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**WE ARE PLEASED TO PRESENT FOR SALE  
WORTMANN TRUST PROPERTY  
256.24 ACRES MORE OR LESS  
ROCK RUN TOWNSHIP  
STEPHENSON COUNTY, ILLINOIS**

**ACREAGE:** 256.24 ACRES – 182.7 tillable acres more or less

**LOCATION:** The property is located on the Stephenson/Winnebago County line, approximately 5 miles west of Pecatonica and 12 miles west of Rockford.

**LEGAL DESCRIPTION:** Section 13 Township 27 North Range 9 East, Stephenson County Illinois.

**OFFERING PRICE:** \$1,300,000 or approximately \$5,073 per total acre.

**TERMS:** Cash 10% down balance at closing

**REAL ESTATE TAXES:** PARCELS #06-15-13-400-001 and 06-15-13-300-004, assessed value of land and improvements \$44,982.00 2009 taxes payable 2010. \$4,247.40 or \$16.58 per acre for 256.24 taxable acres.

**FSA INFORMATION:** FSA FARM #6829

**ZONING:** Agriculture

**IMPROVEMENTS:** 2 story dwelling, three grain bins, and several other wooden out buildings.

**LEASE:** Cash rented for 2011.

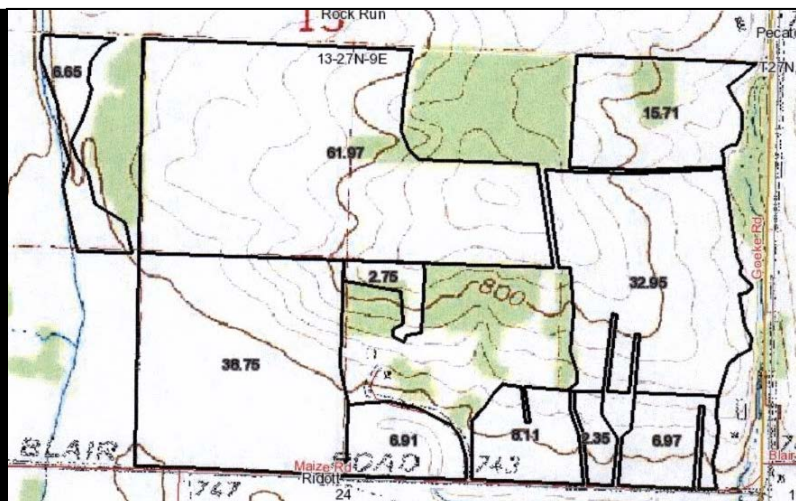
**LISTING BROKER:** HERTZ FARM MANAGEMENT, INC.

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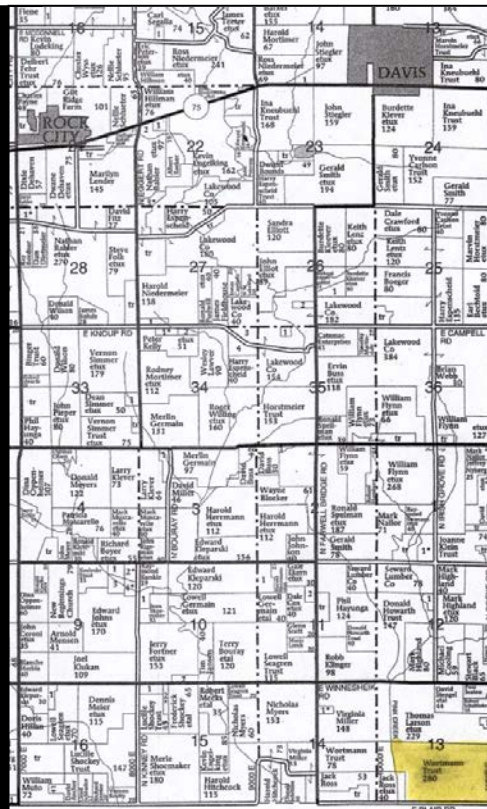
## AERIAL PHOTO



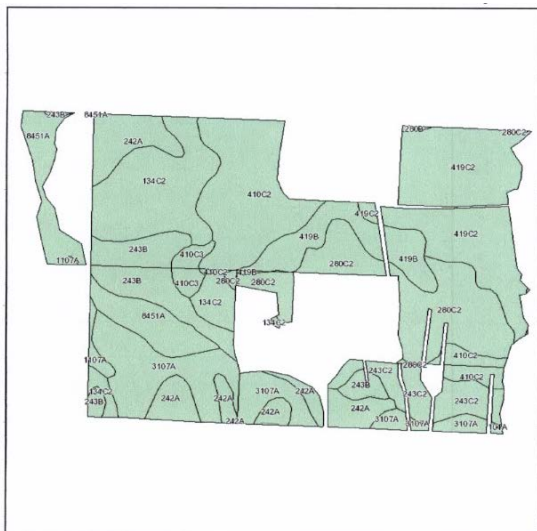
## TOPO MAP



## PLAT MAP



## SOIL MAP



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
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	29.5	16.0%	**136	**44	**111
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	23.6	12.9%	**111	**36	**91
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	22.4	12.2%	**139	**43	**111
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	22	12.0%	**140	**44	**113
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	20.3	11.1%	170	54	139
242A	Kendall silt loam, 0 to 2 percent slopes	15.9	8.7%	155	48	125
**243B	St. Charles silt loam, 2 to 5 percent slopes	13.9	7.6%	**149	**47	**121
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	13.2	7.2%	171	55	140
**419B	Flagg silt loam, 2 to 5 percent slopes	10.2	5.6%	**145	**47	**118
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	8.3	4.5%	**140	**44	**113
**410C3	Woodbine silty clay loam, 5 to 10 percent slopes, severely eroded	2.4	1.3%	**102	**34	**84
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.2	0.7%	170	54	139
**280B	Fayette silt loam, 2 to 5 percent slopes	0.2	0.1%	**149	**47	**121
Weighted Average		142.9		45.4		116.1

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: 12/21/2007 table S2rev B811  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<http://www.nres.uiuc.edu/soilproductivity>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3