



Breen Farm



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Size: 40± total tax acres, 40.52± FSA tillable acres

Location: Approximately 1.5 miles southwest of Wilton Center; 6 miles south of Manhattan; 8.5± miles west of Peotone; on W. Barr Road west of Walsh Road

Legal: Part of Section 20, Wilton Garden Township 33 North, Range 11 East, Will County, Illinois

Improvements: None

FSA Data:

Farm #8357	Base Ac.	Direct Yld	CC Yld
Com	20.0	114	129
Soybeans	18.4	34	41
Wheat	2.1	50	69

Soils: Mainly Ashkum Silty Clay Loam and Andes Silt Loam

RE Taxes: \$323.42, or \$8.09/ac.

PIN: 13-19-20-200-004-0000
13-19-20-200-005-0000

Price: \$356,000 (\$8,900/ac.)

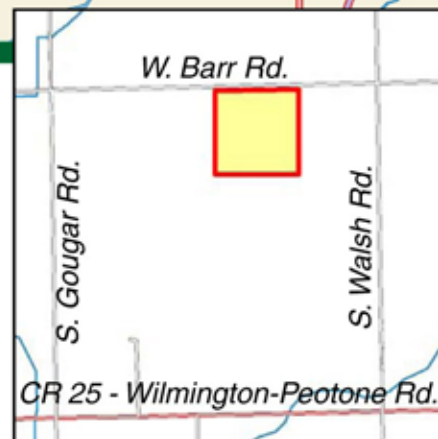
Terms: Cash

Showing: Please call to schedule an appointment

Management: Professional farm management available

For further information contact:

Douglas W. Deininger, ALC
Managing Broker
25846 Meadowland Circle
Plainfield, IL 60585
Tel: (815) 439-9245
doug@deininger-land.com
Designated Agent for Seller



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Breen Farm

40+ acres
Will County, Illinois

Aerial Photo



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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Maps provided by:



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20-33N-11E
Will County
Illinois

map center: 41° 20' 5.01, 87° 59' 8.58
scale: 2984



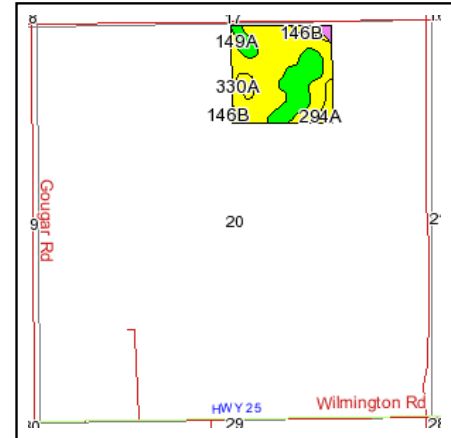
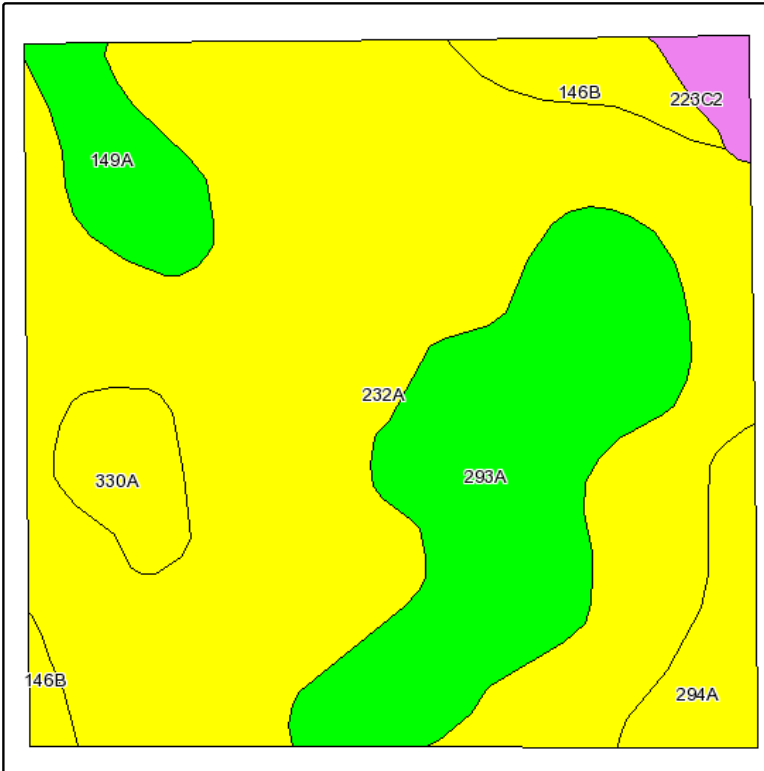
1/24/2012

FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

Breen Farm

40+ acres
Will County, Illinois

Soils Information



State: **Illinois**
 County: **Will**
 Location: **020-033N-011E**
 Township: **Wilton**
 Acres: **40.5**
 Date: **1/9/2012**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

