



# For Sale

## 81± acres Grundy Co., IL

### Lila's Acres Farm



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

**Size:** 81.16± total tax acres, 77.8± est. till. acres

**Location:** 5± mi. SW of Morris, 5.5± mi. NW of Mazon, 5.5± mi. N of Verona, 6± miles east of Seneca, on CR 6/DuPont Road and Verona Road

**Legal:** Part of Section 26, Norman Township 33 North, Range 6 East, Grundy County, Illinois

**Improvements:** None

**FSA Data:**

Farm #3693	Base Ac.	Direct Yld	CC Yld
Corn	47.9	119	119
Soybeans	31.6	32	31

**Soils:** Primarily Ashkum Silty Clay Loam, Elliott Silt Loam

**RE Taxes:** \$832.18 or \$10.25/ac. - 2011 pay 2012

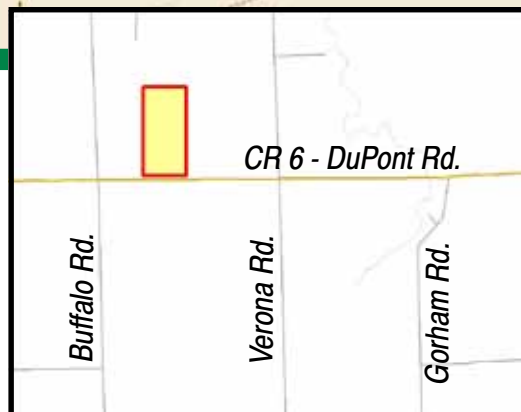
**PIN:** 04-26-100-003 04-26-100-004

**Price:** ~~\$769,000~~ \$771,020 (\$9,500/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](mailto:doug@deininger-land.com)

