



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Lindberg Farm

Size: 180± total acres, 175.61± tillable acres.

Location: 3 miles northeast of Beecher, Illinois.

Legal: Part of Sections 34 & 35, Crete Township 34 North, Range 14-15 East, Will County, Illinois.

Improvements: Farm buildings, house

Soils: Primarily Beecher Silt Loam and Ashkum Silty Clay Loam soils

RE Taxes: \$5,659.64, or \$31.44/ac.

PINS: 15-35-100-001
15-35-300-001
15-34-400-002

Price: \$1,764,000 (\$9,800/ac.)

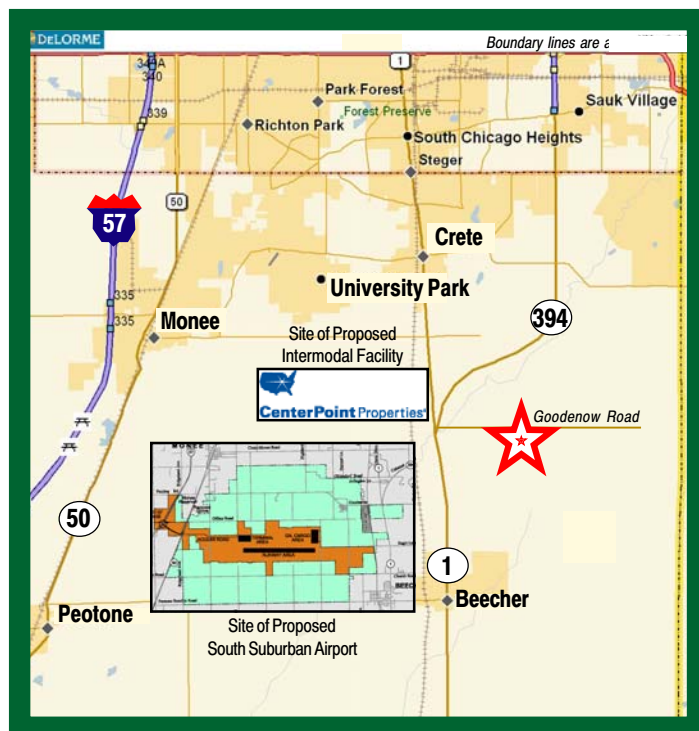
Other: 2 pipelines cross property

Terms: Cash

Lease: Crop share lease for 2009

Showing: Please call to schedule an appointment

Management: Professional farm management available



See reverse side for additional maps



For further information contact:

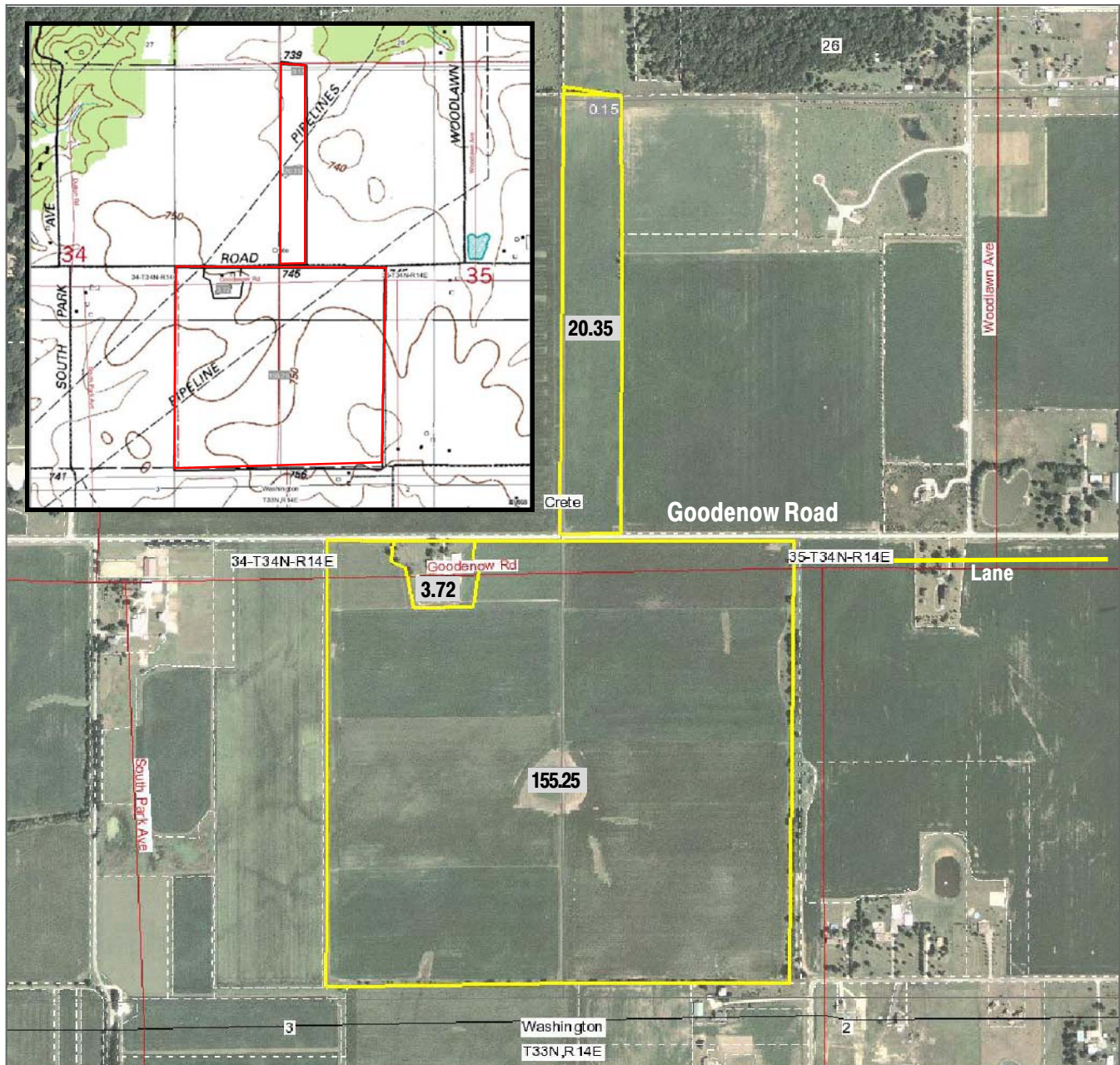
Douglas W. Deininger
Managing Broker
24118 Chicago Street, Suite 208
Plainfield, IL 60544
Tel: (815) 439-9245
doug@deininger-land.com
Designated Agent for Seller