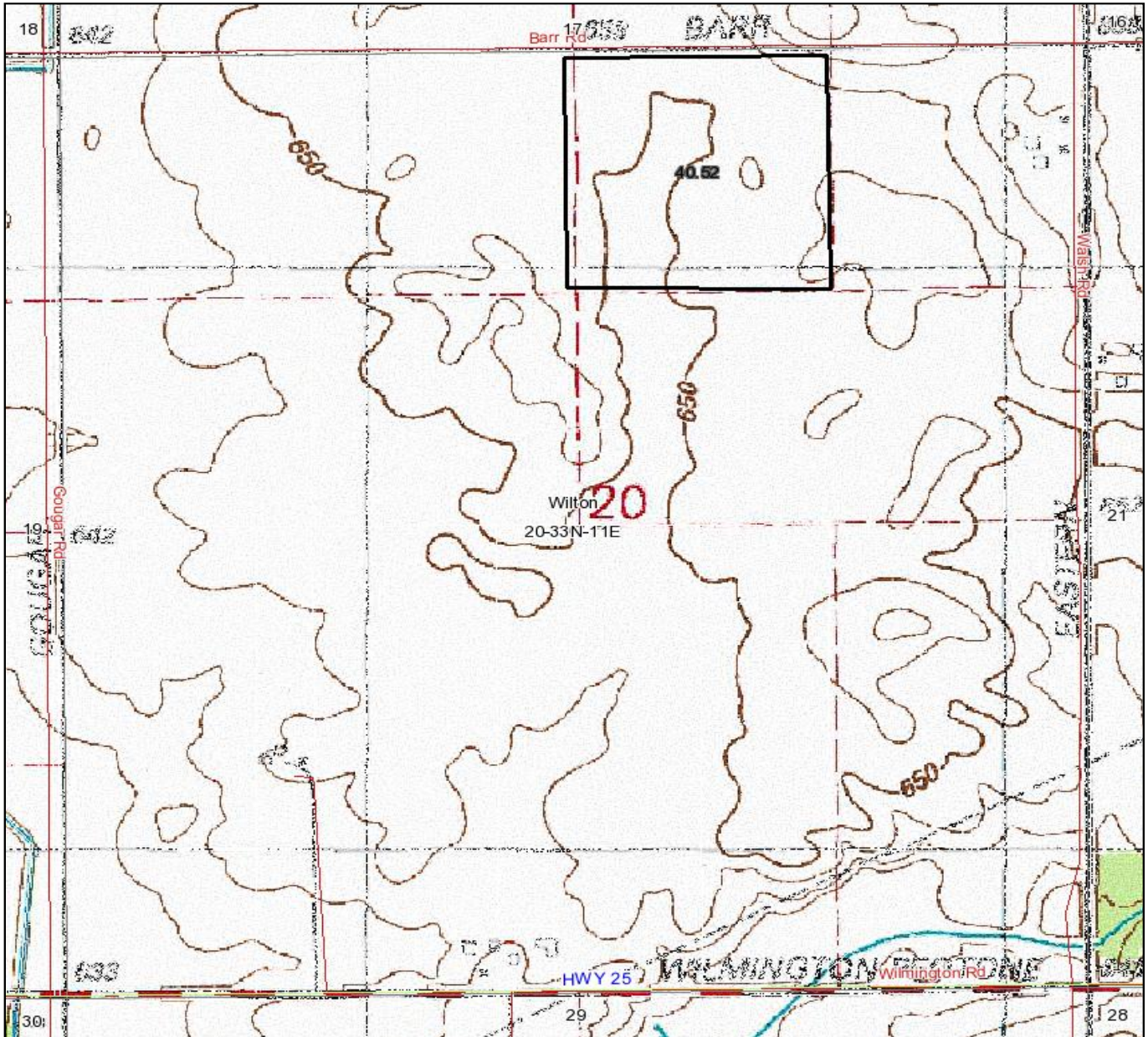
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.3	62.3%		170	56	65	127
293A	Andres silt loam, 0 to 2 percent slopes	8.2	20.2%		184	59	71	135
149A	Brenton silt loam, 0 to 2 percent slopes	1.9	4.8%		195	60	74	141
294A	Symerton silt loam, 0 to 2 percent slopes	1.7	4.2%		179	56	69	131
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.4	3.6%		164	55	61	123
**146B	Elliott silt loam, 2 to 4 percent slopes	1.4	3.6%		**166	**54	**67	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.6	1.4%		**150	**48	**61	**110
Weighted Average					173.9	56.6	66.7	129.1

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 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
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Topography Map



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map center: 41° 19' 45.23, 87° 59' 16.5

scale: 10173



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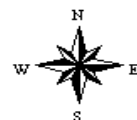


CUSTOMIZED ONLINE MAPPING

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