



Size: Tract 1: 415.84± total tax acres
 Tract 2: 147.89± total surveyed ac.
 Total: 563.73± acres

Price: \$12,500 per total acre

Taxes: Tract 1: \$3,476.46
 Tract 2: \$5,094.66 (est.)

Location: Part of Sections 32, 33, & 34 in
 Rutland Township T34N, R4E,
 LaSalle County, Illinois

2012 Lease: Open

Road Tract 1: IL I-80 & Route 71
 Tract 2: N 30th & E 22nd Rds.

Zoning: Tract 1: Agricultural but
 planned Commercial/Multi-
 Family/Single-Family housing
 Tract 2: 90.26± acres zoned
 Agricultural; Phase 1
 approved for 42 lots zoned
 estate residential.

Soils: Tract 1: Tillable Land: Elburn,
 Loran, Brenton, & Drummer Silty
 Clay Loams
 Tract 2: Mainly Swygert, Bryce, &
 Chenoa Silty Clay Loams

Showing: By appointment only

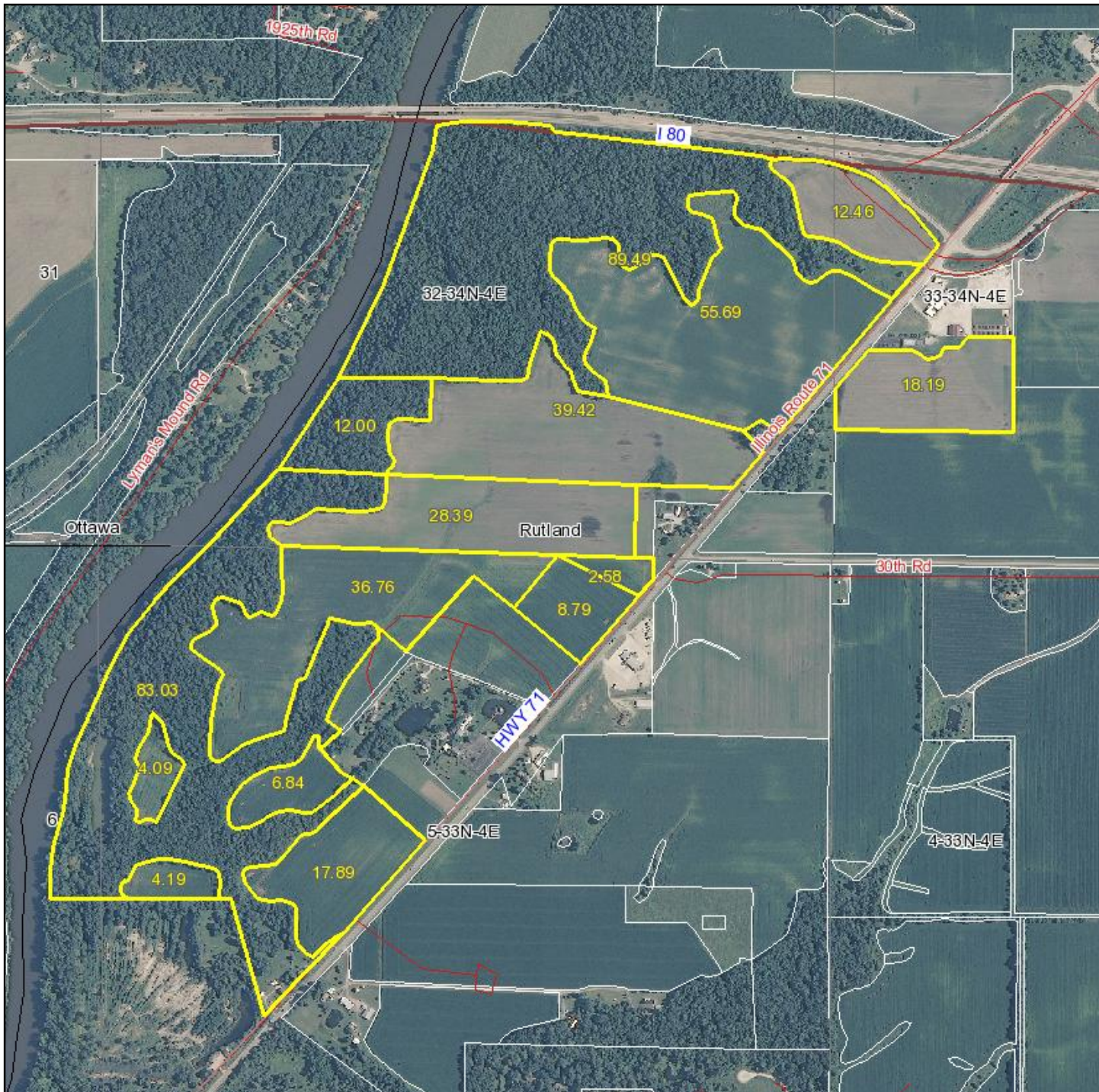


Capital
 Agricultural
 Property
 Services, Inc.

www.capitalag.com

