



LAND FOR SALE

WE ARE PLEASED TO PRESENT

232 Acres, m/I — Winnebago County, Illinois

LOCATION: Approximately 7 miles north of the town of Winnebago, Illinois

LEGAL DESCRIPTION: 232 acres in the Southwest 1/4 of Section 33, Harrison Township, and in the Northeast 1/4 and Northwest 1/4 of Section 4, Burritt Township

PRICE AND TERMS:

- \$1,682,000 \$7,250/Acre
- 10% earnest money, balance due in cash at closing

REAL ESTATE TAX:

2011 Tax Year, Payable 2012: \$4,598

Taxable Acres*: 232

Tax per Acre*: \$19.82

* Estimate from parcel split of a larger tract. Final numbers will be determined by appropriate government agencies.

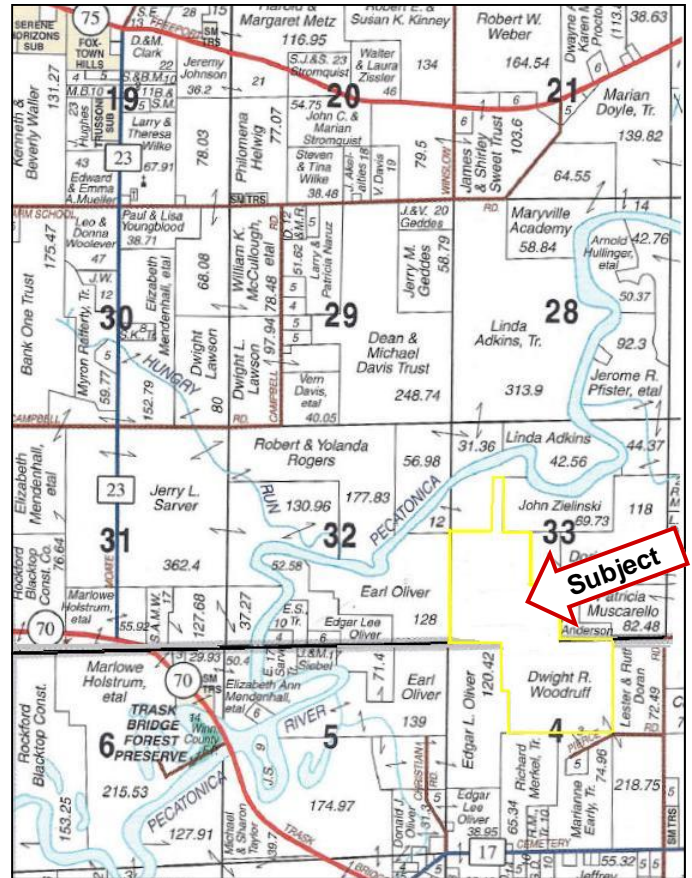
FSA DATA:

Farm Number: 5245 Tract Number: 8779

Crop Acres: 205.5

CRP: 11.1

Annual CRP Payments: \$2,171



SOIL TYPES: See soil map on back for detail.

PRODUCTIVITY INDEX: 129.9 **SOURCE:** Agridata, Inc.

IMPROVEMENTS: None

DRAINAGE: Natural drainage and surface drainage.

POSSESSION: As agreed, subject to 2012 lease.

AGENCY: Hertz Farm Management, Inc. is agent of the Seller.

COMMENTS: This parcel is the cropland portion of a larger parcel. This parcel will include an easement for access to the wooded parcel to the north. These are productive soils with natural drainage from south to north.

For additional information, contact Robert Opperman

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www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS

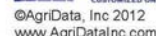
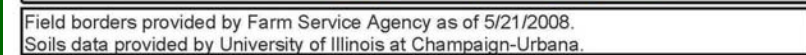


Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

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