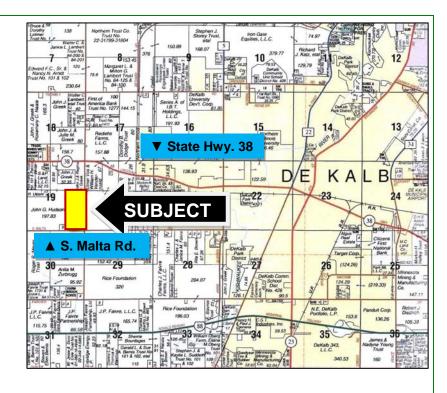


WE ARE PLEASED TO
PRESENT
Beemsterboer/Manny
Property
91.07 Acres, m/l in
DeKalb Township
DeKalb County, Illinois



ACREAGE: 91.07 Acres – 88.5 Tillable Acres

LOCATION: 1 mile west of incorporated DeKalb on South Malta Rd. and ½ mile south of State Hwy. 38

LEGAL DESCRIPTION: E½ SE¼ south of railroad tracks, Section 19, Township 40 North, Range 4 East.

OFFERING PRICE: \$810,525.00 Approximately \$8,900/Acre

TERMS: Cash

REAL ESTATE TAX: Parcel #08-19-400-002

Assessed Value of Land: \$25,386.00

2009 taxes payable 2010: \$1,844.38 or \$20.25 for 91.07 taxable ac.

Corn Base Yields 147

 FSA
 Farm Number
 165
 Corn
 44.7
 147

 INFORMATION:
 Total Acres
 91.07
 Beans
 43.8
 46

Crop Acres 88.5

ZONING: Currently Agriculture 1. Approximately ¼ mile west of current DeKalb County Unified

Future Land Use Plan of Low Density Residential.

IMPROVEMENTS: None

LEASE: Case rented for 2010

LISTING BROKER: Hertz Farm Management, Inc.

Call Rich Grever at our DeKalb office for further information: 815-748-4440

143 N. 2nd Street PO Box 907 DeKalb, IL 60115 (815) 748-4440 Fax (815) 748-4442 <u>www.hfmgt.com</u>

WE ARE PLEASED TO OFFER THESE SERVICES:

Sales • Acquisition • Auctions • Investment Analysis
Exchanging • Farm and Ranch Management • Appraisals

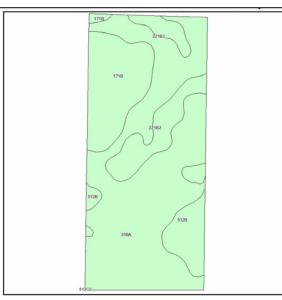
Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. There are no warranties, expressed or implied, as to the information herein contained; and it is recommended that an independent inspection of the property be made by all buyers.

007-0030

AERIAL PHOTO



SOIL MAP



State: Illinois County: De Kalb Location: 019-040N-004E Township: DeKalb

Acres: 88.6 Date: 8/6/2010

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 | | Crop productivity index for optimum management |
|------------------|---|-------|---------------------|--------------|------|--|
| 356A | Elpaso silty clay loam, 0 to 2 percent slopes | 53.8 | 60.7% | 176 | 57 | 144 |
| **171B | Catlin silt loam, 2 to 5 percent slopes | 16.2 | 18.3% | **166 | **52 | **137 |
| **221B2 | Parr silt loam, 2 to 5 percent slopes, eroded | 10.7 | 12.0% | **137 | **45 | **113 |
| **512B | Danabrook silt loam, 2 to 5 percent slopes | 7.9 | 8.9% | **166 | **52 | **137 |
| Weighted Average | | | | 168.4 | 54.1 | 138.2 |

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