



For Sale

169± acres Grundy Co., IL



Mazon Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 169± est. total acres, 124± est. till. acres, 2.78± acres in pasture

Location: 3± mi. northwest of Mazon at 1000 S (Spring Road) and 2000 W (Hadden Road); appx. 7.5± miles south of Morris

Legal: Part of Section 6, Mazon Township 32 North, Range 7 East, Grundy County, Illinois

Improvements: None

FSA Data:

*Farm #4767	Base Ac.	Direct Yld	CC Yld
Corn	TBD	123	123
Soybeans	TBD	39	39

*Grundy County FSA will allocate base acres and yield upon reconstitution

Soils: Primarily Drummer Silty Clay Loam, Elliott Silt Loam and Blount Silt Loam

RE Taxes: Appx. \$2,038 - 2012 pay 2013
Exact taxes to be determined upon final surveyed acres

PIN: Part of 08-06-400-003, 08-06-400-002
08-06-200-005, 08-06-200-006

Other: Access easement via neighboring landowner

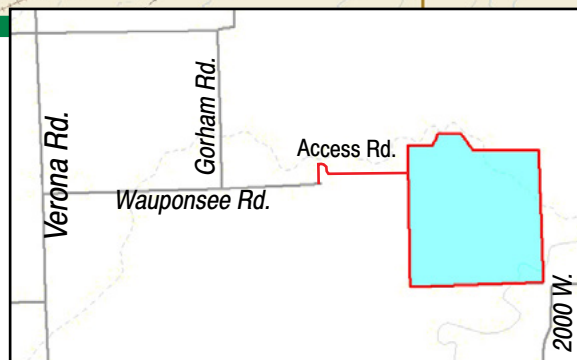
Price: \$1,521,000 (\$9,000/ac.)

Terms: Cash

Showing: Please call to schedule an appointment

Management: Professional farm management available

For further information contact:
Douglas W. Deininger, ALC, Managing Broker
25846 Meadowland Circle
Plainfield, IL 60585
Tel: (815) 439-9245
doug@deininger-land.com
Designated Agent for Seller