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. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

Lindberg Farm

180± acres
Will County, Illinois

Aerial Photo



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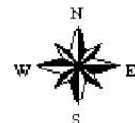
Map Provided by



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34-34N-14E
Will County
Illinois

map center: 41° 23' 30.85, 87° 35' 35.51
scale: 1:9536



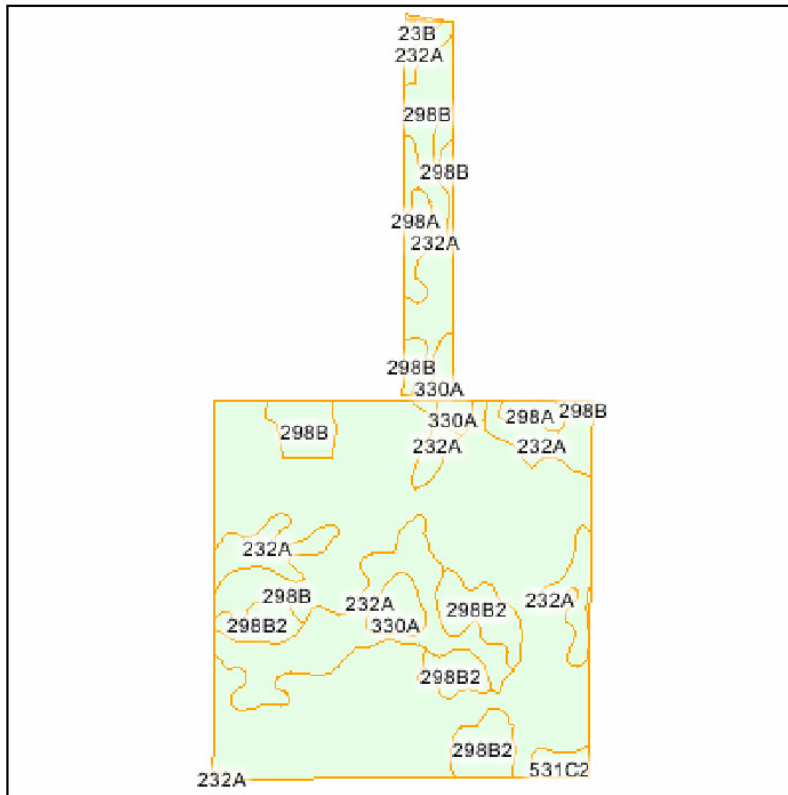
1/12/2009

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

Lindberg Farm

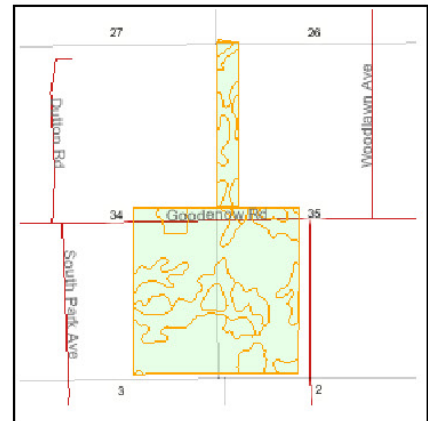
180± acres
Will County, Illinois

Soils Information



Fsa borders provided by the Farm Service Agency.

