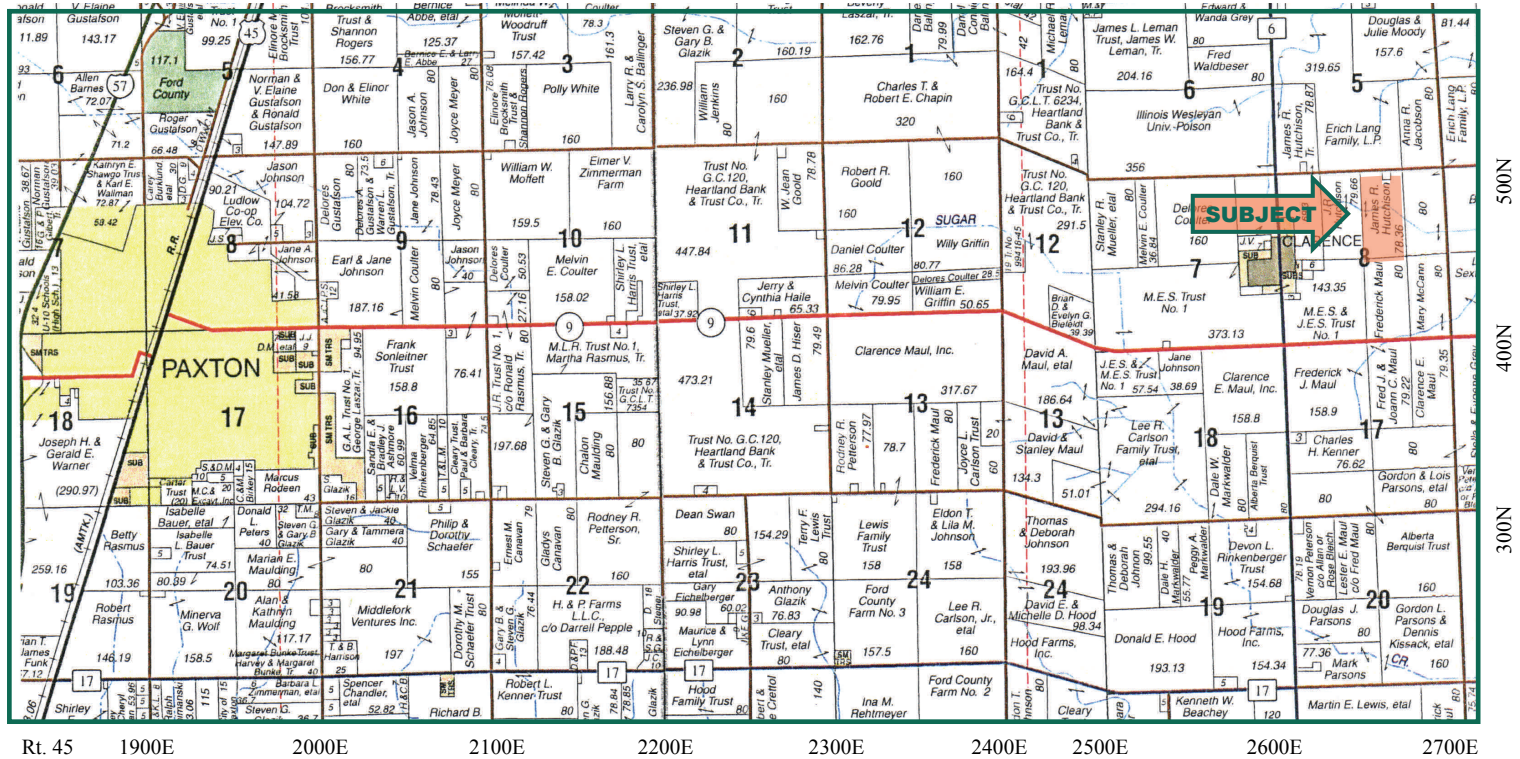


78.36 Acres m/l, Ford County, IL



Reproduced with the permission of Rockford Map Publishers.