For additional information, contact:
Douglas W. Deining, ALC, Real Estate Broker
 ph: 815-439-9245
 doug@deining-land.com
 25846 Meadowland Circle
 Plainfield, Illinois 60585

Aerial Map Tract 1



map center: 41° 22' 6.54, 88° 47' 27.49
scale: 14154

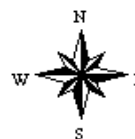


Maps provided by:



©AgriData, Inc. 2012
www.AgriDataInc.com

32-34N-4E
La Salle County
Illinois

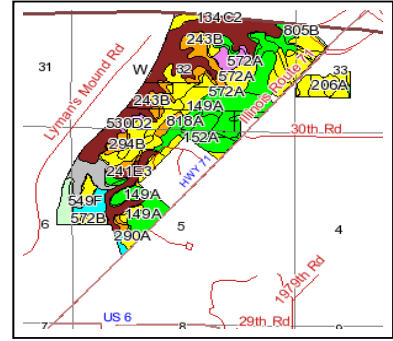
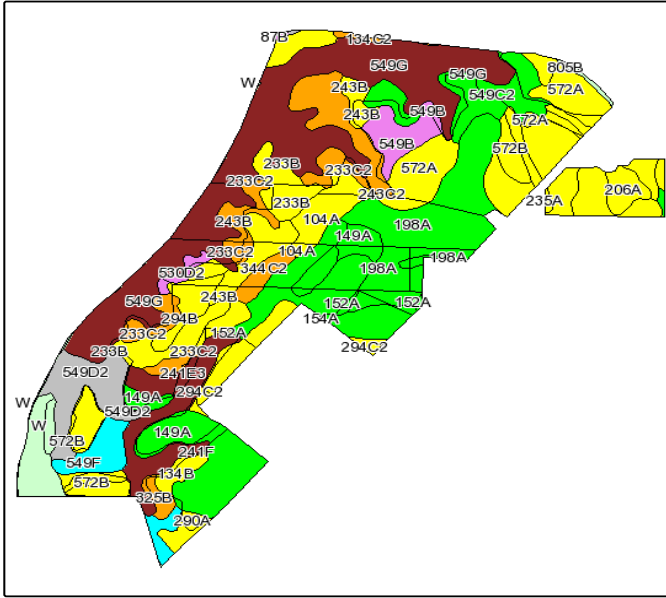


1/25/2012

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

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

Soils Map Tract 1



State: **Illinois**
 County: **La Salle**
 Location: **033-034N-004E**
 Township: **Rutland**
 Acres: **426.7**
 Date: **1/25/2012**



Maps provided by:



©AgriData, Inc 2008
 www.AgriDataInc.com

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.