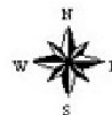
Soils data provided by USDA and NRCS.



State: **IL**
County: **Will**
Location: **34-34N-14E**
Township: **Crete**
Acres: **179.6**



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Maps provided by:



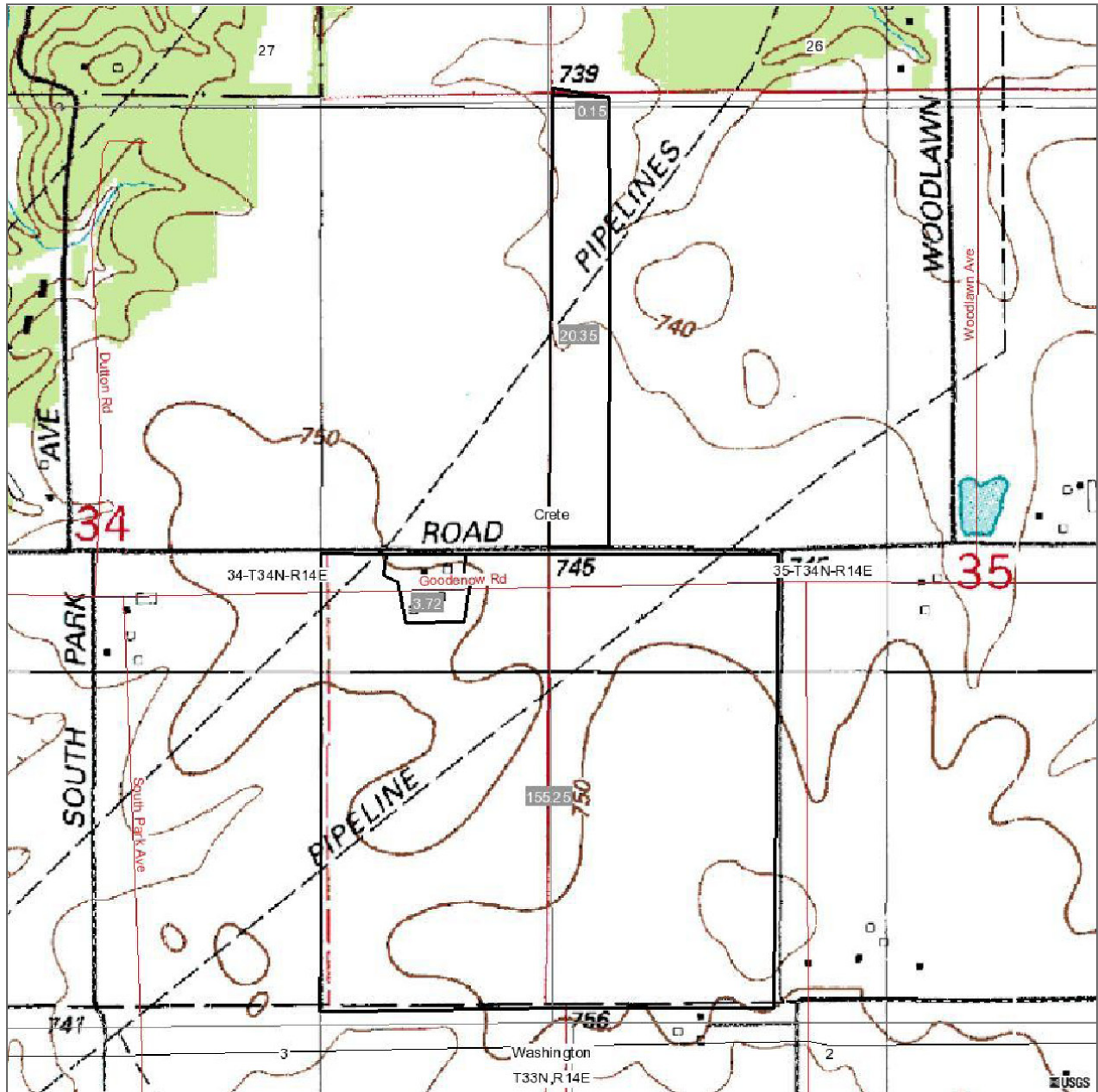
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
298B	Beecher silt loam, 2 to 4 percent slopes	112.8	62.8%	Ile	136	70	46
232A	Ashkum silty clay loam, 0 to 2 percent slopes	40.9	22.8%	IIw	154	77	51
298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	14.2	7.9%	Ile	111	69	37
330A	Peotone silty clay loam, 0 to 2 percent slopes	5.0	2.8%	IIw	148	70	49
298A	Beecher silt loam, 0 to 2 percent slopes	4.2	2.3%	IIw	137	71	46
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.6	0.9%	IIIe	132	67	42
23B	Blount silt loam, 2 to 4 percent slopes	0.9	0.5%	Ile	124	58	43
Weighted Average					138	71	46

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Topography Map



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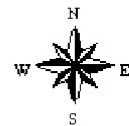


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