



LAND FOR SALE

WE ARE PLEASED TO PRESENT

79.0 Acres, m/I - LaSalle County, Illinois

Balogh Property



LOCATION: The property is located 1½ miles southwest of Mendota and ½ mile west of State Hwy. 251 and approximately 5 miles west of Interstate 39.

LEGAL DESCRIPTION: SE¼ Section 5, Township 35 North, Range 1 East (Troy Grove Twp.)

PRICE AND TERMS:

- \$695,000 \$8,800/Acre
- Cash

REAL ESTATE TAX:

2010 Taxes Payable in 2011 are \$2,126.96
Tax per Acre: \$26.93
Tax Parcel: #06-05-304-003

ASSESSED VALUE: \$33,551

ZONING: Currently Agriculture

FSA DATA:

Farm Number: 5780

Crop Acres: 75.6

Base/Yields Direct Counter-Cyclical

Corn Base: 36.3 131 131

Bean Base: 36.3 36 36

SOIL TYPES: Primary soils are Muscatune-Buckhart and Sable. See soil map on back for detail.

CROP PRODUCTIVITY INDEX: 143.8

IMPROVEMENTS: Small metal machine shed

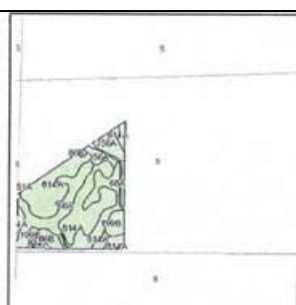
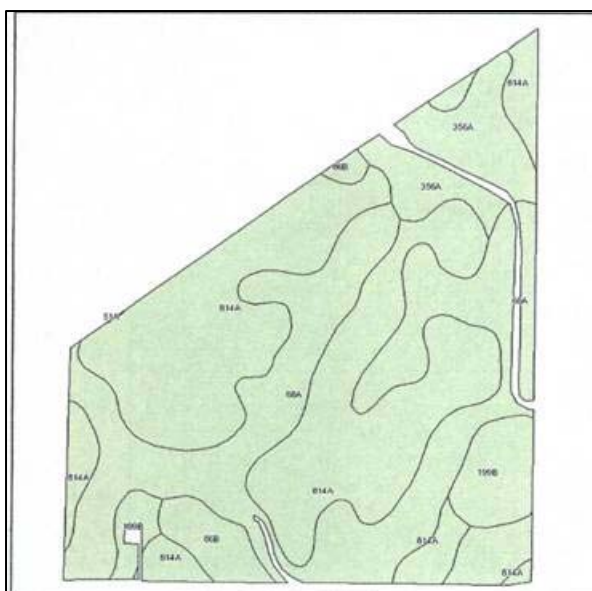
LEASE: Cash rented for 2011. Lease open for 2012.

For additional information, contact Rich Grever, Broker

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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 & TOPO MAPS



State: **Illinois**
 County: **La Salle**
 Location: **005-035N-001E**
 Township: **Troy Grove**
 Acres: **75.6**
 Date: **10/4/2011**



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	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
814A	Muscataine-Buckhart silt loams, 0 to 3 percent slopes	35.1	46.4%	193	62	145
68A	Sable silty clay loam, 0 to 2 percent slopes	27.2	36.0%	192	63	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	6.4	8.4%	195	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	4.2	5.6%	**192	**59	**141
**86B	Osco silt loam, 2 to 5 percent slopes	2.7	3.6%	**189	**59	**140
Weighted Average				192.6	62.2	143.8

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 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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