



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Peterson Farm

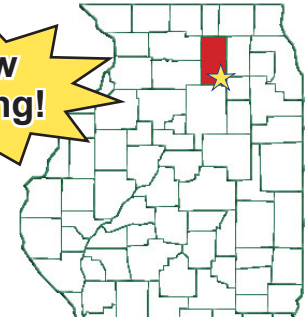
193± acres

DeKalb County, IL

For further information contact:
Timothy A. Harris, AFM
Managing Broker
22263 1365 North Avenue
Princeton, IL 61356
Tel: (815) 875-7418
timothy.a.harris@pgim.com
Designated Agent for Seller



2-yr. Yield Average:
Corn - 167 bpa
Soybeans - 59 bpa



Size: 193.0± total acres - Total acres sold will be based upon survey that will be completed following harvest
189.5± est. FSA cropland acres - Exact tillable acres to be determined after FSA reconstitution

Location: Appr. 3 mi. N of Sandwich at 3720 West Sandwich Rd.;
4.5± mi. NE of Somonauk; 5.5± mi. S of Hinckley

Legal: Part of Sections 11, 13 & 14, Sandwich Twp. T37 North,
Range 5 East, DeKalb County, IL

Improvements: Two Drying bins - appx. 16,000 & 10,000 bu.;
AO Smith Harvestore - appx. 7,500 bu.;
36' x 58' barn; 20' x 38' shed attached to Harvestore

FSA Data:

	<u>Base Ac.</u>	<u>PLC Tract Yld</u>
Farm #3456/Tract #8803*		

Corn	163.5	168
Soybeans	163.5	50

*HEL Status: NHEL. Wetlands determination not complete. Exact base acres and PLC yield to be determined after reconstitution by DeKalb Co. FSA

Soils: Primarily Flanagan Silt Loam, Elpaso Silty Clay Loam,
and Catlin Silt Loam

Taxes: 2017 pay 2018: est. \$10,095.15 or appx. \$52.31 /ac.
(Taxes based upon estimated 193± acres)

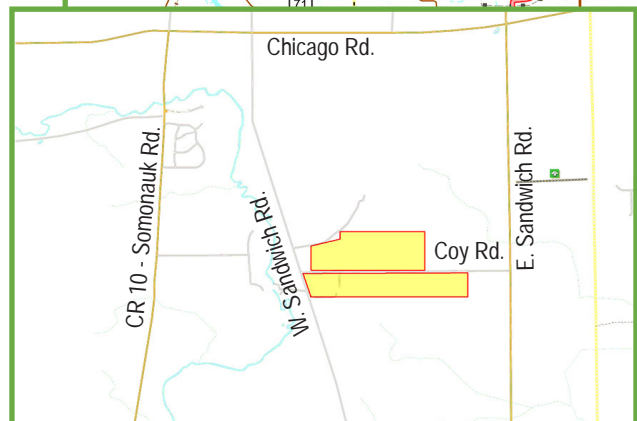
PIN: Part of parcel numbers 19-11-400-003,
19-13-100-010, 19-14-200-001

Price: \$2,026,500 (\$10,500/ac.) - final total price will be
based upon surveyed acres

Other: The farm is leased through 12/31/19

Terms: Cash

Showing: Please contact agent



Management: Professional farm management available

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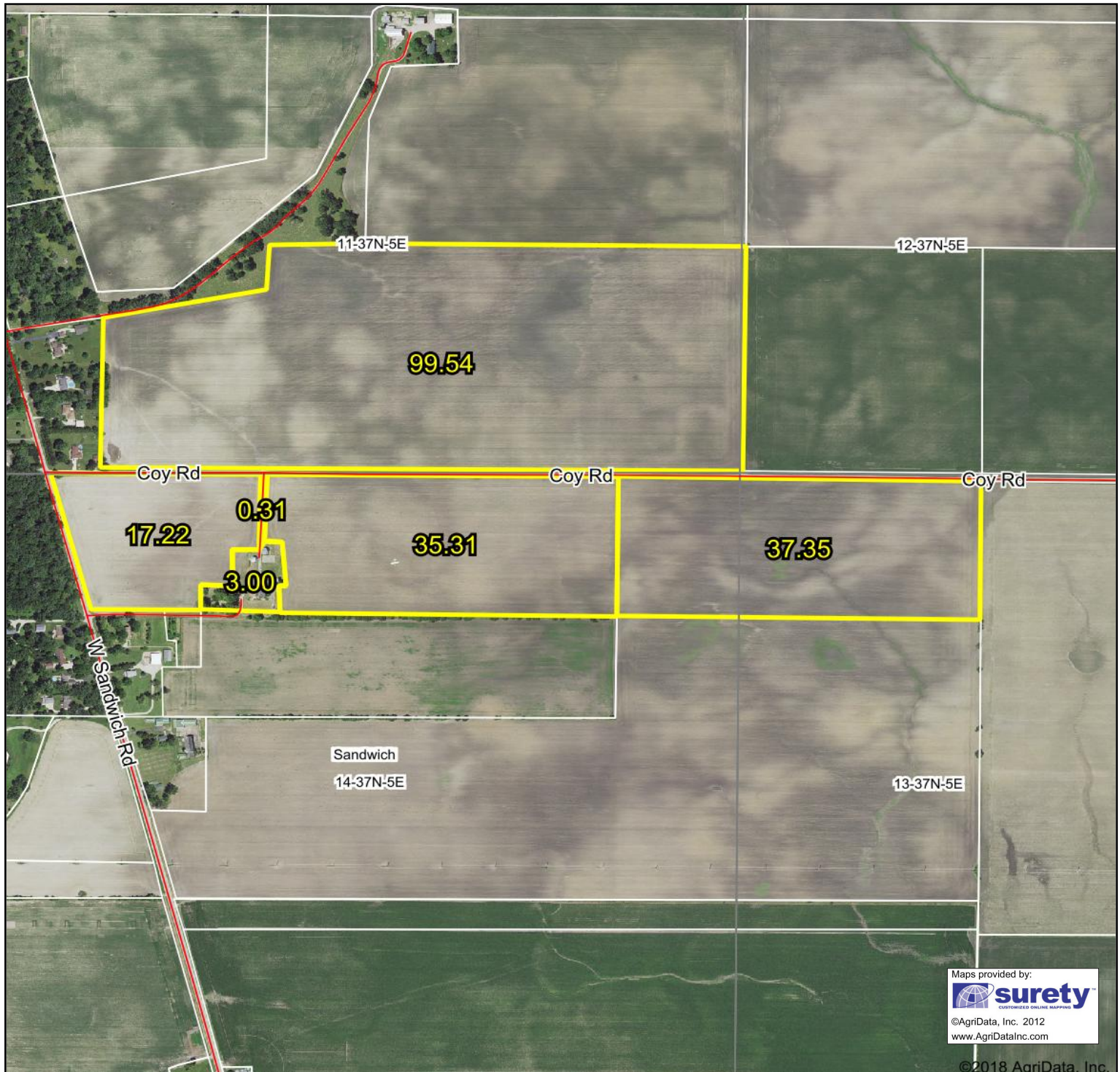
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Aerial Photo



