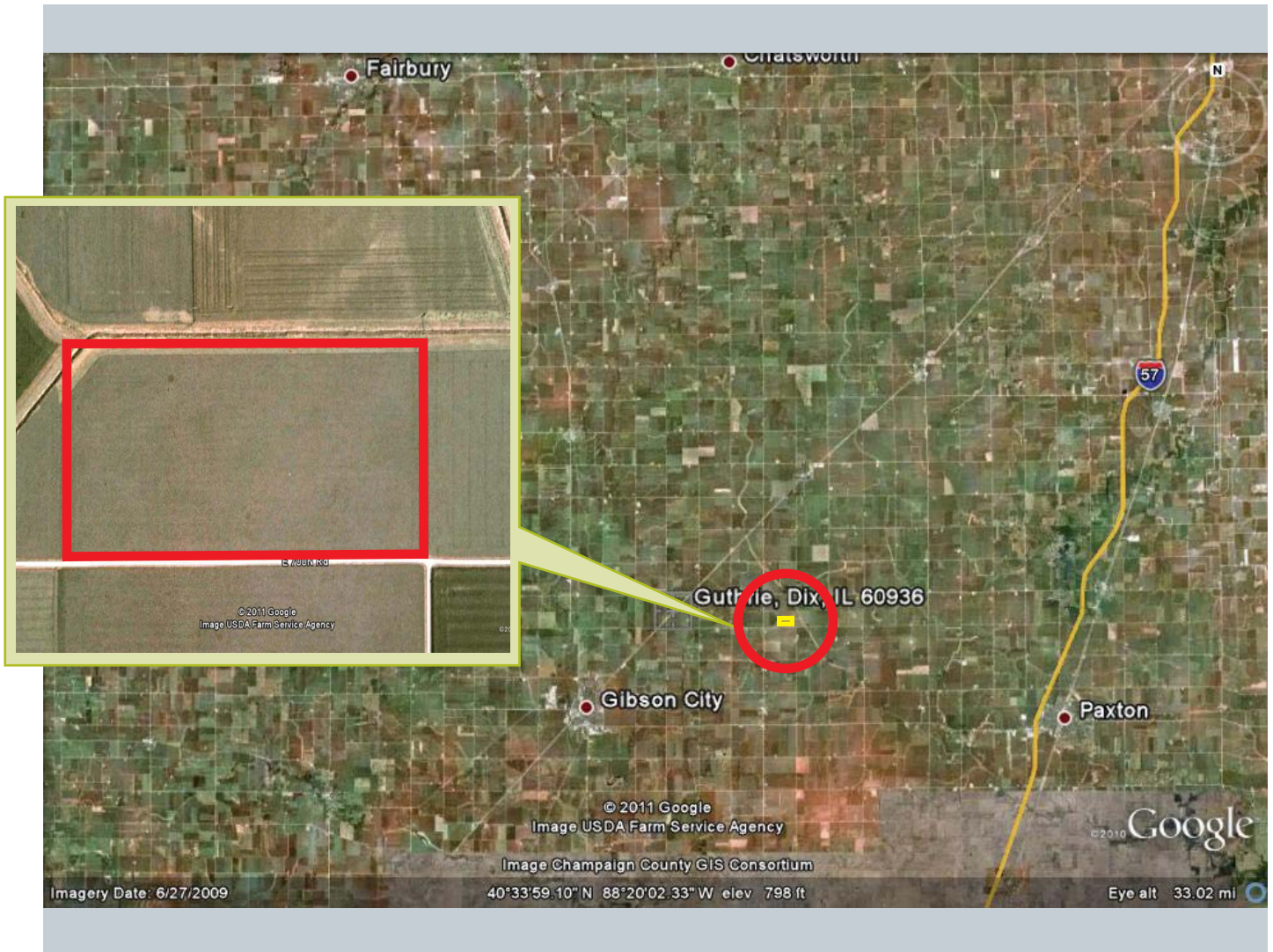


Gentry Farm

Dix Township · 80.0± ac · Ford County Illinois



Ray L. Brownfield, AFM ARA ALC
Broker Associate
630.258.4800



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

The information contained herein is from sources John Greene Land Company deems reliable, but is not guaranteed. Duplication is expressly prohibited. 12.5.11

Specialists in development, investment and agricultural land throughout Illinois

Gentry Farm

Dix Township · 80.0± acres · Ford County, Illinois



3.5 miles east of Illinois Route 54

31 miles north of Champaign Illinois

44 miles east of Bloomington Illinois

63 miles northwest of Danville Illinois

110 miles northeast of Springfield Illinois

113 miles southwest of Chicago Illinois



Overview

ACREAGE

80.0± acres (72.97 tillable)

CRP (Conservation Reserve Program)

- 6.4 acres
- \$204.89/ac (\$1,311/yr)
- Contract 08-1151A, exp 2017

LEGAL DESCRIPTION

The S½ of the SE¼, Section 26, T.24N.-R.8E.,
Dix Township, Ford County Illinois

PREDOMINANT SOILS (PI:131)

