



LAND FOR SALE

WE ARE PLEASED TO PRESENT

Cheryl Mitchell Farm, 80 Acres, Ford County, IL

LOCATION: 3859 N 1300 E Rd., 2 mi. NE of Kempton, 3 mi. SW of Cabery, 20 mi. SE of Dwight, 38 mi NE of Pontiac, 30 mi SW of Kankakee.

LEGAL DESCRIPTION: E 1/2 of NE 1/4, Sec 30, Rogers Township, TWP 29, Range 9E, Ford Co.

PRICE AND TERMS:

- \$790,000.00 for complete tract.
- 10% down, balance due in cash at closing.
- Possession of house at closing; land and shed subject to tenant rights to Feb, 2012. Lease open for 2012.

Broker's Note: This property is well suited as a modern farmstead with up-to-date home, a gorgeous evening view and large modern machine shed, with a small barn for a horses or Club livestock projects. Vision Energy contract for one tower, easement for transmission line. Contact Broker for details.

REAL ESTATE TAX:

2010 Tax Year: \$ 5,312.96 School District: Tri Point

FSA DATA:

Farm Number: 4102

Crop Acres: Effective DCP Cropland: 62.3 Ac. CRP: 12.0 acres.

Base/Yields	Direct	Counter-Cyclical
Corn Base: 15.9	56	56
Oat Base: 11.6	110	110



LAND DESCRIPTION: Cropland has been in hay for several years; suitable for row crop production. Contact agent for info on conversion of CRP.

SOIL TYPES: Primary soils are Elliott-Ashkum. See soil map on back for detail. Average Cropland PI = 122.2.

IMPROVEMENTS: All buildings and improvements built in 1995 and 1996 and are in good condition.

House: Ranch over full walk out basement with a full length deck facing west. Great views at sunset. Stained cedar siding, full concrete foundation and basement. 3,100 s.f. living space.

Main floor: 24'x35' Great Room including kitchen/dining area, oak floors and solid pine paneling, 6' French door opens to deck. Kenmore range and dishwasher. 11'x15' walk-through pantry and office area off of two car garage (23' x 23' w/16' x 8' door) . Master Bedroom suite (20' x 24') with separate tub and shower and 6' sliding doors to deck. Oak floors and solid pine paneling to match great room. Adjacent to Master bedroom is a 11' x19' room that could be for office, dressing room or nursery, with a walk out door.

Lower Level: 13' x 19' Bedroom w/ walk-in closet; 15' x 23' family room, w/6' French Door to patio slab, and 12' x 16' bedroom w/11' x 12' walk-in closet/storage, full bath (7' x 15') off family room w/washer/dryer hookup. Lower level also includes 730 s.f. utility/storage area with forced air L.P. 90% eff. furnace, elect. water heater (12-08), and water pump and water softener.

