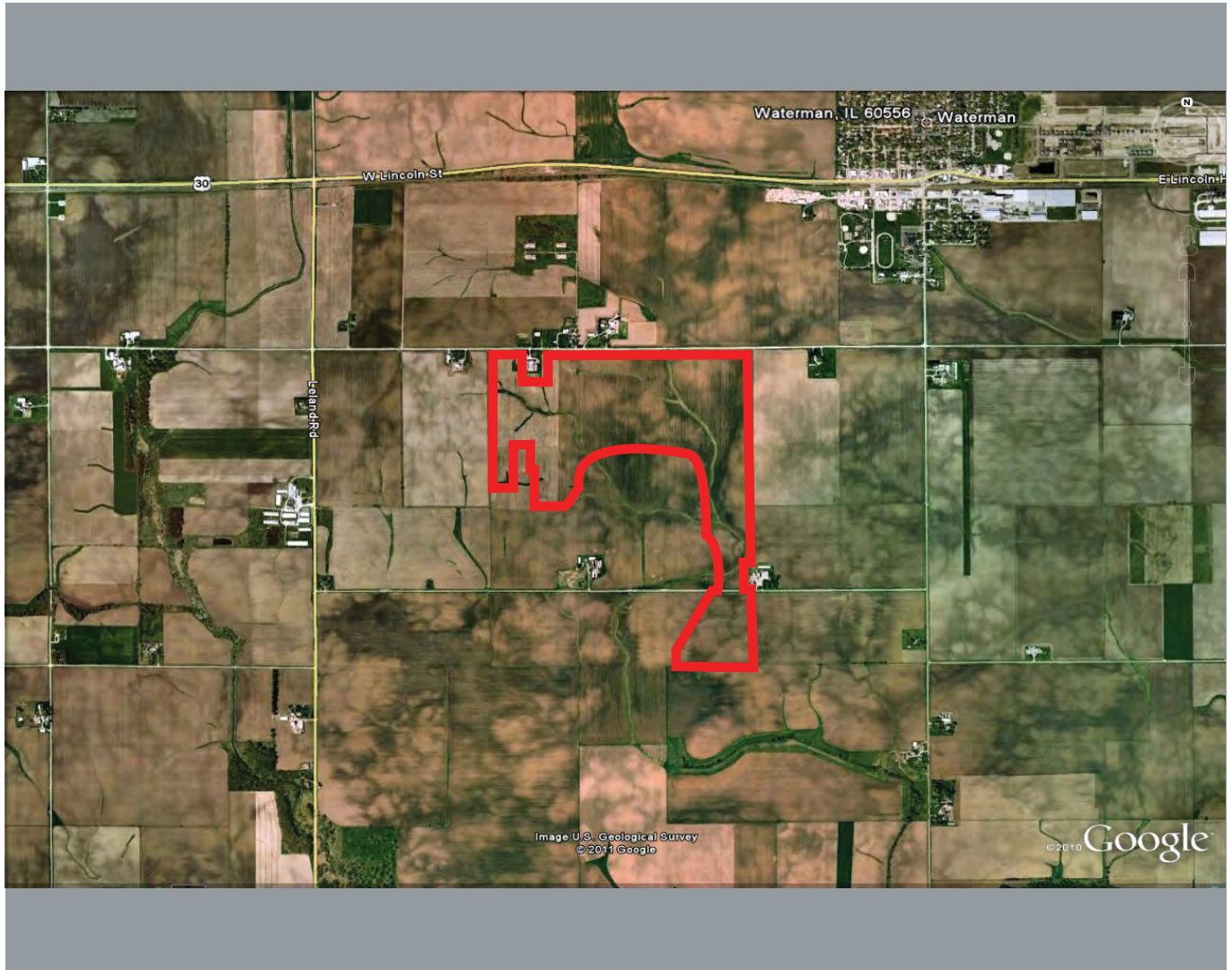


Waterman Farm

Clinton Township · 247.7029 surveyed acres · DeKalb County, Illinois



Ray L. Brownfield, AFM ARA ALC
Broker Associate
630.258.4800



34 Rance Road · Oswego, IL 60543
630.551.3333 · 630.551.3434 (f)
johngreeneland.com

The information contained herein is from sources John Greene Land Company deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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. Duplication is expressly prohibited. 4.25.11

