



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Crill Trust Farm

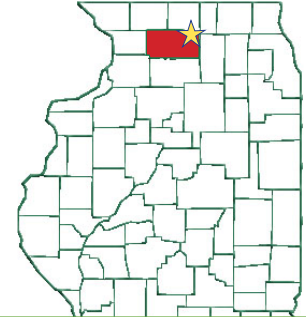
420± acres

Ogle 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@prudential.com
 Designated Agent for Seller



★ **Soil PI 135** ★



Size: 419.99± total tax acres, 406.04± FSA cropland acres

Location: Appr. 2 miles northeast of Monroe Center, IL, on East Crill Road & North Willoughby Road; 6± miles west of Kirkland; 13± miles southeast of Rockford

Legal: Part of Sections 11 & 14, Monroe Twp. T42 North, Range 2 East, Ogle County, IL

Improvements: None

FSA Data: Base Ac. PLC Tract Yld

Farm #3423/Tract #8878*

Corn	235.82	161
Soybeans	155.63	46
Wheat	8.28	59

*Tract contains a wetland or farmed wetland

Soils: Primarily Catlin Silt Loam, Plano Silt Loam and Elburn Silt Loam

Taxes: 2015 pay 2016: \$14,721.12 or appx. \$36.71/ac.

PIN: 12-11-300-002 12-14-300-005

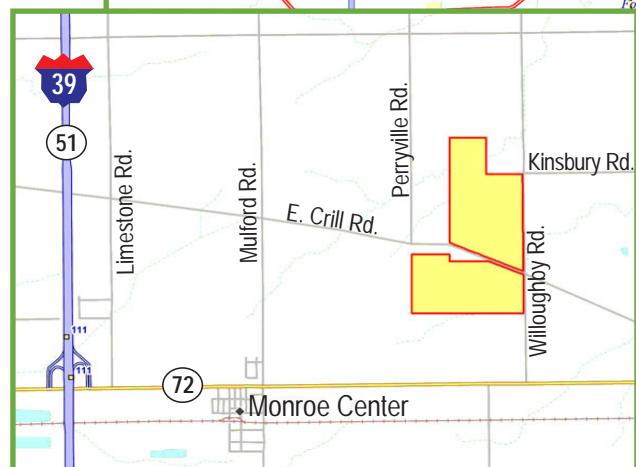
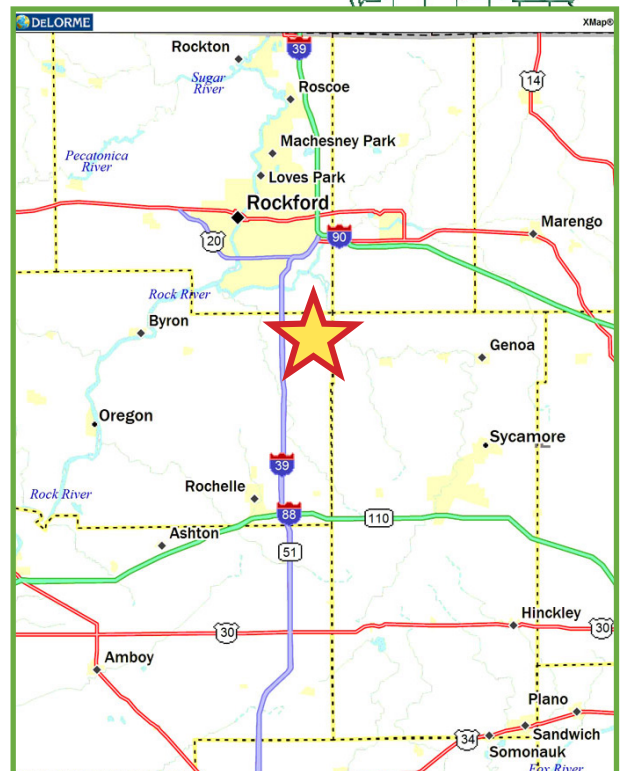
Price: \$4,115,902.00 (\$9,800.00/ac.)