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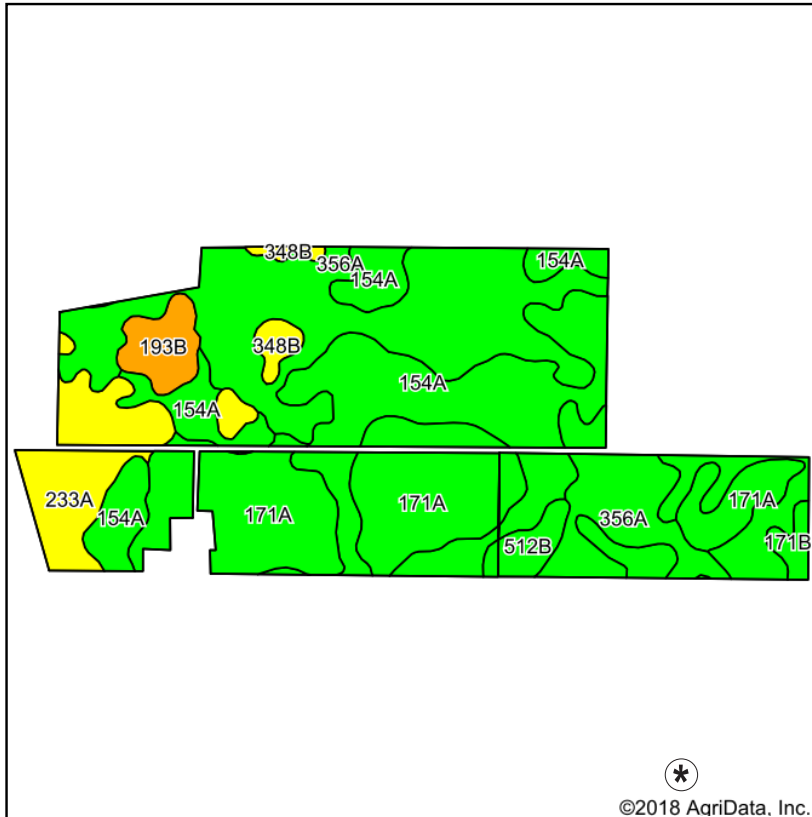
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193± acres

DeKalb County, IL

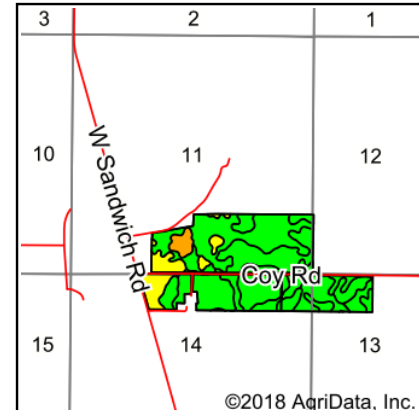
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Soils Map



Soils data provided by USDA and NRCS.

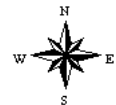
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State: **Illinois**
County: **De Kalb**
Location: **14-37N-5E**
Township: **Sandwich**
Acres: **189.42**
Date: **6/28/2018**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL037, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	59.08	31.2%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	57.00	30.1%		195	63	144
171A	Catlin silt loam, 0 to 2 percent slopes	43.55	23.0%		187	59	138
233A	Birkbeck silt loam, 0 to 2 percent slopes	15.00	7.9%		167	52	122
**193B	Mayville silt loam, 2 to 5 percent slopes	5.44	2.9%		**148	**49	**109
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	3.96	2.1%		**163	**51	**120
**512B	Danabrook silt loam, 2 to 5 percent slopes	3.52	1.9%		**185	**58	**137
**171B	Catlin silt loam, 2 to 5 percent slopes	1.87	1.0%		**185	**58	**137
Weighted Average					188.3	60.4	139.2

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: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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