



For Sale

173± acres Grundy Co., IL



H-M Farms



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 173.25± total tax acres, 164.4± est. till. acres
Tract 1: 89.20± total tax ac., 87.8± est. till. ac.
Tract 2: 84.05± total tax ac., 76.6± est. till. ac.

Location: 5± mi. SW of Morris, 5.5± mi. NW of Mazon,
5.5± mi. N of Verona, 6.5± miles east of
Seneca, on CR 6/DuPont and Verona Roads

Legal: Tract 1: Part of Sections 25 & 36
Tract 2: Part of Section 25
All in Norman Township 33 North, Range 6 East,
Grundy County, Illinois

Improvements: None

FSA Data:		Base Ac.	Direct Yld	CC Yld
Tract 1:	Corn	71.8	113	113
	Soybeans	16.6	40	40
Tract 2:	Corn	41.7	113	113
	Soybeans	32.7	37	37

Soils: Tract 1: Primarily Brenton Silt Loam and
Drummer Silty Clay Loam
Tract 2: Primarily Elliott Silt Loam and Ashkum
Silty Clay Loam

RE Taxes: \$3,157.60 or \$18.22/ac. - 2011 pay 2012
Tract 1: \$2,431.56 or \$27.26/ac.
Tract 2: \$726.04 or \$8.64/ac.

PIN: 04-25-100-009 04-25-476-001
04-36-200-003

Other: ComEd-owned power lines run thru Tract 1
adding additional tillable acres.

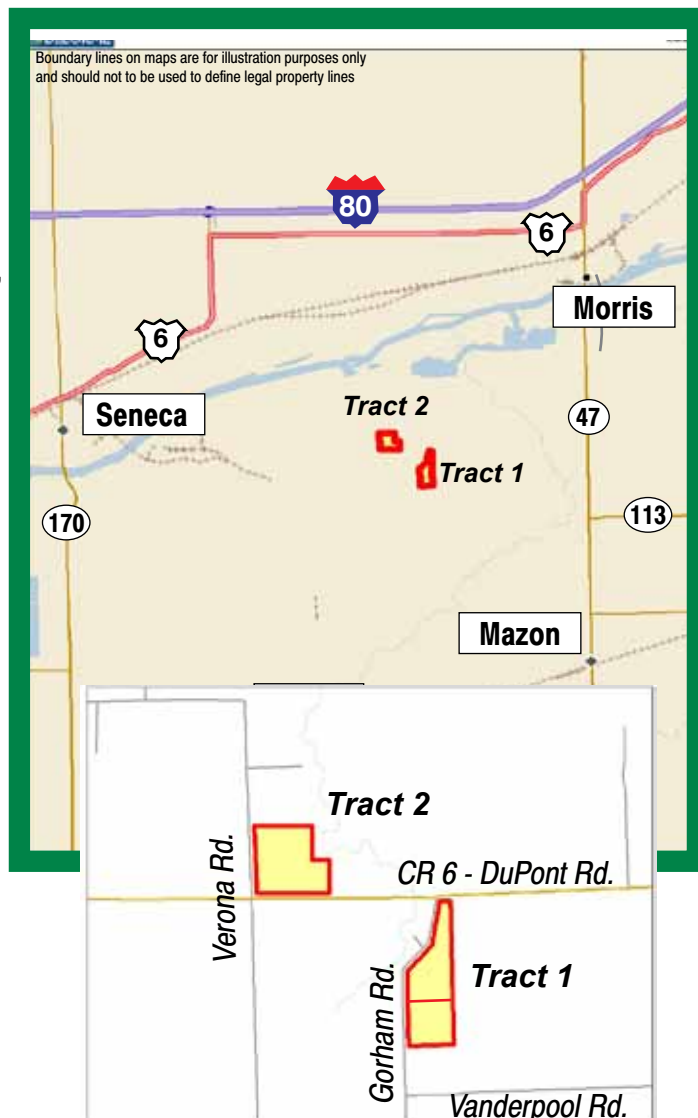
Building Permits: 1 building permit available on the south portion
of Tract 1, and 3 permits available on Tract 2

Price: \$1,728,730 total
Tract 1: \$972,280, or \$10,900/ac.
Tract 2: \$756,450, or \$9,000/ac.