Waterman Farm

Clinton Township · 247.7029 surveyed acres · DeKalb County, Illinois



1 mile west of Waterman, Illinois
15 miles south of DeKalb, Illinois
66 miles west of Chicago, Illinois



Property Features

ACREAGE

247.7029 surveyed acres

LEGAL DESCRIPTION

A part of NE¼, and a part of the SE¼, Section 20;
and a part of the NW¼, and a part of the SW¼,
Section 21, T.38N.-R.4E., Clinton Township,
DeKalb County, Illinois

PREDOMINANT SOILS (PI 139)

Elpaso, Danabrook, Flanagan (per Univ of Ill Bulletin 811)

ZONING

Agriculture

BUILDINGS

None

FRONTAGE

- Preserve Road
- Rueff Road

PRICE

\$1,857,771 (\$7,500/ac)

PIN

14.20.200.002, 14.20.400.002, 14.21.100.005
14.21.100.006, 14.21.300.009, 14.21.300.011

LEASE

Leased for 2011



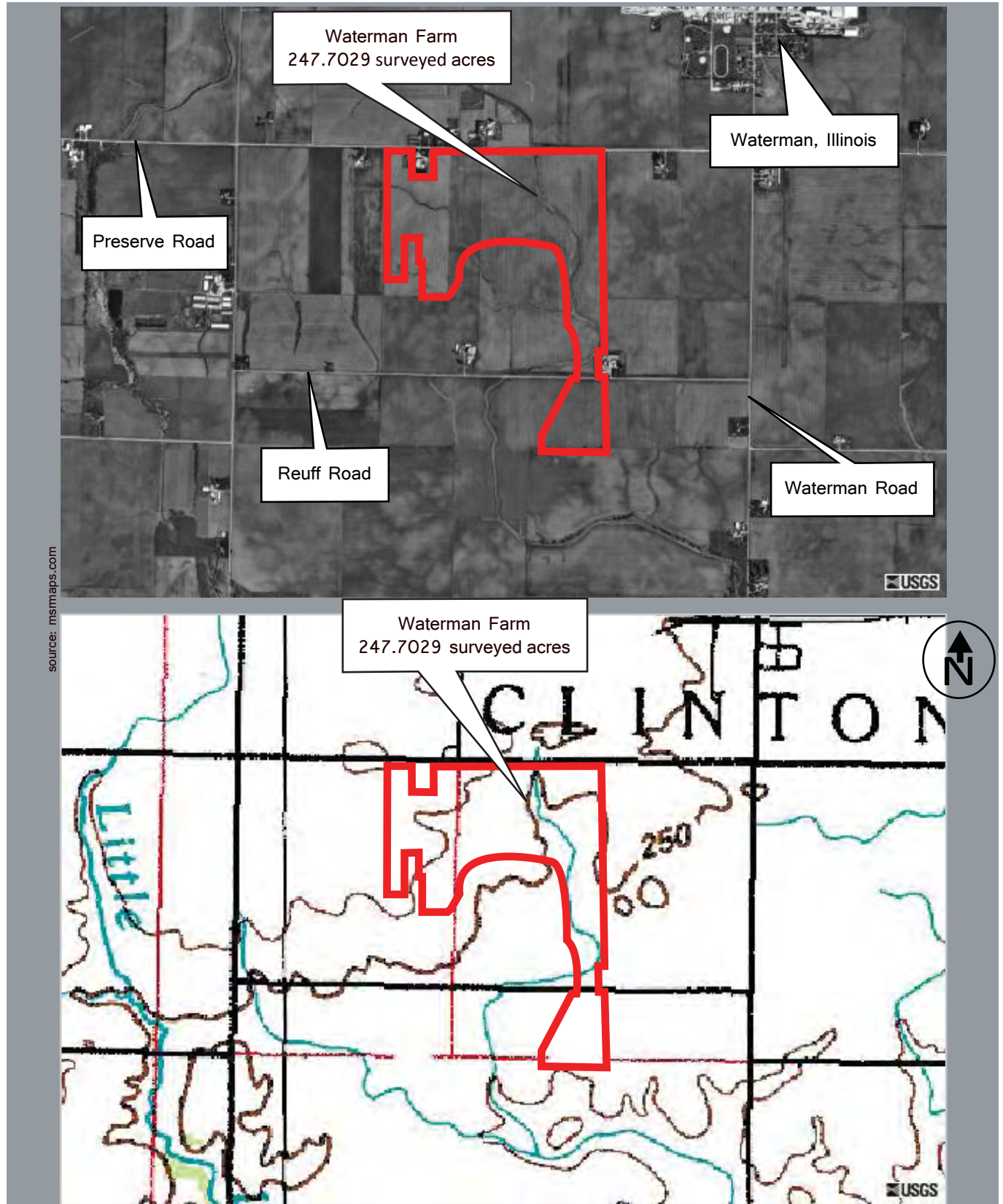
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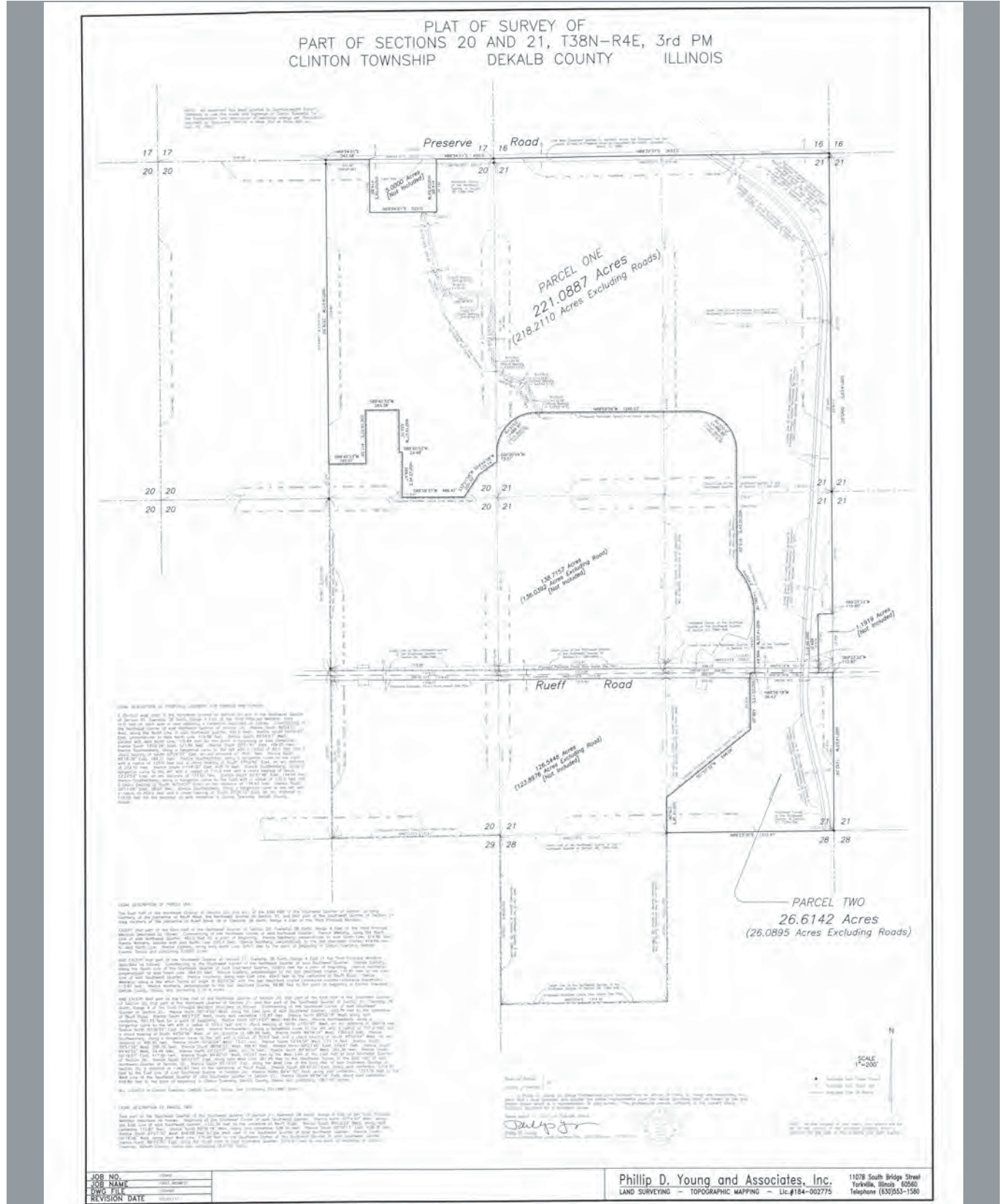
source: msmaps.com