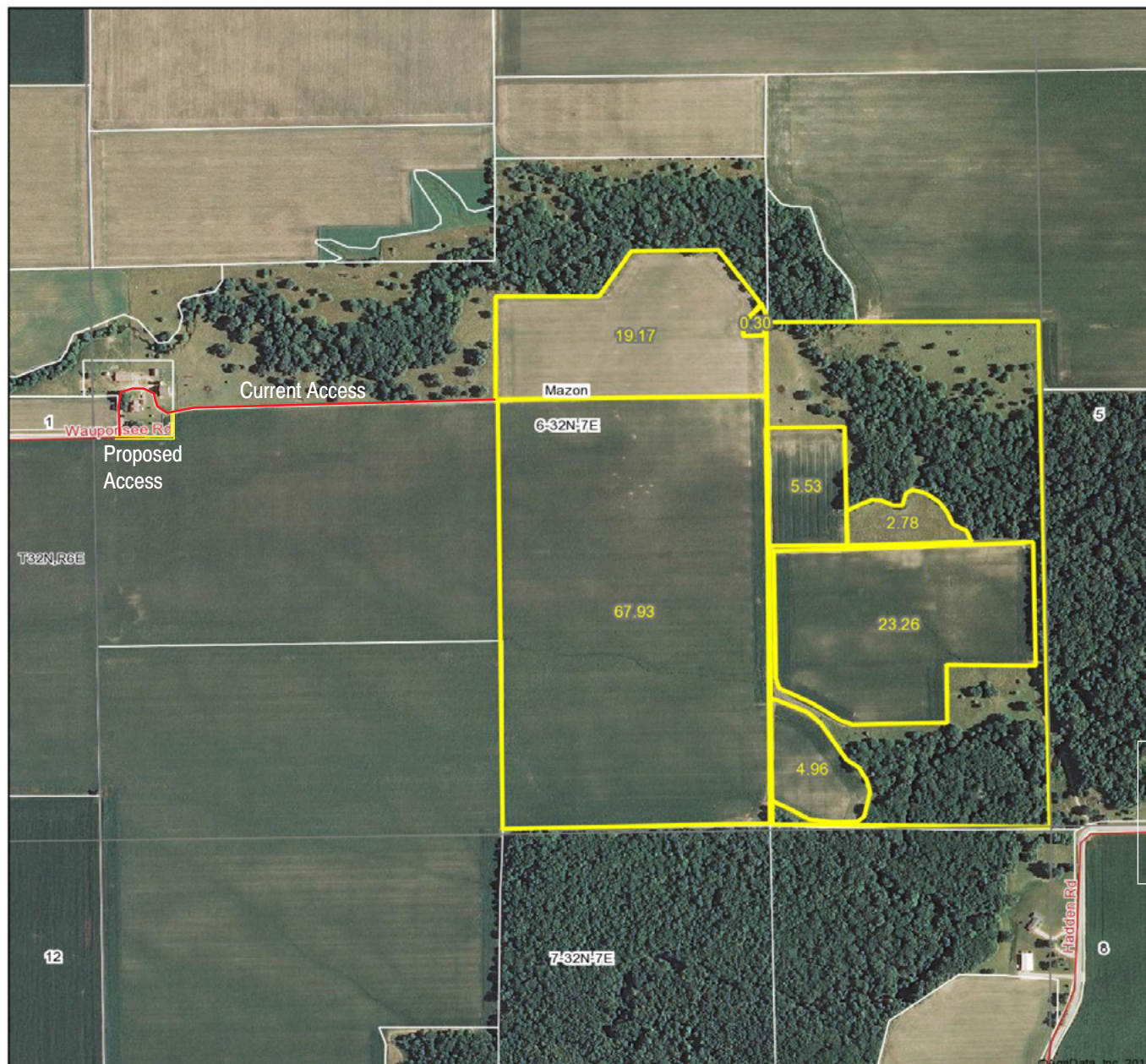


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Grundy County, Illinois

Aerial Photo



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



Maps provided by:



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6-32N-7E
Grundy County
Illinois

map center: 41° 16' 24.12, 88° 28' 0.91
scale: 8453



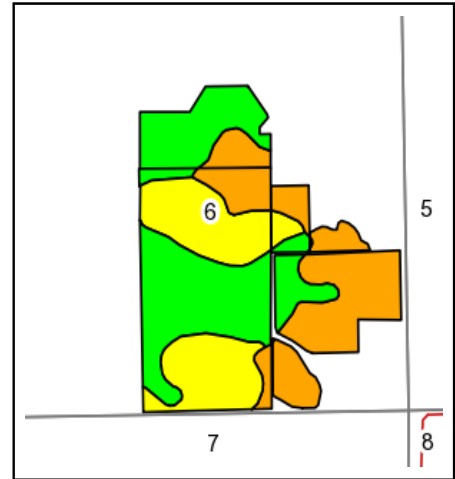
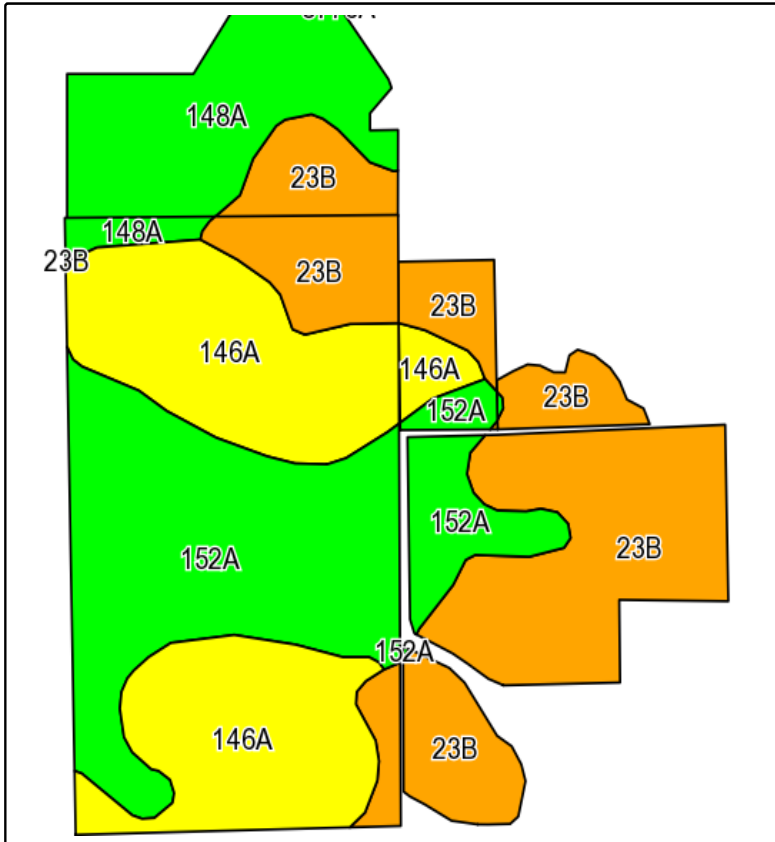
7/3/2013

FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

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Soils Information



State: **Illinois**
County: **Grundy**
Location: **6-32N-7E**
Township: **Mazon**
Acres: **124.1**
Date: **7/3/2013**



Maps provided by:



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

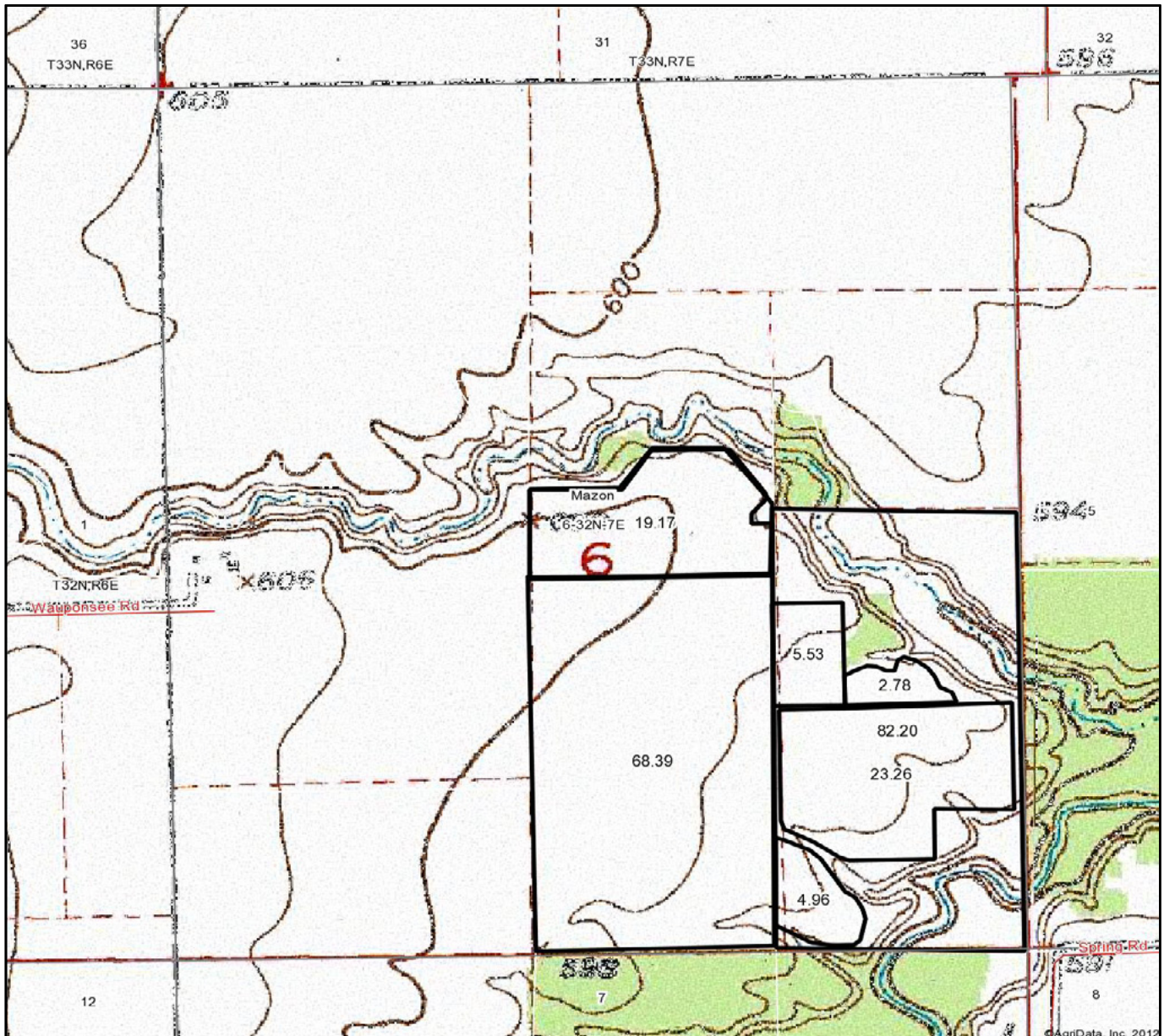
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**23B	Blount silt loam, 2 to 4 percent slopes	40.3	32.5%		**138	**47	**57	**104
152A	Drummer silty clay loam, 0 to 2 percent slopes	34	27.4%		195	63	73	144
146A	Elliott silt loam, 0 to 2 percent slopes	33.4	26.9%		168	55	68	125
148A	Proctor silt loam, 0 to 2 percent slopes	16.4	13.2%		185	58	70	135
Weighted Average					167.9	55	66.1	124.7

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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Topography Map



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