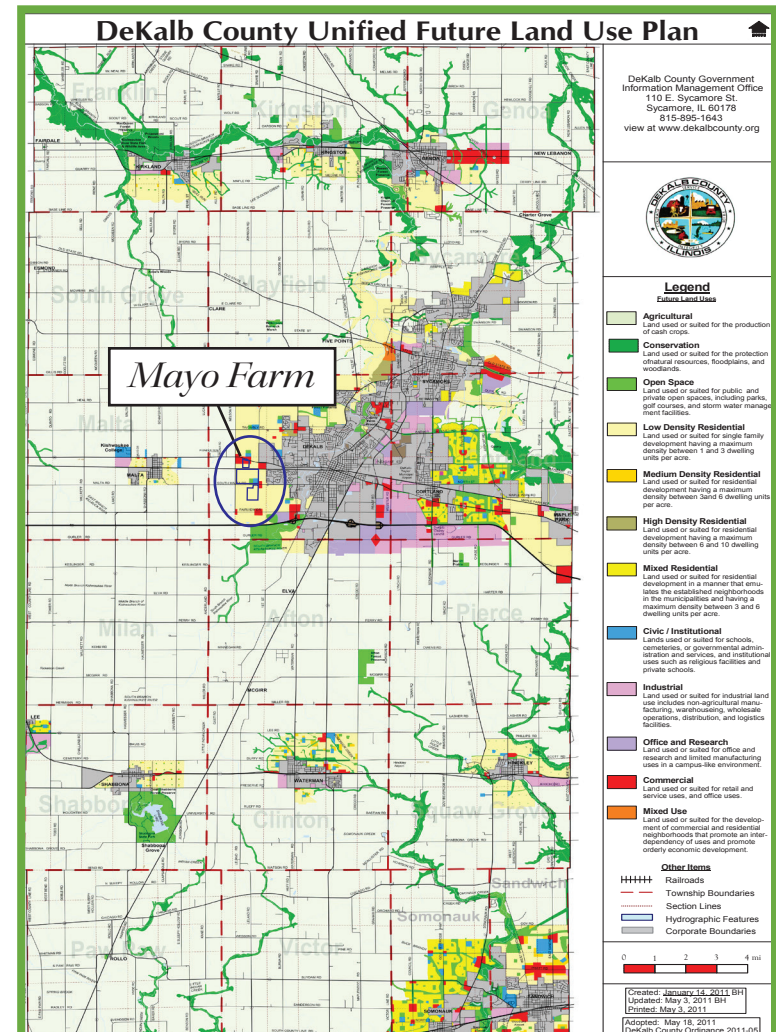
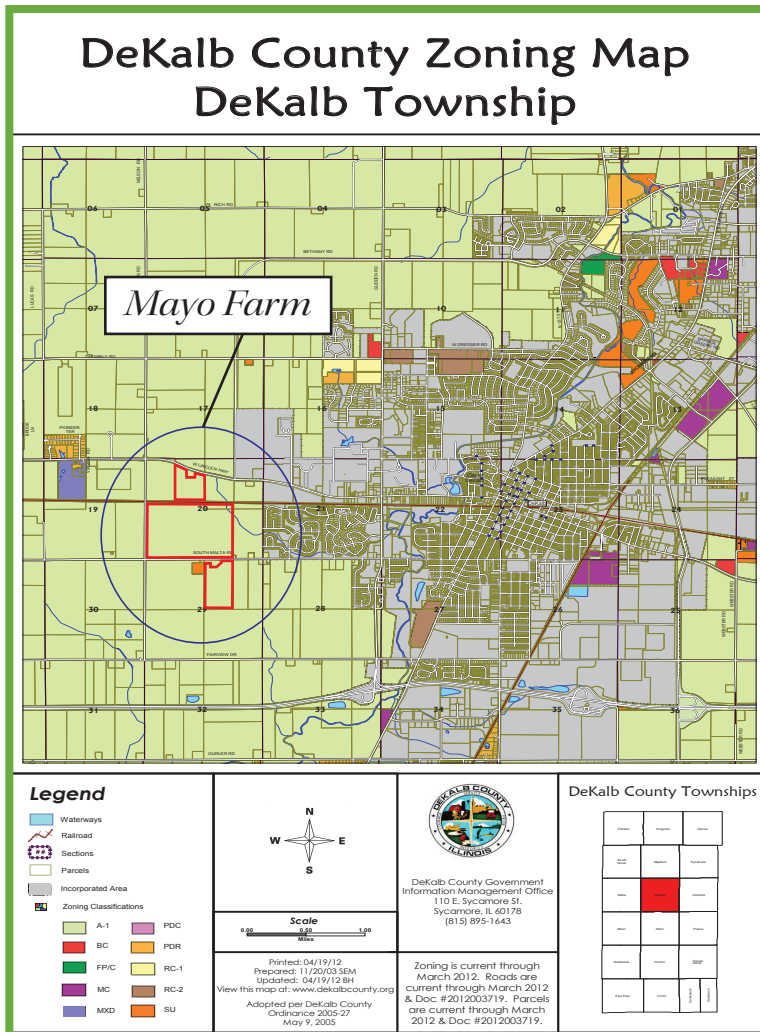


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