

## LAND FOR SALE

#### WE ARE PLEASED TO PRESENT

# 232 Acres, m/l — 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.

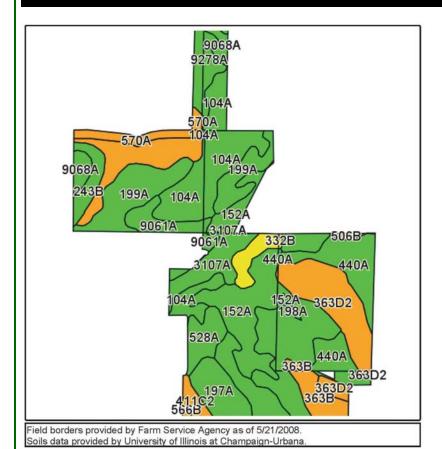
#### For additional information, contact Robert Opperman

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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**







www.AgriDataInc.com





Surety

SagriData, Inc 2012

Code	Soil Description	Acres		II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
104A	Virgil silt loam, 0 to 2 percent slopes	26	12.2%	1	182	56	132
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.3	10.5%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	20.5	9.6%		197	61	143
199A	Plano silt loam, 0 to 2 percent slopes	20.1	9.4%		194	60	142
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	19.3	9.0%		**145	**48	**109
440A	Jasper silt loam, 0 to 2 percent slopes	17.7	8.3%		175	57	130
570A	Martinsville silt loam, 0 to 2 percent slopes	17.4	8.2%		155	49	114
528A	Lahoguess loam, 0 to 2 percent slopes	9.1	4.3%		170	55	126
197A	Troxel silt loam, 0 to 2 percent slopes	8.7	4.1%		191	60	140
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	8.5	4.0%		189	60	139
**297B	Ringwood silt loam, 2 to 4 percent slopes	7.4	3.5%		**173	**55	**128
9061A	Atterberry silt loam, terrace, 0 to 2 percent slopes	6.8	3.2%		182	56	132
9278A	Stronghurst silt loam, terrace, 0 to 2 percent slopes	6.5	3.0%		171	54	125
**363B	Griswold loam, 2 to 4 percent slopes	6.2	2.9%		**154	**51	**116
**332B	Billett sandy loam, 2 to 5 percent slopes	4.5	2.1%		**134	**44	**98
**243B	St. Charles silt loam, 2 to 5 percent slopes	4.4	2.1%		**166	**51	**121
9068A	Sable silty clay loam, terrace, 0 to 2 percent slopes	4	1.9%		192	63	143
**411C2	Ashdale silt loam, 5 to 10 percent slopes, eroded	2.3	1.1%		**158	**50	**116
**506B	Hitt silt loam, 2 to 5 percent slopes	0.7	0.3%		**156	**52	**117
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	0.5	0.2%		**134	**46	**102
Weighted Average					176.7	56	129.9

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)