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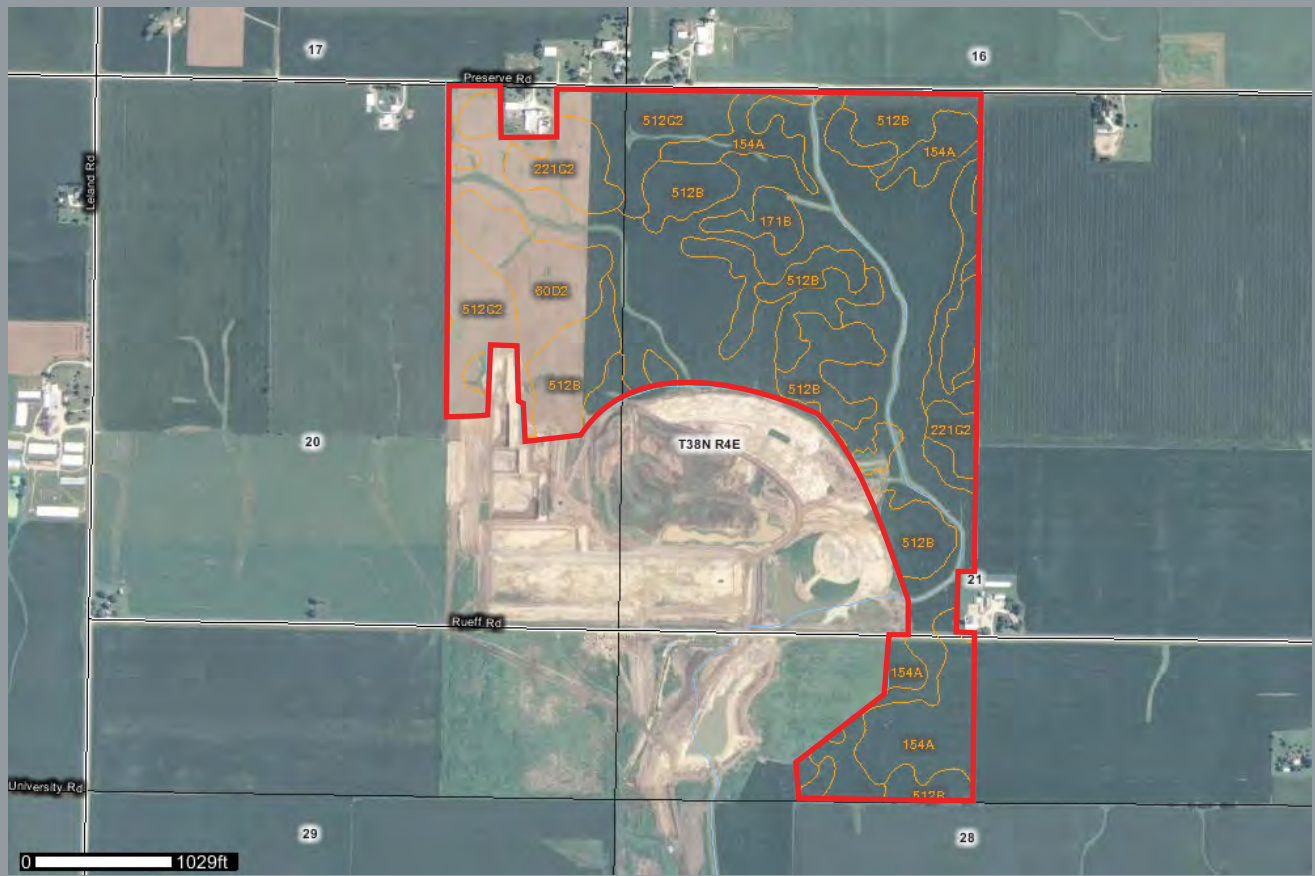


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Waterman Farm

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The acreage figures below are estimates.

356	Elpaso silty clay loam	98.5	176	57	144
154	Flanagan silt loam	39.5515	175	56	144
512	Danabrook silt loam	69.7514	168	53	138
171	Catlin silt loam	4.1	168	53	138
60	LaRose loam	17.8	143	47	118
221	Parr silt loam	18.0	144	47	119
Total acres		247.7029	Average PI		139

source: USDA/NRCS Soil Survey of DeKalb County and University of Illinois Bulletin 811 Optimum Crop Productivity Ratings for Illinois soils

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