Property Information

Location

The farm is located 1/2 mile East of Clarence, 6 miles East of Paxton, and 15 miles Northeast of Rantoul, IL

Legal Description

The W 1/2 of the NE 1/4 except for the building site beginning 343' W of the NE corner S 306' W 233' N 306' E 233' to POB located in Section 8, T23N, R14W, Button Township, Ford County, Illinois.

Price & Terms

- \$532,848
- \$6,800 per acre
- 10% down upon acceptance of offer; balance due in cash at closing

Lease

The farm is currently leased on a cash rent basis to Chris Bleich and will be assigned to Buyer.

Possession

At closing subject to current lease expiring on February 28, 2015.

Real Estate Tax

PIN 12-16-08-200-004
2012 Taxes Payable in 2013: \$444.36
Taxable Acres: 78.36 or \$5.67 per acre

FSA Data

Farm Number: 83
Tract 2152
Cropland Acres: 73.7
Corn Base: 37.2 Ac.
Corn Direct/CC Yields: 110/127
Bean Base: 36.3 Ac.
Bean Direct/CC Yields: 29/35
Farm is classified as N-HEL

Soil Types / Productivity

Primary soils are Rowe and Clarence. See soil map for detail.

Buildings/Improvements

None

Brian Massey

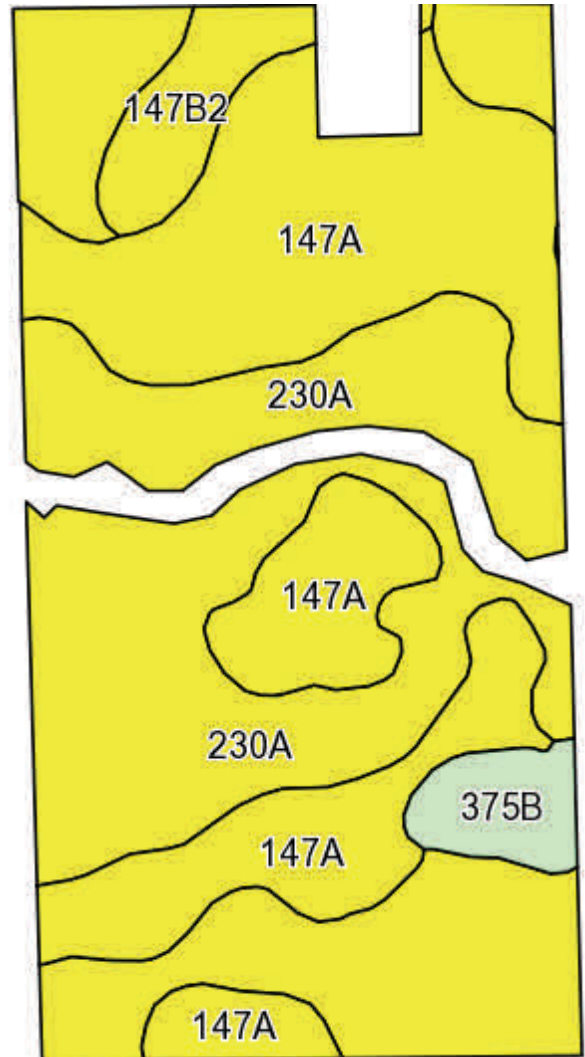
Licensed Real Estate Broker in IL
700 W. Bridge St., P.O. Box 467
Monticello, IL 61856

217-762-9881

BrianM@Hertz.ag

www.Hertz.ag

Aerial Photo and Soil Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
230A	Rowe silty clay loam	39.9	111	148	49	53.7
147A	Clarence silty clay loam	29.2	107	140	49	39.2
147B2	Clarence silty clay loam	2.9	100	130	46	3.9
375B	Rutland silty clay loam	2.4	132	178	57	3.2
Total Cropland/Weighted Averages		74.4	109.7	145.1	49.1	100%

Source: AgriData, Inc.

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

Brian Massey
 Licensed Real Estate Broker in IL
 700 W. Bridge St., P.O. Box 467
 Monticello, IL 61856

217-762-9881

BrianM@Hertz.ag

www.Hertz.ag