Drummer, Milford
(per the Univ of Ill Bulletin 811)

FRONTAGE

700 North Road

BUILDINGS

No buildings

PRICE

\$784,000
(\$9,800/ac)

LEASE

Leased for 2012

REAL ESTATE TAXES (2010)

\$1,193.64 (\$14.92/ac)
PIN: 10.09.26.400.002

DRAINAGE

- The Big Four Drainage District
- Good outlet into a Big Four spur on the north boundary of the farm
- Tile maps available to Purchaser

FERTILITY (2009 soil test - VRT)

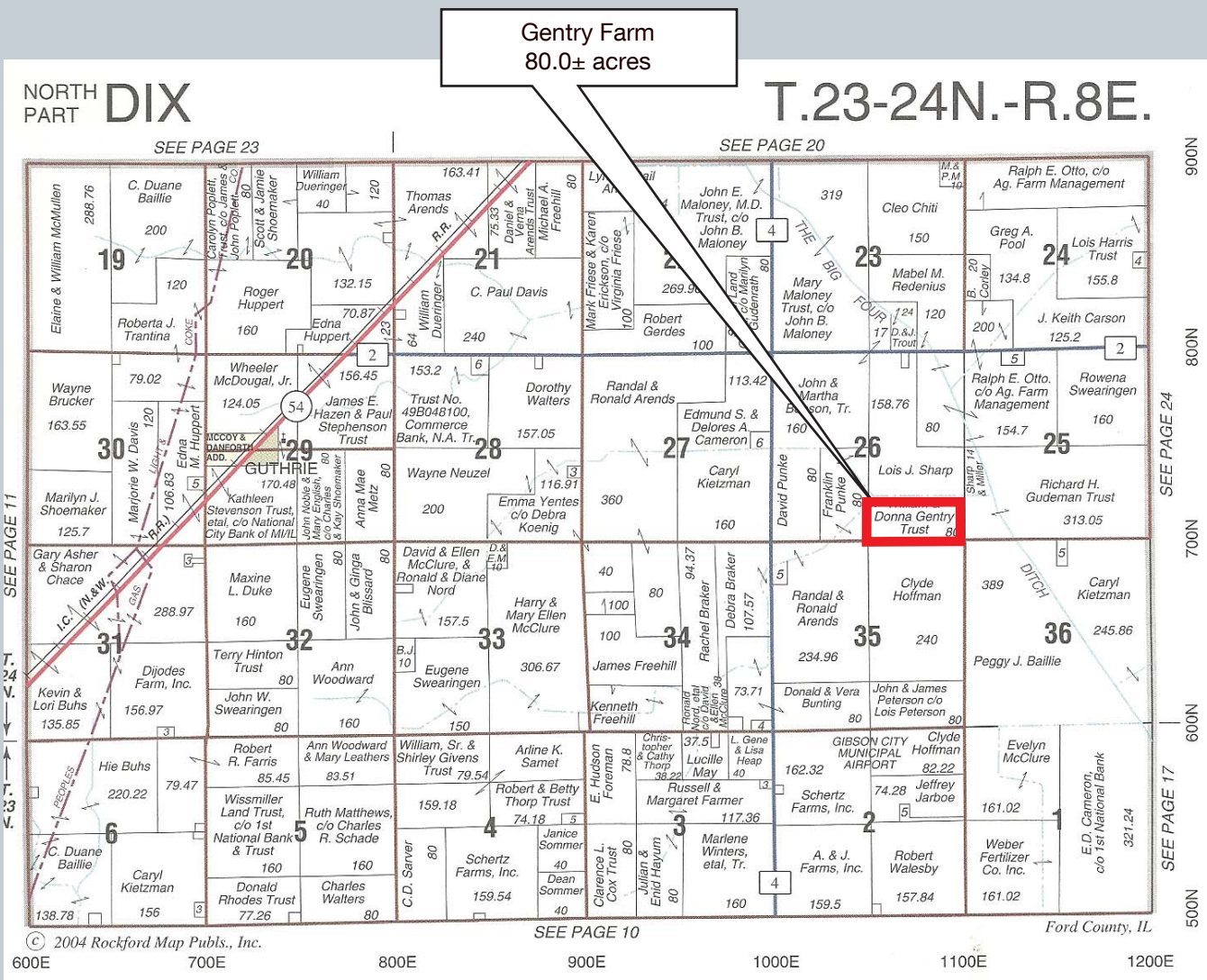
- average pH - 6.5
- average P1 - 64
- average K1 - 274

Production History

2007	soybean	61 bu
2008	corn	196 bu
2009	soybean	59 bu
2010	corn	158 bu
2011	soybean	57 bu

