

LAND FOR SALE WE ARE PLEASED TO PRESENT

CARROLL

HOWARD FARM

32.254 acres, m/l Henry County, IL

OWNER: J.R. Howard Trust

Part of the SE 1/4 of the SE 1/4 , Section LOCATION:

36, Township 17 North, Range 4 East

& Part of the NE ¼ of the NE ¼,

Section 1, Township 16 North, Range 4

East of the 4th Principal Meridian,

Henry County, Illinois.

PRICE/TERMS: \$177,397 or \$5,500 per acre.

Cash, 10% down with balance upon

closing.

RE TAXES: 2008 taxes paid in 2009

\$592.00 or \$18.20 per acre

FSA INFO: Farm #7112, Tracts 8663 and 8741

Cropland: acres: 30.3

Base Direct/CC Yield Acres 121 / 121 Corn 24.5 Soybeans 5.6 41 / 41

SOIL TYPES: See table on reverse side.

IMPROVEMENTS: None

MINERAL RIGHTS: All mineral rights owned by the Seller

> are included. The extent of the mineral rights included is unknown at this time. There have been previous reservations of mineral rights on the north 9.55

acres.

LEASE STATUS: The property has been leased for

2010.

At closing, subject to 2010 lease. POSSESSION:

Contact our Geneseo office:

720 E. Culver Court Geneseo, Illinois 61254 www.hfmgt.com (309) 944-2184

WHITESIDE COOK WHIL BURFALI LA SALLE - PUTNAM MERCER KANKAKEE STARK MARSHALL LIVINGSTON PEORIA WOODFORD IROQUOIS FORD TAZEWELL HANCOCK LOGAN DE WITT <u>sch</u>lyler¹ CHAMPAIGN MENARD ADAMS CASS PIAT BROWN DOUGLAS

OGLE

2 miles east of Atkinson, IL 30 miles east of the Quad Cities

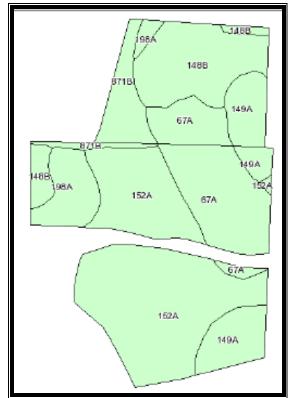


Location Plat Map

Reuben T. PeSmith Trust hoda Maurice W. L. & Amy M. laeys Diericks Rickey A. & Penney S. Diericks 120 Eugene Diericks, 1 Jr. 65.21 164.68 160 Druscilla n Damme Trust 120 Myron A. & Marjorie -Naugle Trust 194.31 (104.22) **ATKINSON** 36 166.71 AG-2 53.72 Izaak Walton Giant Goose Atkinson Properties, L.L.C. 285.53 (171.48) KINSON

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Soil Summary



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Code	Description	Acres	% of field	811 Pl	Corn Yield	Soybean Yield
152A	Drummer silty clay loam, 0-2% slopes	12.1	39.67%	144	175	57
67A	Harpster silty clay loam, 0-2% slopes	5.8	19.02%	133	164	52
148B	Proctor silt loam, 2-5% slopes	4.8	16.39%	134	164	51
149A	Brenton silt loam, 0-2% slopes	3.5	11.48%	141	176	54
198A	Elburn silt loam, 0-2% slopes	2.1	6.89%	143	178	55
871B	Lenzburg silty clay loam, 1-7% slopes	2.0	6.56%	89	107	36
	Averages / Totals	30.3	100.0%	136	167	53