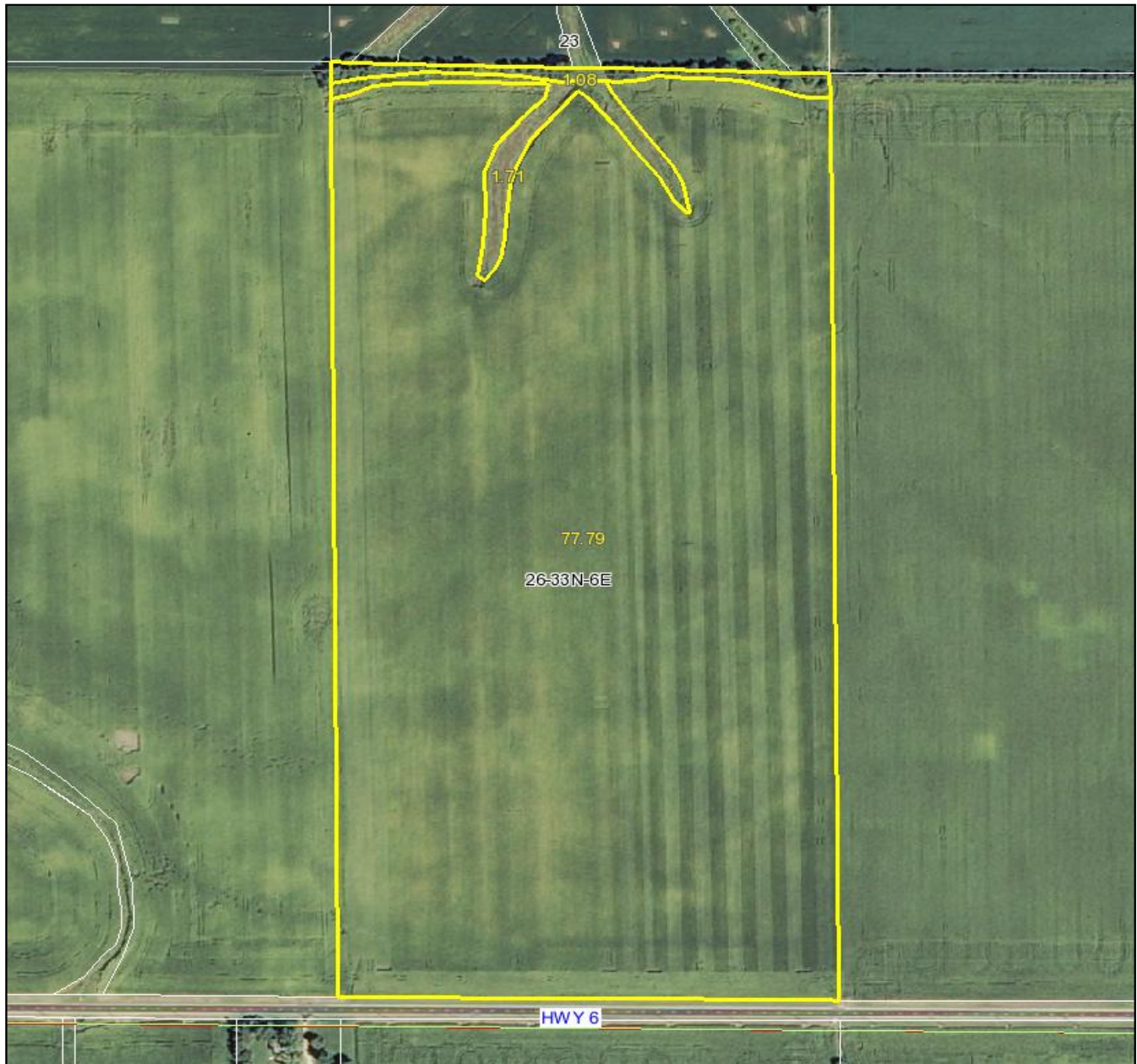
**Designated Agent for Seller**

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# *Lila's Acres Farm*

**81± acres**  
**Grundy County, Illinois**

## **Aerial Photo**



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

map center: 41° 18' 31.25, 88° 30' 30.86

scale: 5241



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Property  
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Maps provided by:



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**26-33N-6E**  
**Grundy County**  
**Illinois**

Created 1/29/07



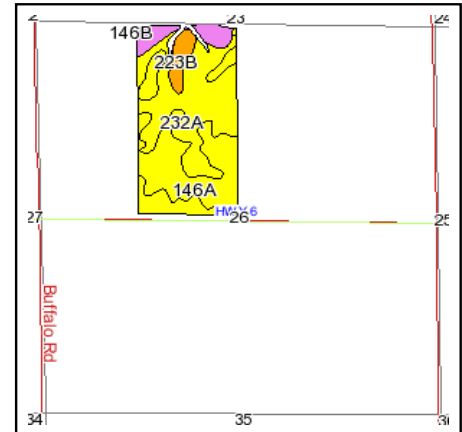
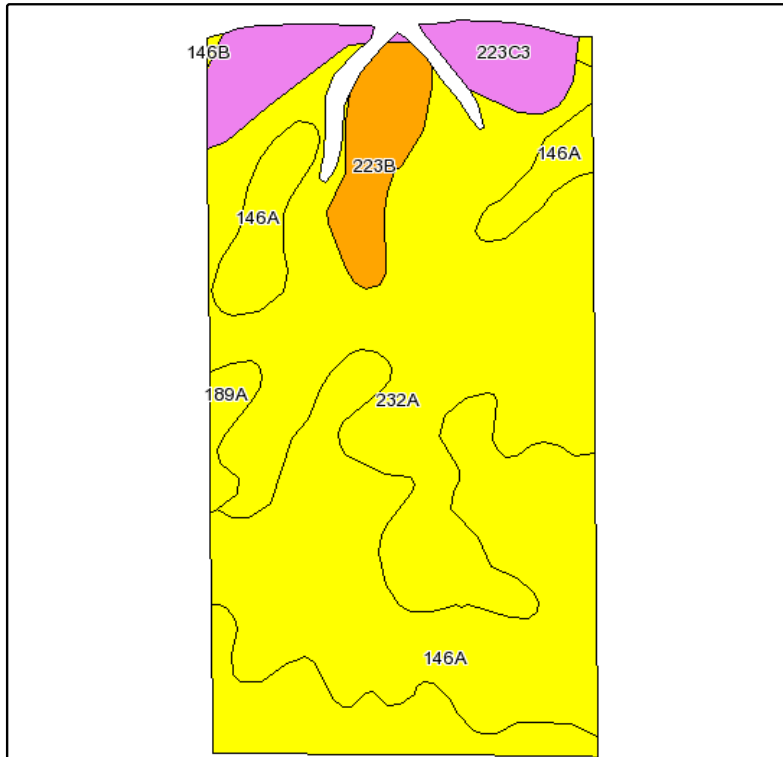
3/19/2012

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

# Lila's Acres Farm

**81± acres**  
**Grundy County, Illinois**

## Soils Information



State: **Illinois**  
County: **Grundy**  
Location: **026-033N-006E**  
Township: **Norman**  
Acres: **77.8**  
Date: **3/19/2012**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.  
PLSS provided by Illinois State Geological Survey.