Other: The farm lease is open for 2017

Terms: Cash

Showing: Please contact agent

Management: Professional farm management available





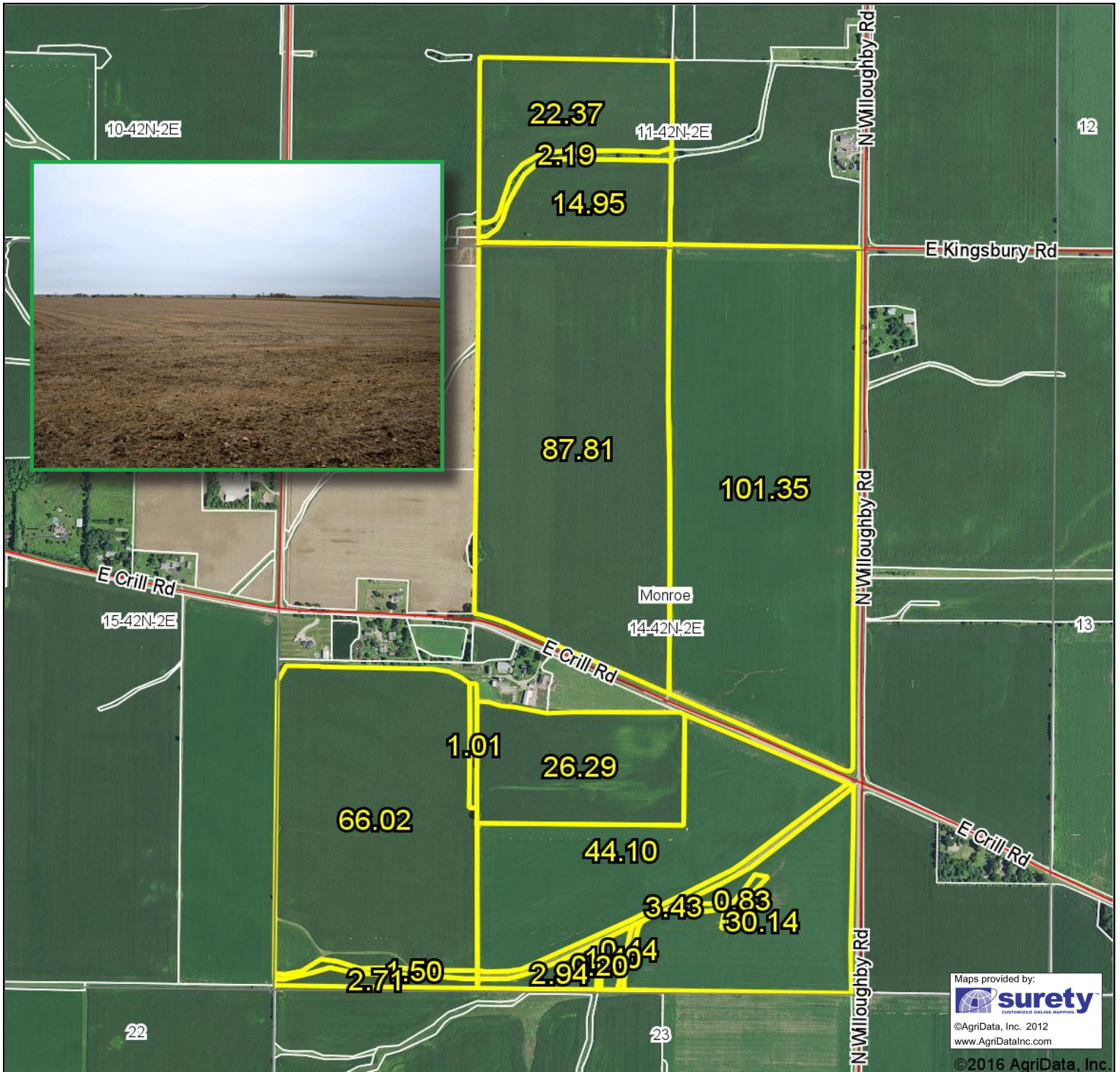
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Aerial Photo



Maps provided by:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly.

