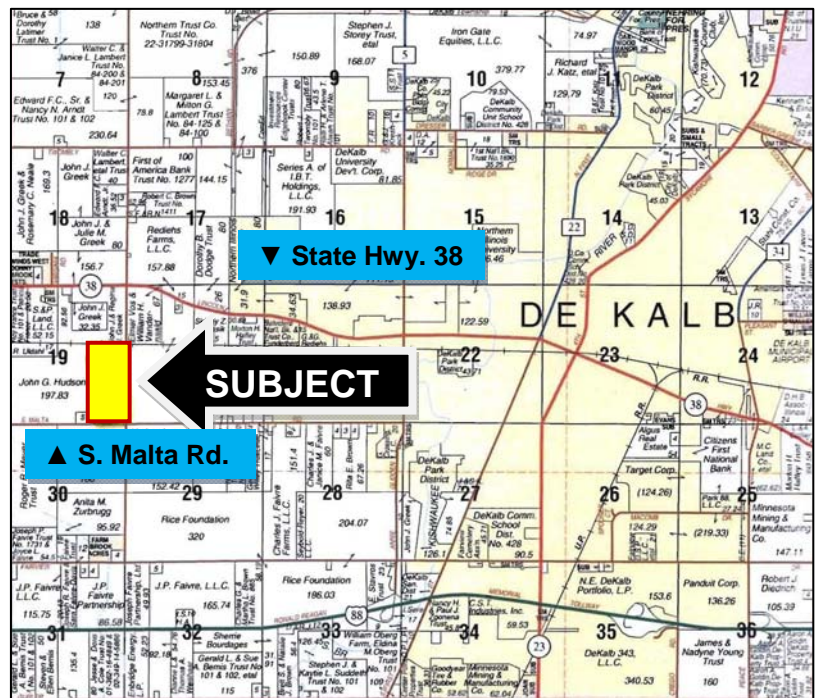




LAND FOR SALE
WE ARE PLEASED TO
PRESENT
Beemsterboer/Manny
Property
91.07 Acres, m/l in
DeKalb Township
DeKalb County, Illinois



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.		
FSA INFORMATION:	Farm Number	165	Corn	<u>Base</u> 44.7	<u>Yields</u> 147
	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 www.hfmgt.com

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

