



LAND FOR SALE

WE ARE PLEASED TO PRESENT

160 Acres, m/l — LaSalle County, Illinois

ACREAGE: 160 Taxable acres
Approximately 156.9 tillable acres
98.1% tillable

LOCATION: The property is located approximately 4.5 miles east of Rutland north of Dana in the southeast corner of LaSalle County.

LEGAL DESCRIPTION: The East 1/2 of the Southeast 1/4 of Section 14 and the East 1/2 of the Northeast 1/4 Section 23, Township 29 North, Range 2 East, LaSalle County.

PRICE AND TERMS:

- \$1,920,000 \$12,000/Acre
- Cash 10% with signed contract. Balance due at closing.

REAL ESTATE TAXES PIN #37-23-201-000, 37-23-202-000, 37-14-406-000

Taxable Acres: 160.0
\$2,799.10 or \$17.49 per Acre

FSA DATA:

Farm Number: 9724
Corn Base: 80.1 Yield 125 Bu/Ac
Bean Base: 76.7 Yield 41 Bu/Ac

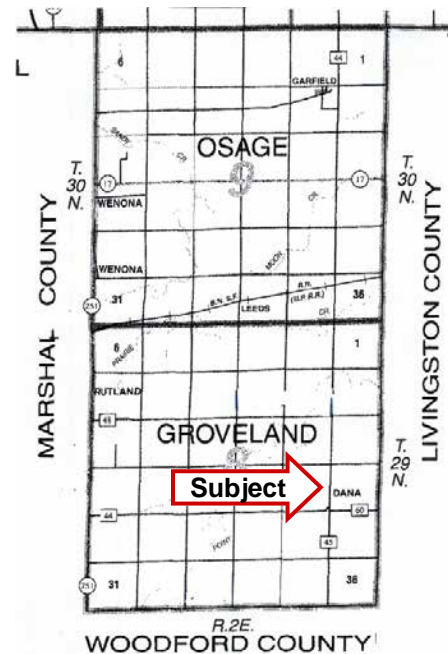
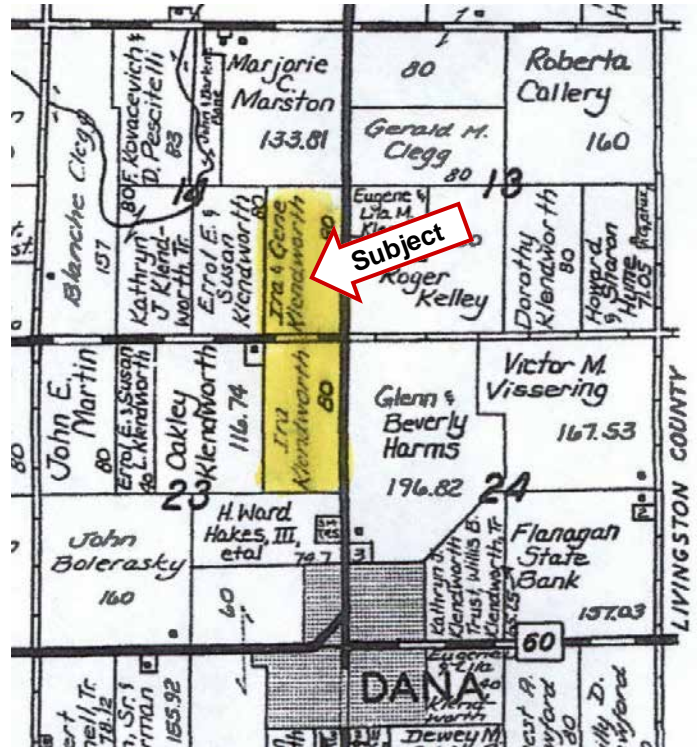
SOIL TYPES: The farm is nearly level. Major soil types are Rooks Silty clay loam and Hartsburg silty clay loam. See soil map on back for detail.