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

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
**549G	Marseilles silt loam, 35 to 60 percent slopes	80.1	18.8%		**65	**21	**26	**48
198A	Elburn silt loam, 0 to 2 percent slopes	39	9.1%		197	61	74	143
572A	Loran silt loam, 0 to 2 percent slopes	38.8	9.1%		163	53	64	121
149A	Brenton silt loam, 0 to 2 percent slopes	27.6	6.5%		195	60	74	141
**572B	Loran silt loam, 2 to 5 percent slopes	20.1	4.7%		**161	**52	**63	**120
152A	Drummer silty clay loam, 0 to 2 percent slopes	17.8	4.2%		195	63	73	144
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	17.3	4.1%		**130	**42	**52	**96
**233B	Birkbeck silt loam, 2 to 5 percent slopes	15.6	3.7%		**165	**51	**65	**121
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	15.6	3.7%		**155	**48	**61	**113
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	15.4	3.6%		**121	**39	**49	**90
**241F	Chatsworth silty clay loam, 20 to 30 percent slopes	14.2	3.3%		**78	**28	**28	**59
**243B	St. Charles silt loam, 2 to 5 percent slopes	11.7	2.7%		**166	**51	**64	**121
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	11.6	2.7%		**156	**48	**60	**113
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	11.2	2.6%		**166	**52	**64	**122
**549B	Marseilles silt loam, 2 to 5 percent slopes	8.8	2.1%		**143	**47	**57	**106
802D	Orthents, loamy, rolling	8.5	2.0%					
**549F	Marseilles silt loam, 18 to 35 percent slopes	7.3	1.7%		**98	**32	**39	**73
104A	Virgil silt loam, 0 to 2 percent slopes	6.9	1.6%		182	56	70	132
154A	Flanagan silt loam, 0 to 2 percent slopes	6.7	1.6%		194	63	77	144
**294B	Symerton silt loam, 2 to 5 percent slopes	6.1	1.4%		**177	**55	**68	**130
**241E3	Chatsworth silty clay, 12 to 20 percent slopes, severely eroded	4.5	1.1%		**64	**23	**23	**49
206A	Thorp silt loam, 0 to 2 percent slopes	4.4	1.0%		170	55	66	126
3480A	Moundprairie silty clay loam, 0 to 2 percent slopes, frequently flooded	4.1	1.0%		162	50	61	117
235A	Bryce silty clay, 0 to 2 percent slopes	3.9	0.9%		162	54	64	121
**344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	3.8	0.9%		**159	**50	**61	**116
290A	Warsaw silt loam, 0 to 2 percent slopes	3.2	0.7%		161	52	64	119
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	3	0.7%		191	61	75	142
**667B	Kaneville silt loam, 2 to 5 percent slopes	2.9	0.7%		**176	**54	**67	**127
**134B	Camden silt loam, 2 to 5 percent slopes	2.8	0.7%		**164	**50	**63	**118
**969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	2.8	0.7%		**95	**32	**37	**72
**325B	Dresden silt loam, 2 to 4 percent slopes	2.4	0.6%		**156	**50	**60	**115
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	2.1	0.5%		**140	**44	**56	**101
W	Water	2	0.5%					
243A	St. Charles silt loam, 0 to 2 percent slopes	1.5	0.4%		168	52	65	122
805B	Orthents, clayey, undulating	0.8	0.2%					
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.8	0.2%		**154	**47	**60	**111
**375B	Rutland silty clay loam, 2 to 5 percent slopes	0.7	0.2%		**178	**57	**70	**132
375A	Rutland silty clay loam, 0 to 2 percent slopes	0.4	0.1%		180	58	71	133
**87B	Dickinson sandy loam, 2 to 5 percent slopes	0.2	0.0%		**141	**46	**55	**103
**817B	Channahon-Hesch fine sandy loams, 2 to 6 percent slopes	0.1	0.0%		**114	**40	**50	**86
Weighted Average					138.3	43.9	53.6	101.6

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 (Updated 1/10/2012)
 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

Aerial Map Tract 2



Capital
Agricultural
Property
Services, Inc.

