

LASALLE COUNTY REAL ESTATE  
**FOR SALE**  
PETERSON FARM 1 - 149.57± ACRES

**\$1,683,000**  
**\$11,252 per Acre**



**2 Miles West of Earlville, IL on US Route 34, SWC Route 34 & East 11th Rd.**

**DESCRIPTION:**

**Tract #1:** The West 100 acres of Southeast Quarter (SE 1/4) of Section 23, T36N R2E, except 570.5' x 381.77' and except 1.335 acres to State Road, Meriden Township, LaSalle County, IL. **Total of 93.67 Acres.**

**Tract #2:** The East 60 acres of Southeast Quarter (SE 1/4) of Section 23, T36N R2E, except N580.88' x E248' and except land to State Road, Meriden Township, LaSalle County, IL. **Total of 55.90 Acres.**

**LaSalle County:** PIN #02-23-403-000; 2016 Taxes payable 2017: \$4936.32 (\$52.70 per acre). PIN #02-23-407-000; 2017 Taxes payable 2018: \$2,949.80, (\$52.77/acre).

**FSA:** Farm #10052, Tract #238; 89.31± acres cropland. Farm #11724, Tract #43209, 55.27± acres cropland, plus 3.0 acres CRP. CRP expires October 2018. **Total of 144.58± acres cropland.**

**Soils:** Predominantly Drummer silty clay loam, Plano silt loam and Ross silt loam, with Muscatune and Elburn silt loams, and Sable silty clay loam. **Overall PI: 142.2.**

**Survey:** Survey is available.

**Tile map:** Partially systematically tiled, with tile map available.

*Farm is leased/operated for 2018; being sold subject to 2018 Seller's retaining interest in 2018 crops.*



Eric Manges, Broker  
630-730-2975

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

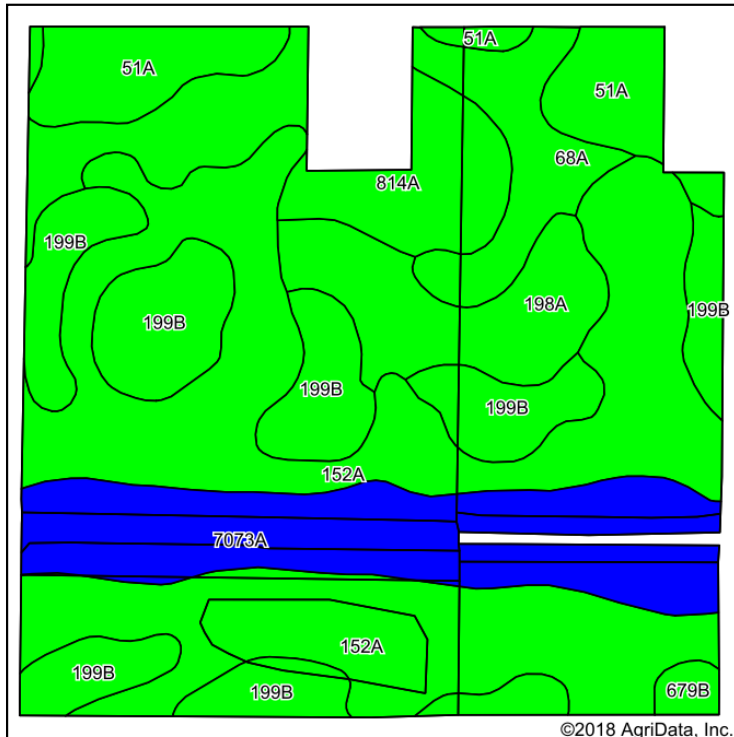
# LASALLE COUNTY REAL ESTATE

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## PETERSON FARM 1 - 149.57± ACRES

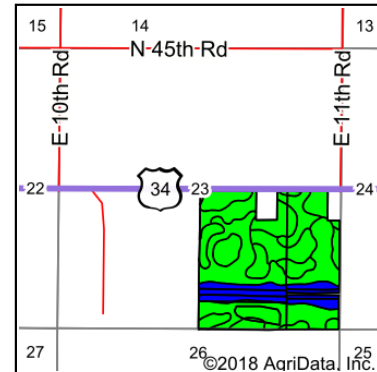
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### Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **La Salle**  
 Location: **23-36N-2E**  
 Township: **Meriden**  
 Acres: **148.82**  
 Date: **3/16/2018**



Maps Provided By:



#### Area Symbol: IL099, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	55.94	37.6%	3	FAV	195	63	73	100	0	0.00	5.64	144
**199B	Plano silt loam, 2 to 5 percent slopes	26.57	17.9%	3	FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	21.18	14.2%	4	FAV	181	59	71	89	0	0.00	5.39	134
814A	Muscataine-Buckhart silt loams, 0 to 3 percent slopes	14.49	9.7%	3	FAV	193	62	75	102	0	0.00	6.02	145
51A	Muscataine silt loam, 0 to 2 percent slopes	11.37	7.6%	3	FAV	200	64	75	104	138	0.00	6.02	147
198A	Elburn silt loam, 0 to 2 percent slopes	10.51	7.1%	3	FAV	197	61	74	94	0	0.00	5.77	143
68A	Sable silty clay loam, 0 to 2 percent slopes	7.73	5.2%	3	FAV	192	63	74	99	0	0.00	5.77	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.03	0.7%	3	FAV	**192	**59	**73	**102	0	**6.96	0.00	**141
<b>Weighted Average</b>						<b>192.6</b>	<b>61.5</b>	<b>73.2</b>	<b>98.8</b>	<b>10.5</b>	<b>1.29</b>	<b>4.64</b>	<b>142.2</b>



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