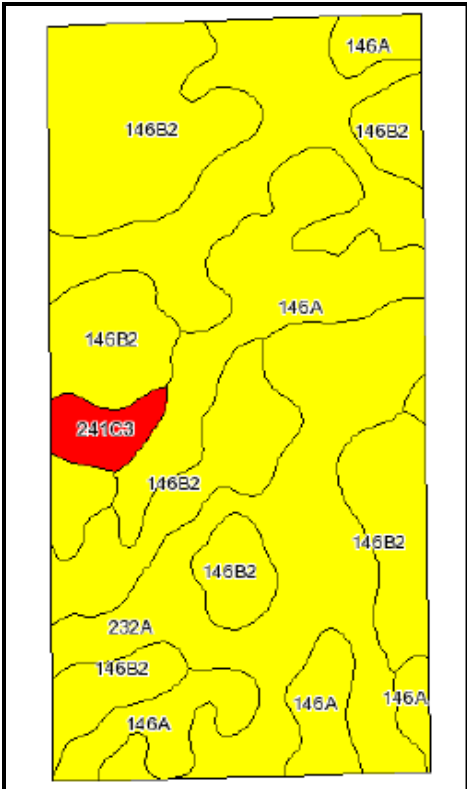
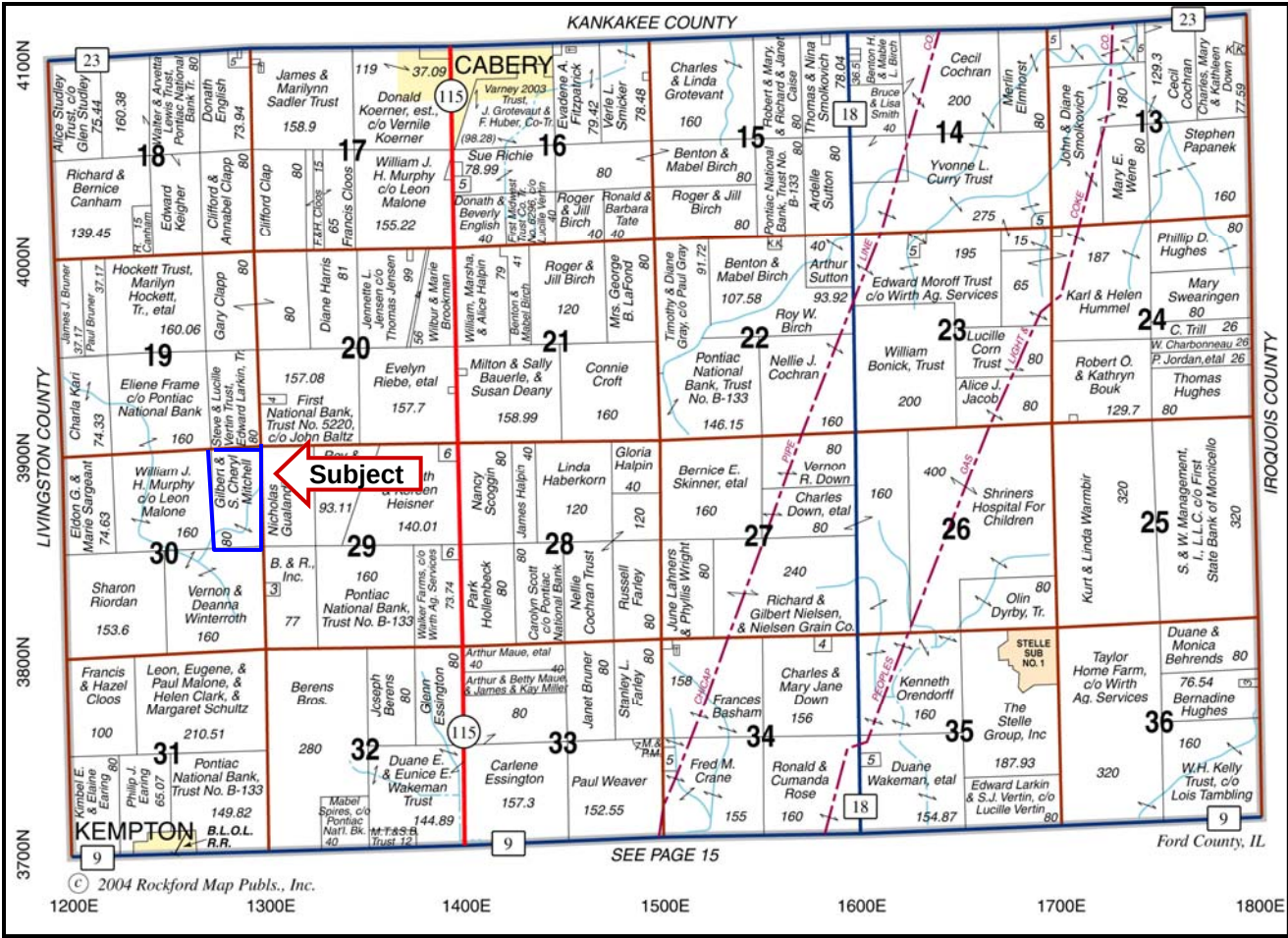
For additional information, contact Steven Wirth, Managing Broker
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

PLAT MAP & SOIL MAP



Code	Soil Description	Acres	Percent of field	II, State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	32.1	40.1%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	29.2	36.5%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	16.8	21.1%		168	55	125
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	1.8	2.3%		**79	**28	**60
Weighted Average					163.8	53.7	122.1

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: 1/15/2011 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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