Terms: Cash

Showing: Please call to schedule an appointment

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



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

H-M Farms

173± total acres
Grundy County, Illinois

Tract 1 Maps

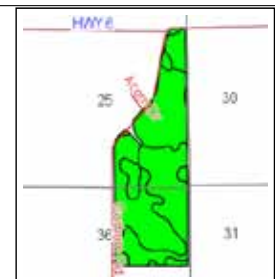
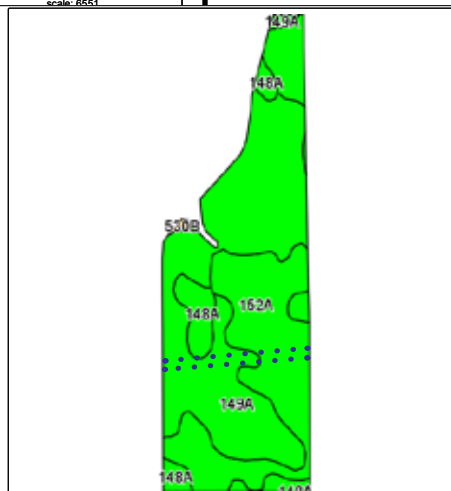
89.2± acres



Maps provided by:
surety
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25-33N-6E
Grundy County
Illinois

map center: 41° 17' 59.01, 88° 28' 45.61
scale: 6551



State: Illinois
County: Grundy
Location: 25-33N-6E
Township: Norman
Acres: 87.8
Date: 9/19/2012



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.

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
149A	Brenton silt loam, 0 to 2 percent slopes	48.8	55.6%		195	60	74	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.9	37.5%		195	63	73	144
148A	Proctor silt loam, 0 to 2 percent slopes	5.8	6.6%		185	58	70	135
**530B	Ozaukee silt loam, 2 to 4 percent slopes	0.3	0.3%		**149	**47	**59	**108
Weighted Average					194.2	61	73.3	141.6

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: 1/2012 Amended Table S2 8811 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (8811) are maintained at the following NRES web site: <http://cropproductivity.nres.uiowa.edu>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

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

H-M Farms

173± acres
Grundy County, Illinois

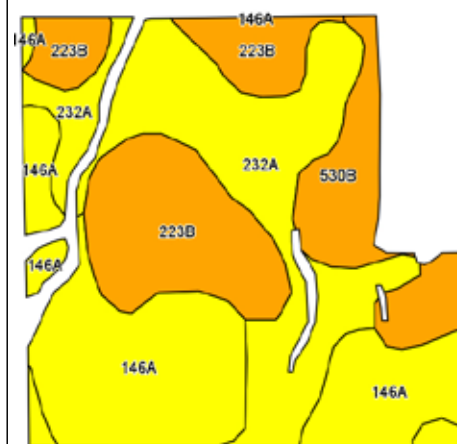
Tract 2 Maps

84.05± total acres



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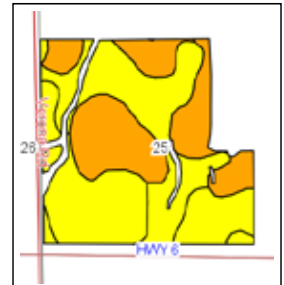
25-33N-6E
Grundy County
Illinois



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	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	24.7	32.3%		168	55	68	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	24.6	32.0%		170	56	65	127
**223B	Varna silt loam, 2 to 4 percent slopes	18.3	23.8%		**156	**50	**63	**115
**530B	Ozaukee silt loam, 2 to 4 percent slopes	9	11.8%		**149	**47	**59	**108
Weighted Average					163.4	53.1	64.7	121.1

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 B811 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRCS web site: <http://soilscapability.nrcs.usda.gov>
** Indices adjusted for slope and erosion according to Bulletin 811 Table S3



State: Illinois
County: Grundy
Location: 25-33N-6E
Township: Norman
Acres: 76.6
Date: 9/19/2012



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