Maps provided by:



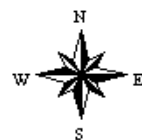
©AgriData, Inc. 2011

www.AgriDataInc.com

34-34N-4E
La Salle County
Illinois

map center: 41° 22' 19.21, 88° 44' 59.12

scale: 5734



11/30/2011

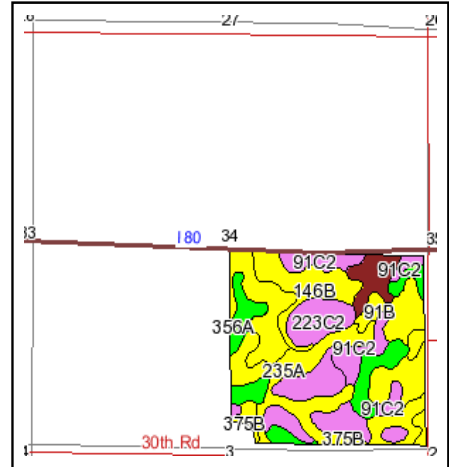
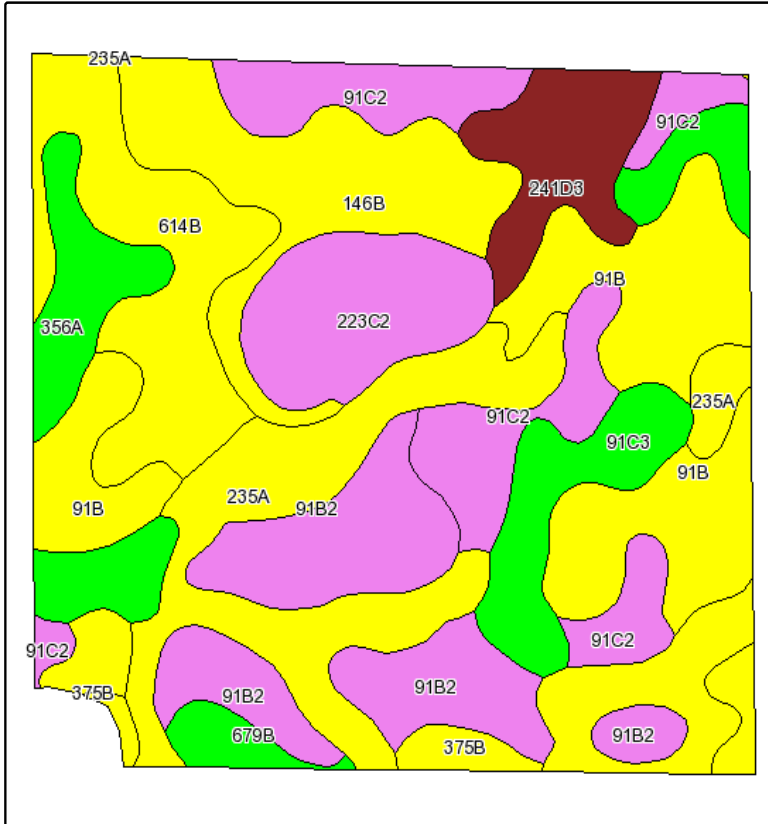
Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines

FSA borders provided by the Farm Service Agency

Soils data provided by USDA and NRCS

PLSS provided by Illinois State Geological Survey

Soils Map Tract 2



State: **Illinois**
 County: **La Salle**
 Location: **034-034N-004E**
 Township: **Rutland**
 Acres: **142.7**
 Date: **11/30/2011**



Maps provided by:



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.

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

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
**91B	Swygart silty clay loam, 2 to 4 percent slopes	24.2	16.9%		**156	**51	**62	**117
235A	Bryce silty clay, 0 to 2 percent slopes	23.2	16.3%		162	54	64	121
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	17.4	12.2%		**147	**48	**59	**110
**91C2	Swygart silty clay loam, 4 to 6 percent slopes, eroded	14.7	10.3%		**147	**48	**59	**110
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	13.3	9.3%		**172	**56	**67	**128
**146B	Elliott silt loam, 2 to 4 percent slopes	13.3	9.3%		**166	**54	**67	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.2	6.5%		**150	**48	**61	**110
**91C3	Swygart silty clay loam, 4 to 6 percent slopes, severely eroded	9.1	6.4%		**123	**41	**49	**92
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.8	5.5%		195	63	66	144
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	6.9	4.8%		**75	**27	**27	**57
**375B	Rutland silty clay loam, 2 to 5 percent slopes	1.8	1.3%		**178	**57	**70	**132
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.8	1.2%		**192	**59	**73	**141
Weighted Average					153.8	50.4	60.5	114.8

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

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.