



# COLTHURST FARM 150+/- Acres

**OWNER:** Colthurst Trust and Gene Colthurst

**LOCATION:** Norton Township, Kankakee Co., IL

**ACREAGE** 150 Acres

**PRICE:** \$975,000 or \$6,500/Acre

**RE TAXES:** 2009 payable in 2010:  
\$1,750.92 or \$11.67/Acre

**FSA INFO\*:** Farm # 992  
Farmland Acres – 198.6  
Cropland Acres – 192.0  
Corn Base – 96.6  
Direct/CC Yield – 115/137  
Soybean Base – 95.4  
Direct/CC Yield – 36/43

*\*FSA information is for 198.6 acres in Section 21*

**IMPROVEMENTS:** None

**SOIL TYPES:** Weighted Average – Bulletin 811

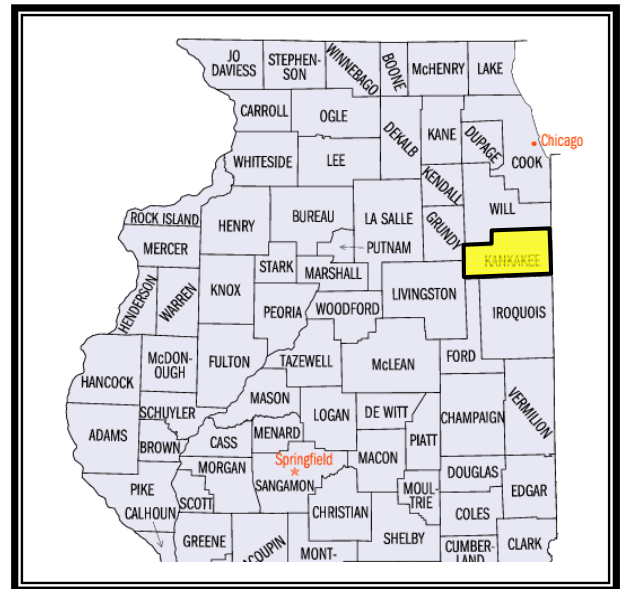
<u>Corn</u>	<u>Beans</u>	<u>P.I.</u>
162.9	52.1	132.8

Estimated acreage for each soil type and estimated crop yields are shown above. The yield estimate is based on studies by the University of Illinois assuming the optimum level of management. Yield ratings were obtained from Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soil". The Productivity Index provides a single scale on which soils may be rated according to their suitability for several major crops.

See table on the following page for specific soil types.

**Professional Farm Management  
Services Available**

## LAND FOR SALE WE ARE PLEASED TO PRESENT



**4 miles Southeast of Reddick, IL  
22 miles West of Kankakee, IL  
75 miles Southwest of Chicago, IL**



**Call  
Eric Wilkinson at our  
Monticello office for further information:**

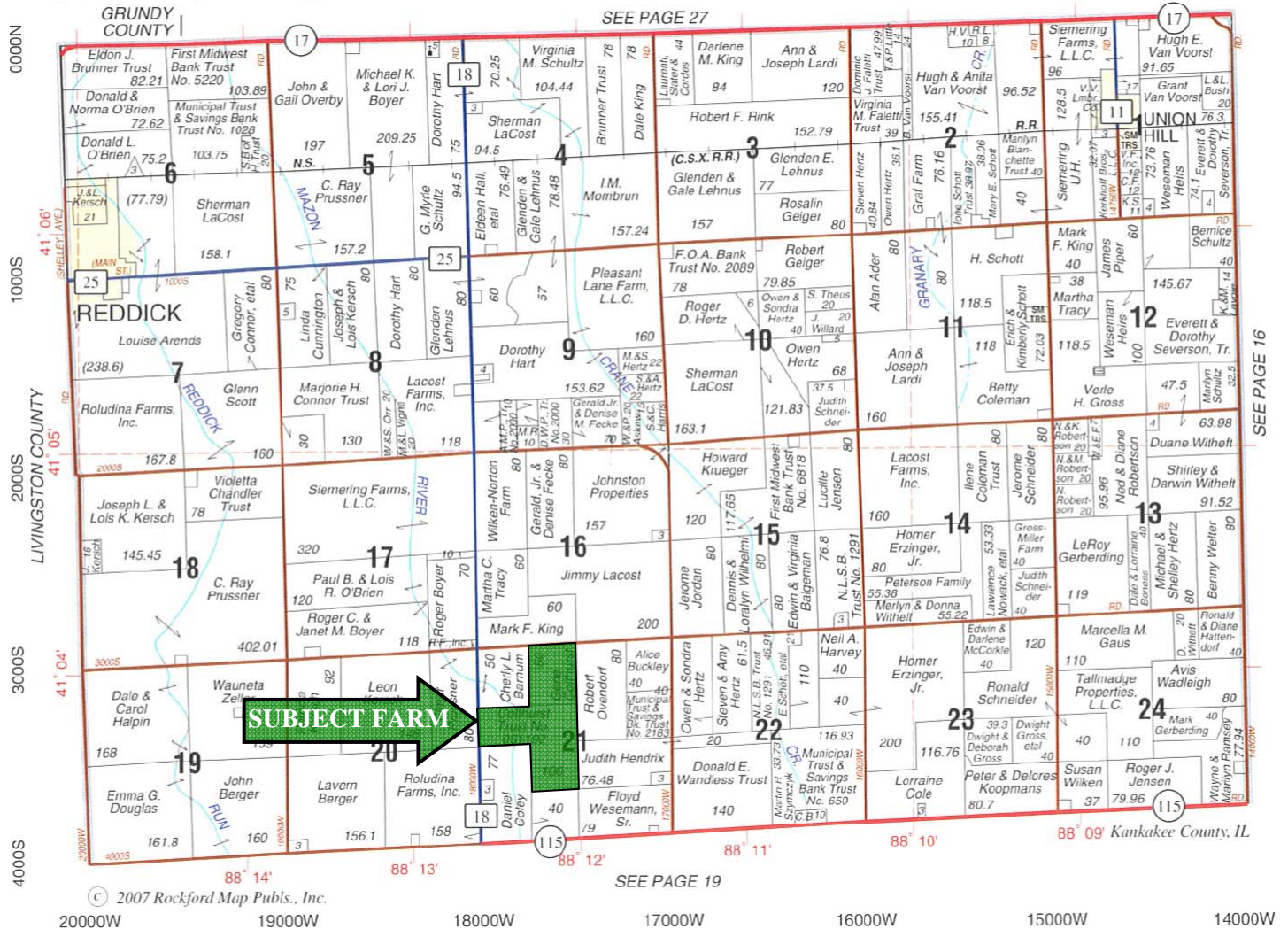
**700 W. Bridge St.  
PO Box 467  
Monticello, Illinois 61856  
Phone: (800) 291-4254  
Fax: (217) 762-7924**