PRODUCTIVITY INDEX: 136.1 **SOURCE:** Agridata, Inc.

IMPROVEMENTS: None

ZONING: Agricultural

LEASE: Lease open for 2014



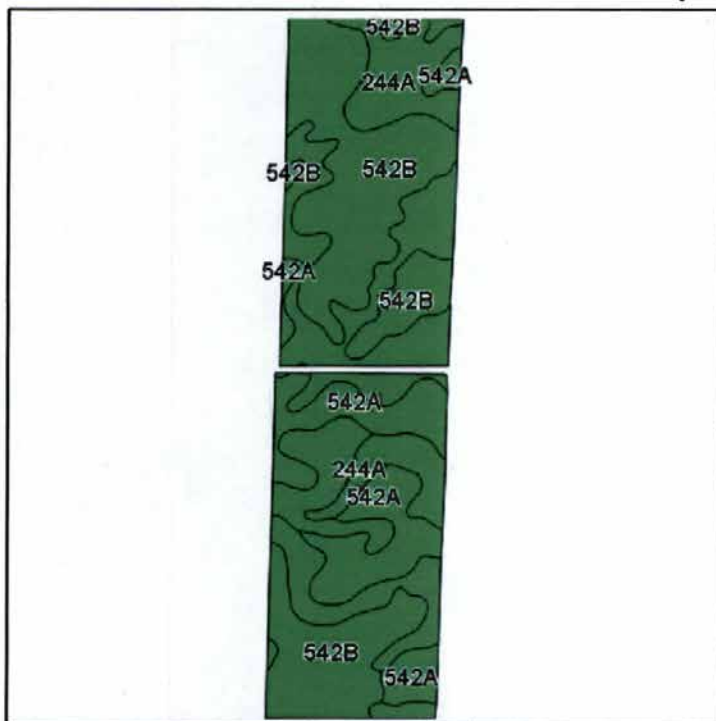
For additional information, contact Richard Grever
Licensed Real Estate Broker in Illinois

143 North Second Street, PO Box 907, DeKalb Illinois 60115
Telephone: 1-815-749-4440 Cell: 1-217-725-9881
www.hertz.ag

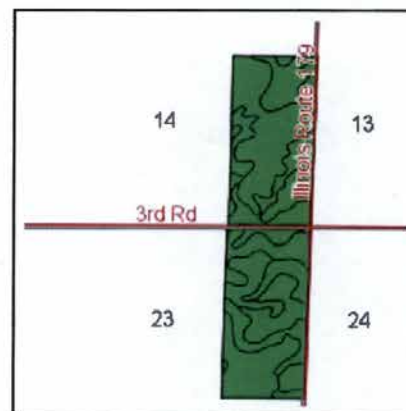
**The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services or its staff.*

SOIL MAP

Soils Map



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



State: **Illinois**
County: **La Salle**
Location: **14-29N-2E**
Township: **Groveland**
Acres: **156.87**
Date: **9/26/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**542B	Rocks silty clay loam, 2 to 5 percent slopes	71.59	45.6%		**188	**58	**137
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	54.69	34.9%		182	59	134
542A	Rocks silty clay loam, 0 to 2 percent slopes	30.59	19.5%		190	59	138
Weighted Average					186.3	58.5	136.1

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 D811 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (D811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 911 Table S3

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FSA AERIAL PHOTO

Aerial Map



Maps provided by:



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14-29N-2E
La Salle County
Illinois

map center: 40° 58' 18.84, 88° 57' 20.67
scale: 9023



9/26/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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SUBJECT PHOTOGRAPHS



North Parcel, NE corner looking south



North Parcel, NE corner looking west

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South Parcel, SE corner looking north



South Parcel, SE corner looking west

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South Parcel, SE corner looking north



South Parcel, SE corner looking west

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South Parcel, NE corner looking south



South Parcel, NE corner looking west

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