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	38.8	49.8%		170	56	65	127
146A	Elliott silt loam, 0 to 2 percent slopes	28	36.0%		168	55	68	125
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	5.8	7.5%		**139	**44	**56	**102
**223B	Varna silt loam, 2 to 4 percent slopes	4	5.2%		**156	**50	**63	**115
189A	Martinton silt loam, 0 to 2 percent slopes	1.1	1.5%		173	57	70	130
**146B	Elliott silt loam, 2 to 4 percent slopes	0.1	0.1%		**166	**54	**67	**124
Weighted Average					166.4	54.5	65.4	124

**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

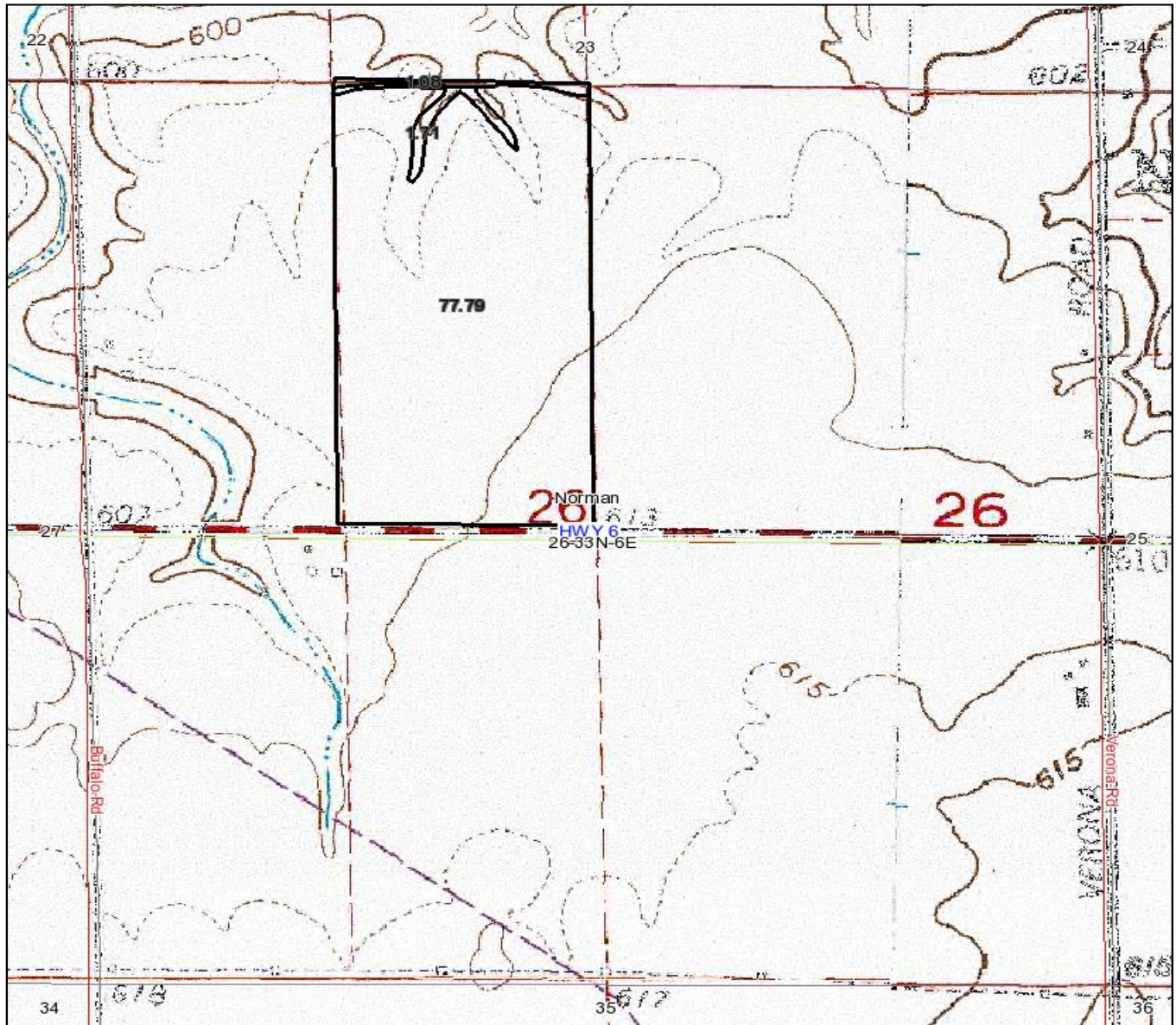
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**81± acres**  
**Grundy County, Illinois**

## **Topography Map**



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map center: 41° 18' 18.91, 88° 30' 21.49  
scale: 10586

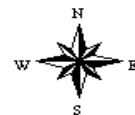


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**26-33N-6E**  
**Grundy County**  
**Illinois**



3/19/2012

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