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



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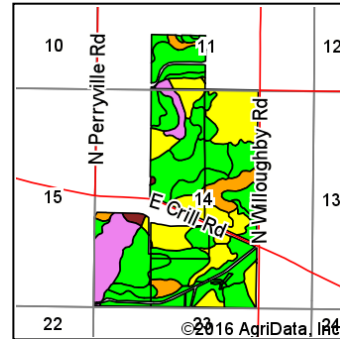
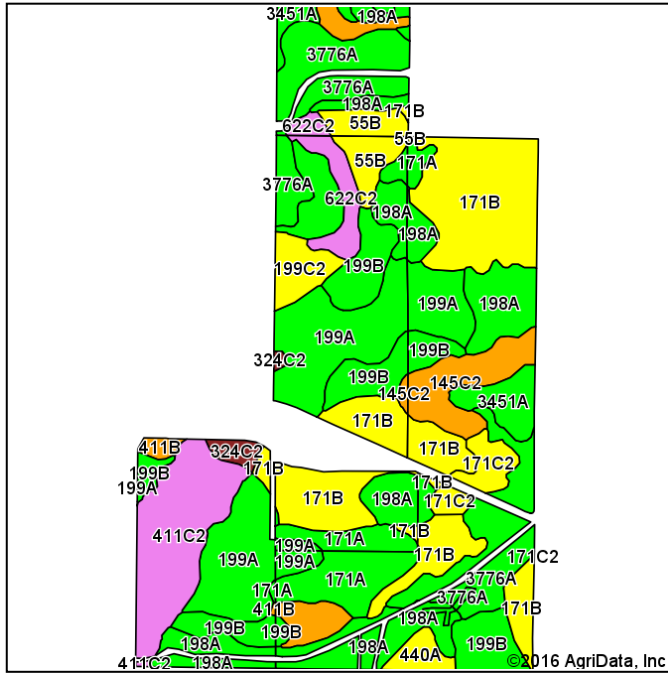
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Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **14-42N-2E**
 Township: **Monroe**
 Acres: **400.91**
 Date: **10/19/2016**



Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	74.88	18.7%		**185	**58	**137
199A	Plano silt loam, 0 to 2 percent slopes	57.54	14.4%		194	60	142
198A	Elburn silt loam, 0 to 2 percent slopes	57.23	14.3%		197	61	143
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	45.13	11.3%		185	61	138
**199B	Plano silt loam, 2 to 5 percent slopes	35.99	9.0%		**192	**59	**141
**411C2	Ashdale silt loam, 5 to 10 percent slopes, eroded	29.89	7.5%		**158	**50	**116
171A	Catlin silt loam, 0 to 2 percent slopes	22.57	5.6%		187	59	138
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	14.99	3.7%		**166	**53	**123
**55B	Sidell silt loam, 2 to 5 percent slopes	10.91	2.7%		**181	**56	**131
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	10.21	2.5%		190	61	140
**622C2	Wyanaet silt loam, 5 to 10 percent slopes, eroded	8.81	2.2%		**150	**49	**112
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	7.39	1.8%		**174	**55	**128
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	7.30	1.8%		**180	**56	**132
**411B	Ashdale silt loam, 2 to 5 percent slopes	7.25	1.8%		**168	**53	**124
440A	Jasper loam, 0 to 2 percent slopes	4.11	1.0%		175	57	130
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	3.34	0.8%		**163	**53	**121
**324C2	Ripon silt loam, 5 to 10 percent slopes, eroded	3.01	0.8%		**140	**46	**103
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.36	0.1%		195	63	144
Weighted Average					184.1	57.9	135.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson & J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Crop yields and productivity indices for optimum management (B811) are maintained at NRES web site <https://www.ideals.illinois.edu/handle/2142/1027>. **Indexes adjusted for slope and erosion according to Bulletin 811, Table S3. Soils data provided by USDA & NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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