**[www.hfmgt.com](http://www.hfmgt.com)  
[ewilkinson@mont.hfmgt.com](mailto:ewilkinson@mont.hfmgt.com)**

# PLAT MAP

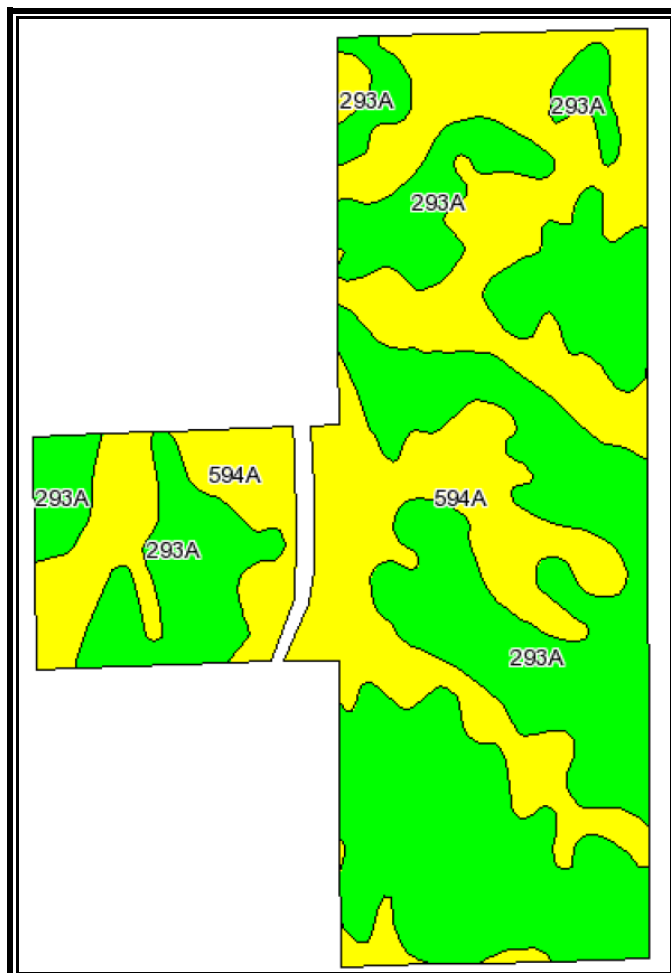
NORTH PART **NORTON**

**T.30N.-R.9E.**



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## AERIAL PHOTOS & SOIL MAPS



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	83	56.2%		166	53	135
594A	Reddick clay loam, 0 to 2 percent slopes	63.8	43.3%		159	51	130
146A	Elliott silt loam, 0 to 2 percent slopes	0.7	0.5%		151	50	125
Weighted Average					162.9	52.1	132.8

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: 12/21/2007 table S2rev B811

Source: AgriData, Inc.