



LAND FOR SALE

WE ARE PLEASED TO PRESENT

HOWARD FARM

32.254 acres, m/l

Henry County, IL

OWNER: J.R. Howard Trust

LOCATION: Part of the SE ¼ of the SE ¼, Section 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 Acres	Direct/CC Yield
Corn	24.5	121 / 121
Soybeans	5.6	41 / 41

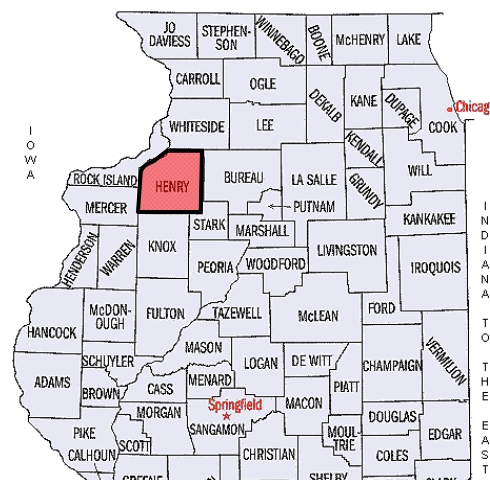
SOIL TYPES: See table on reverse side.

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.

POSSESSION: At closing, subject to 2010 lease.



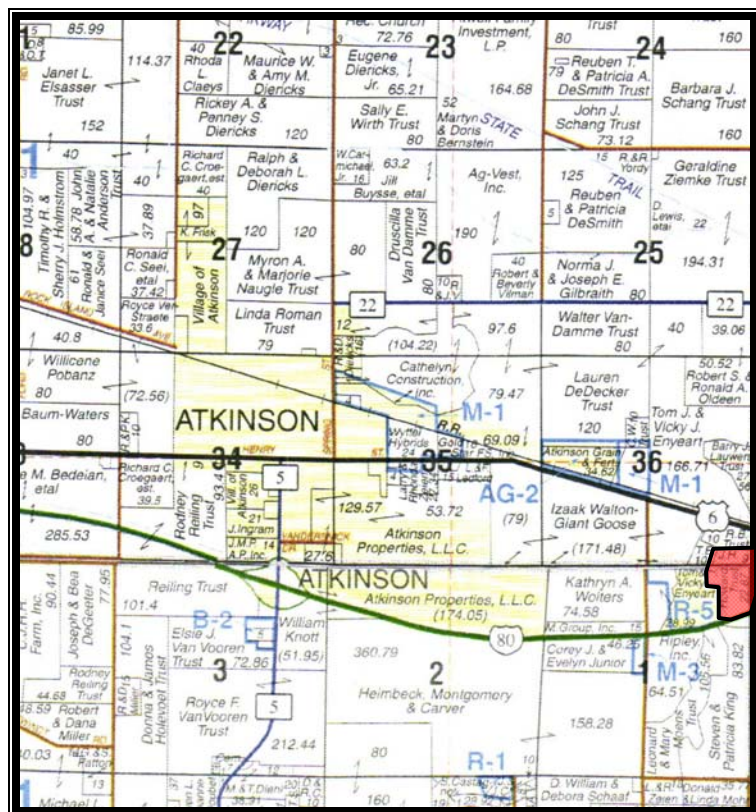
2 miles east of Atkinson, IL
30 miles east of the Quad Cities



Contact our Geneseo office:

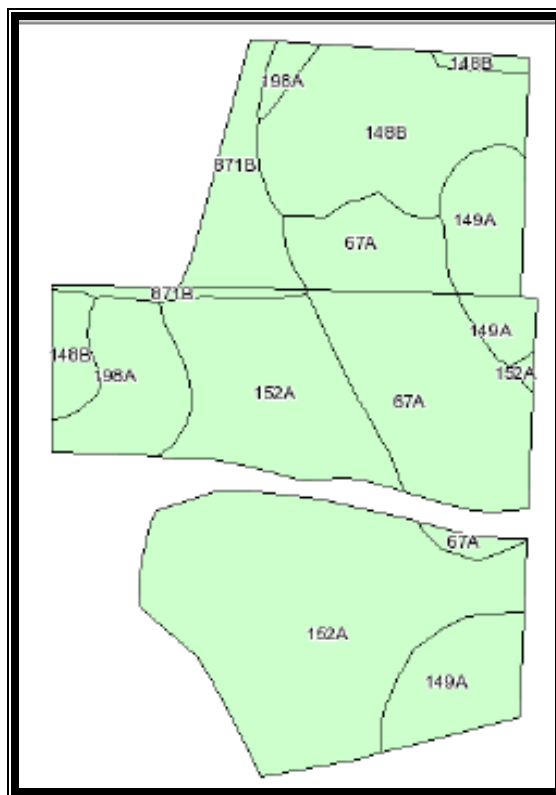
720 E. Culver Court
Geneseo, Illinois 61254
www.hfmgt.com
(309) 944-2184

Location Plat Map



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Soil Summary



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Code	Description	Acres	% of field	811 PI	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