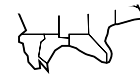


80± acres Grundy County, IL



CAPS is pleased to offer for sale the Minooka 80 property located in Grundy County, Illinois. Currently zoned agricultural, the connection of the Prairie Parkway to Interstate 80 at Minooka Road just 2 miles east and the expansion of Route 47 to four lanes makes this property ideally situated for future residential or commercial development.

For More

Information: Douglas W. Deininger, Broker
 TEL: 815-439-9245
 FAX: 815-439-9285
 doug@deininger-land.com
 607 Chicago St., Suite 202 B
 Plainfield, IL 60544

Designated Agent for the Seller



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

See reverse side for more details



Boundary lines are approximate

80± acres Grundy County, IL

Size: 80.533+/- total acres

Location: Approximately 2.5 miles east of Route 47 on Minooka Road

Legal Description: Part of Section 12
Saratoga Township
Grundy County, Illinois

Improvements: None

Price: \$1,328,794.50 (\$16,500 per acre)

Taxes: 2007 taxes payable in 2008:
\$966.48 (\$12.00 per acre)

PIN Number: 02-12-100-004
02-12-100-009

Possession: Call for terms

Zoning: Agricultural

Showing: By appointment only

For complete details on the Prairie Parkway, visit the Illinois Department of Transportation's website at www.prairie-parkway.com.

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Plainfield, IL 60544

Designated Agent for the Seller



— Widening of Route 47 to 4 lanes from Caton Farm Road to I-80
— Final approved route as of June 1, 2007
Source: Illinois Department of Transportation

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

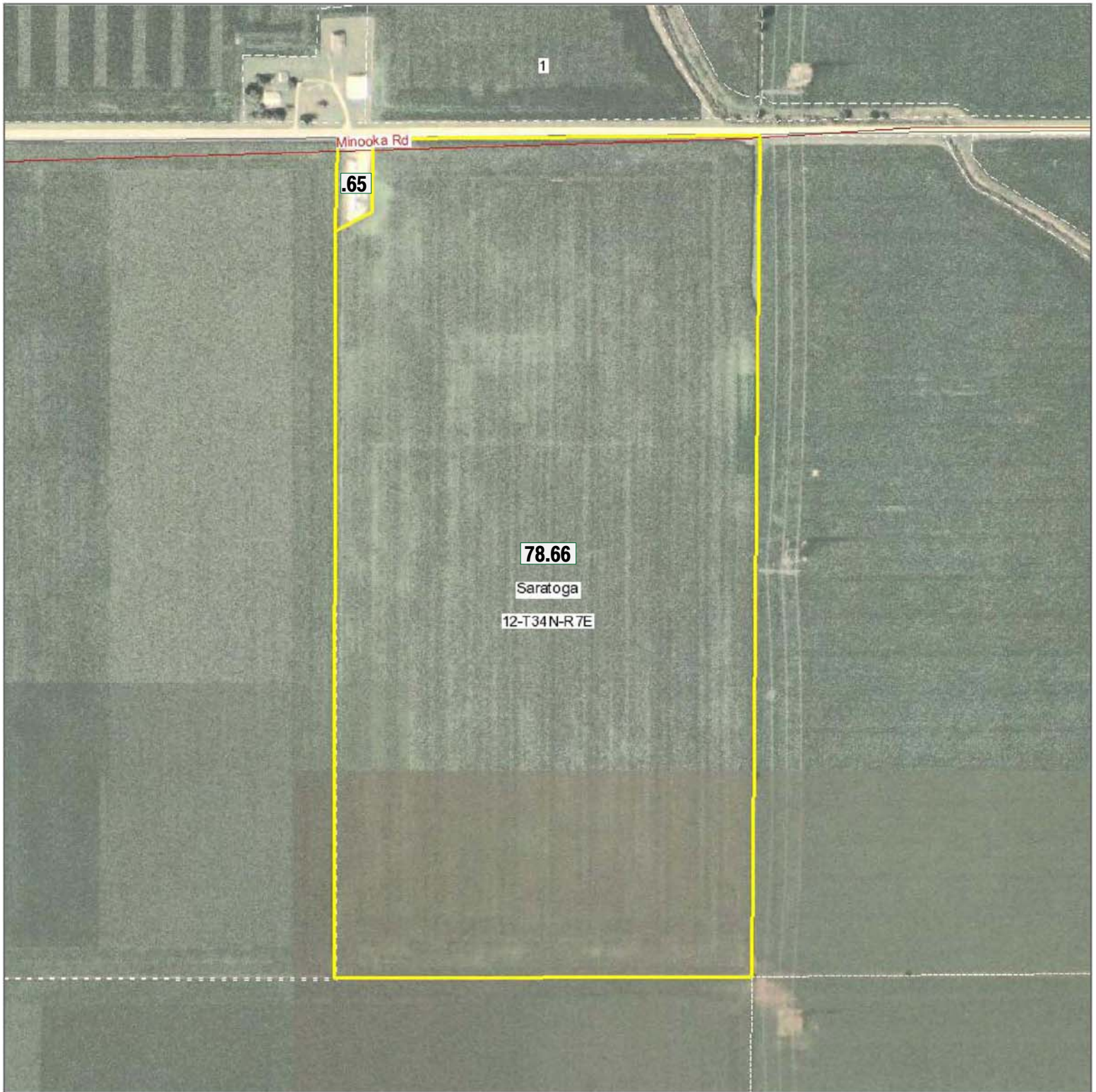
This offering is subject to prior sale, matters of title, change of price, rental or other conditions; may be withdrawn from the market without advance notice, and is subject to any special listing conditions or requirements the Seller may impose.



