

# LASALLE COUNTY REAL ESTATE

# **FOR SALE**

## PETERSON FARM 2 - 70.58± ACRES

**\$741,090.00**  
**\$10,500 per Acre**



**LOCATION:** One mile west of Earlville on U.S. Route 34 to East 12<sup>th</sup> Road, then South 1.25 miles to North 43<sup>rd</sup> Road, then West ¾ mile to farm. Southwest corner of North 43<sup>rd</sup> Road and East 1101<sup>st</sup> Road.

**DESCRIPTION:** The NE 1/4 of the NE 1/4 of Section 35, and the NW 1/4 of NW 1/4 of Section 36, except the SE corner south of E1101st Road, and except 5.01 acres containing home along 1101<sup>st</sup> Road. **Total of 70.58 acres.**

**LaSalle County:** PIN #02-35-201-000; Tax Value: \$19,245; 2017 taxes payable 2018: \$1,806.32 (\$45.16 per acre). PIN #02-36-106-000; Tax Value: \$11,764, 2017 taxes payable 2018: \$1,104.16 (36.11 per acre).

**FSA:** Farm #9317, Tract #43981; **67.5± acres cropland.**

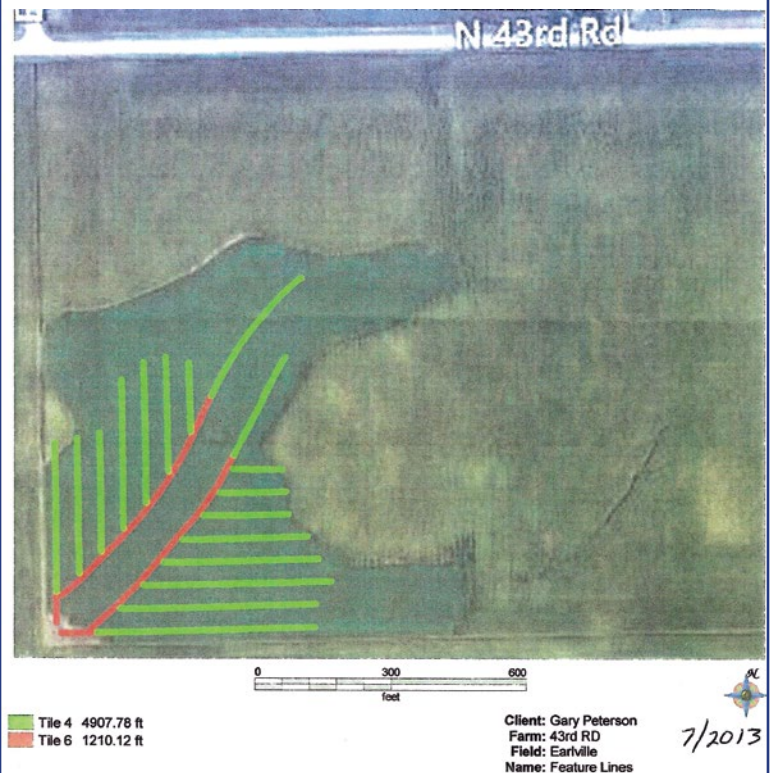
**Soils:** Predominantly Plano & Catlin silt loams and Harpster silty clay loam, with Drummer & Sable silty clay loams, and Muscatune & Osco silt loams. **Overall PI:137.1**

**Survey:** Survey is available.

**Tile map:** Partially systematically tiled.

*Farm is operated for 2018; being sold subject Seller retaining rights to 2018 crops.*

## Tile Map



**Eric Manges, Broker**  
**630-730-2975**

Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564

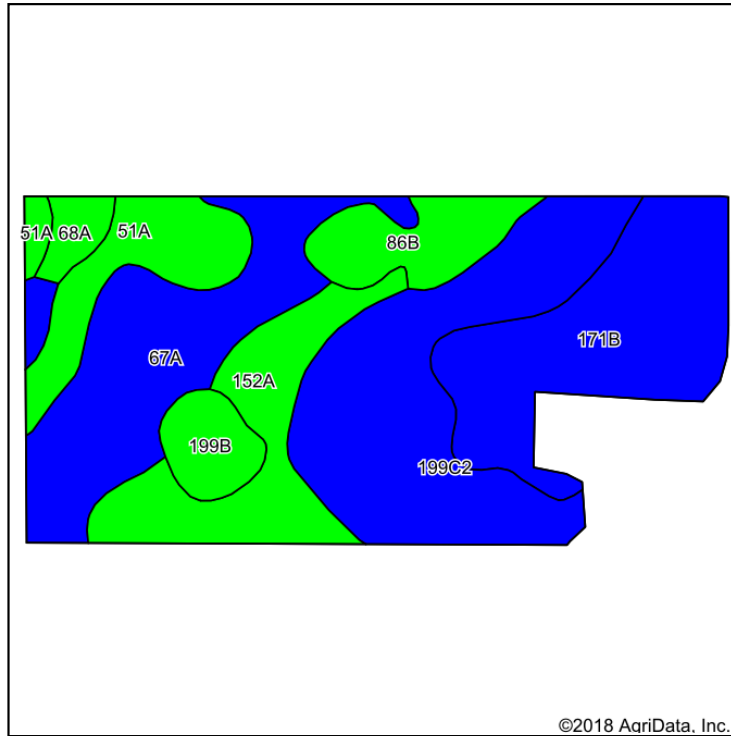
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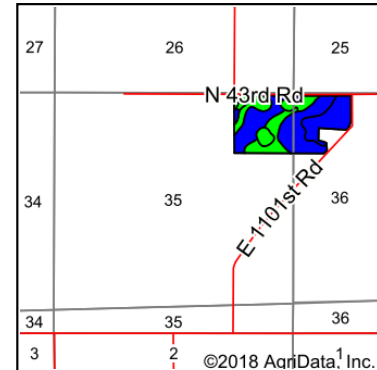
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**Soils Map**



Soils data provided by USDA and NRCS.

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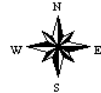


State: **Illinois**  
 County: **La Salle**  
 Location: **35-36N-2E**  
 Township: **Meriden**  
 Acres: **67.46**  
 Date: **3/16/2018**

**Manges Realty, Inc.**

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL099, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	17.23	25.5%		FAV	**180	**56	**69	**96	0	**6.53	0.00	**132
67A	Harpster silty clay loam, 0 to 2 percent slopes	13.77	20.4%		FAV	182	57	68	89	0	0.00	5.39	133
**171B	Cattlin silt loam, 2 to 5 percent slopes	13.73	20.4%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.42	12.5%		FAV	195	63	73	100	0	0.00	5.64	144
51A	Muscataune silt loam, 0 to 2 percent slopes	5.96	8.8%		FAV	200	64	75	104	138	0.00	6.02	147
**86B	Osco silt loam, 2 to 5 percent slopes	4.43	6.6%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**199B	Plano silt loam, 2 to 5 percent slopes	2.60	3.9%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
68A	Sable silty clay loam, 0 to 2 percent slopes	1.32	2.0%		FAV	192	63	74	99	0	0.00	5.77	143
Weighted Average						186.4	58.6	71	96.8	12.2	3.75	2.45	137.1

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