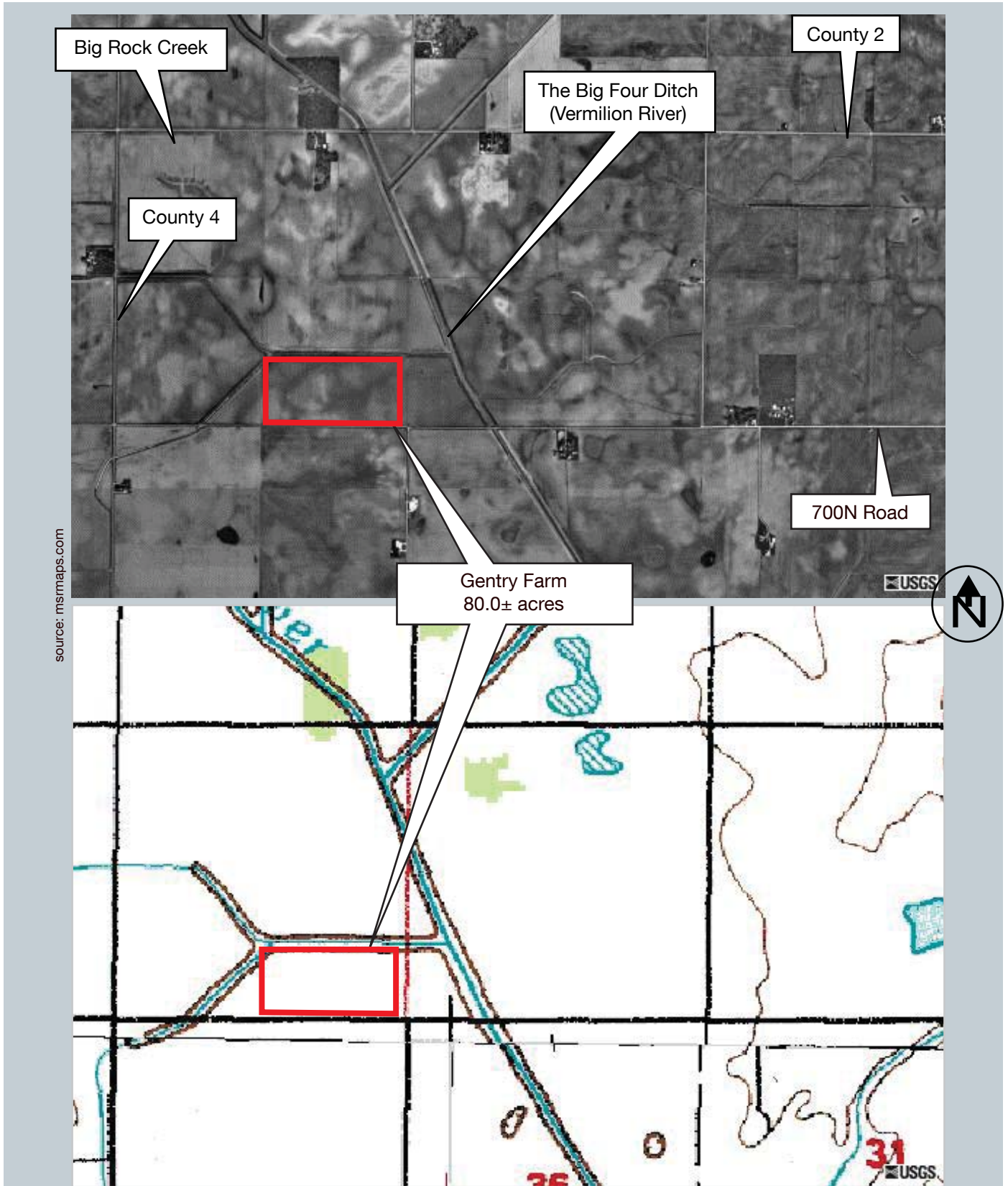
Gentry Farm

Dix Township · 80.0± acres · Ford County, Illinois



Gentry Farm

Dix Township · 80.0± acres · Ford County, Illinois



johnngreeneLAND.com

Gentry Farm

Dix Township · 80.0± acres · Ford County, Illinois



United States Department of Agriculture
Farm Service Agency

August 04, 2011

Ford County IL

Farm: 365

Tract: 702

GIS_IL.SDE.Wet_P_IL053

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

johnngreeneLAND.com

Specialists in development, investment and agricultural land throughout Illinois

Gentry Farm

Dix Township · 80.0± acres · Ford County, Illinois



The acreage figures below are estimates.

Soil Number	Soil Name	Acres	Corn	Soybean	PI
152	Drummer silty clay loam, 0-2% slopes	17.9	195	63	144
149	Brenton silt loam, 0-2% slopes	9.9	195	60	141
69	Milford silty clay loam, 0-2% slopes	25.7	171	57	128
235	Bryce silty clay, 0-2% slopes	26.5	162	54	121
Total acres		80.0	Average PI		131

source: USDA/NRCS Soil Survey of Ford County and University of Illinois Bulletin 811 Optimum Crop Productivity Ratings for Illinois soils
 *Productivity Index figures were adjusted for erosion in accordance with the Page 25 tables of Bulletin 811