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Aerial Map



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Map Provided by



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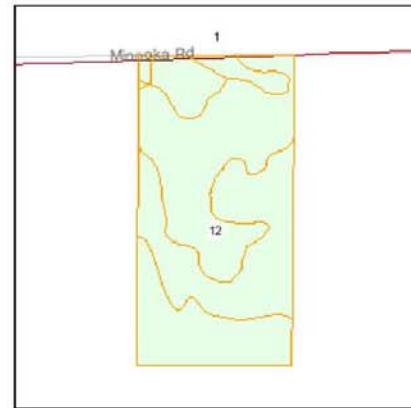
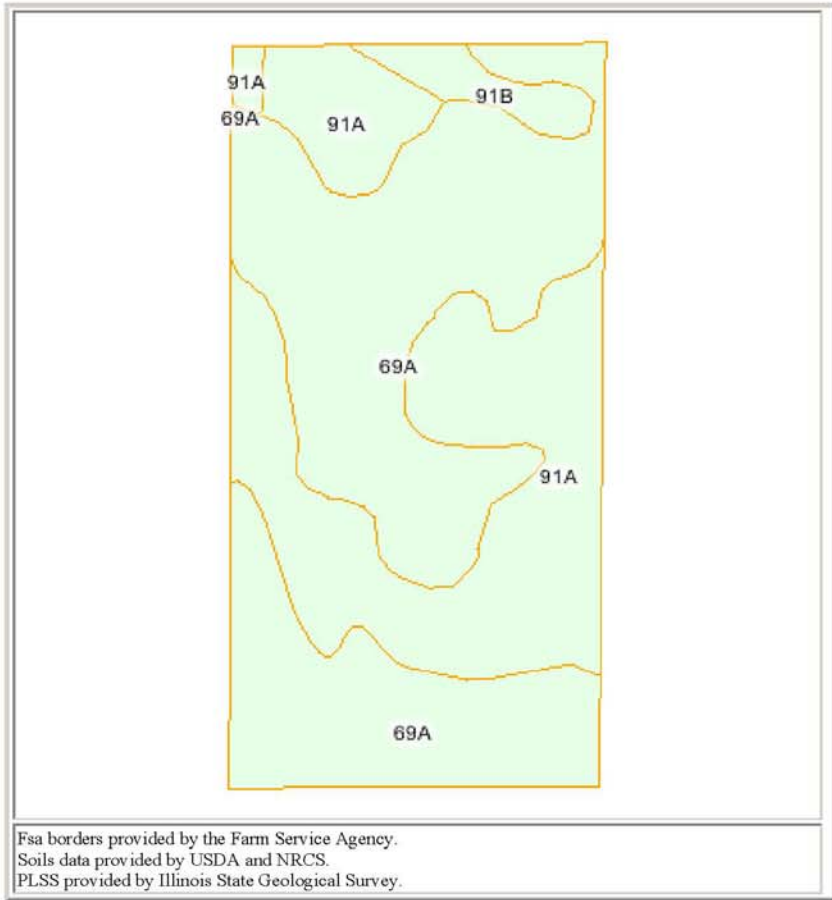
12-34N-7E
Grundy County
Illinois

map center: 41° 26' 31.77, 88° 22' 37.99
scale: 1:5140



2/21/2008

Soils Map



State: **IL**
 County: **Grundy**
 Location: **12-34N-7E**
 Township: **Saratoga**
 Acres: **79.3**



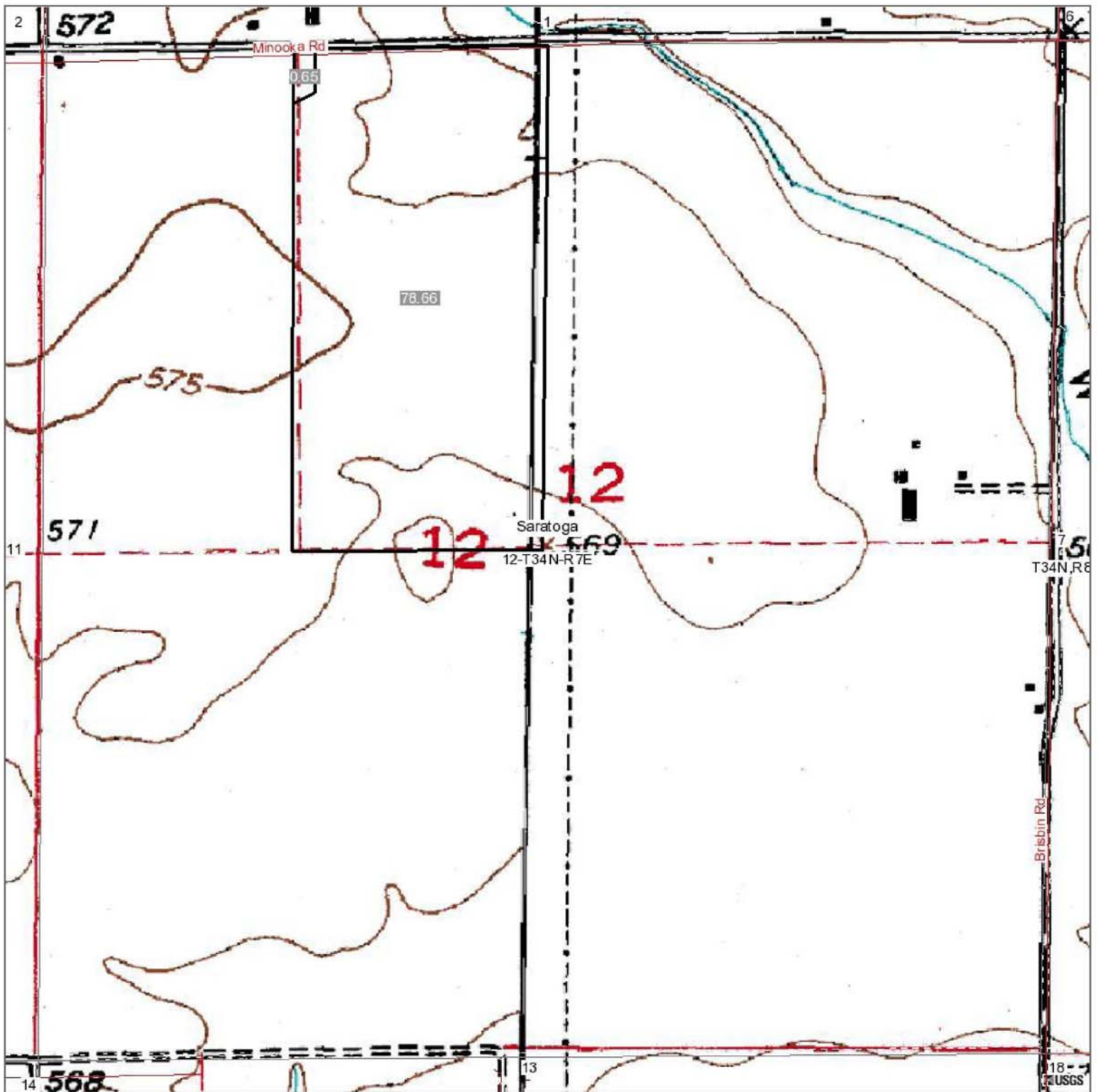
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 Agricultural
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
69A	Milford silty clay loam, 0 to 2 percent slopes	45.8	57.8%	IIw	154	79	51
91A	Swygert silty clay loam, 0 to 2 percent slopes	30.8	38.8%	IIw	143	71	47
91B	Swygert silty clay loam, 2 to 4 percent slopes	2.7	3.4%	Ile	142	70	47
Weighted Average					149	76	49

Topography Map



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Agricultural
Property
Services, Inc.

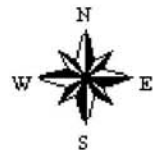
Map Provided by



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12-34N-7E
Grundy County
Illinois

map center: 41° 26' 18.68, 88° 22' 28.98
scale: 1:8560



2/21/2008