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McConville Realty & Auctioneering

612 S. Main St.
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www.McConvilleRealty.com

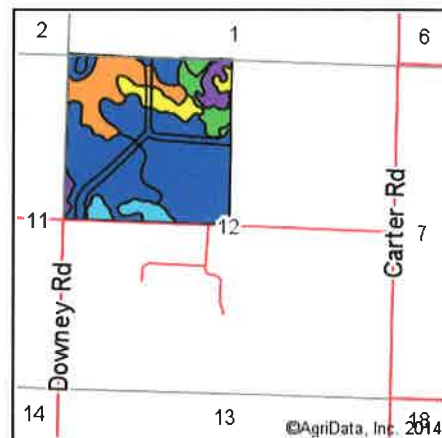
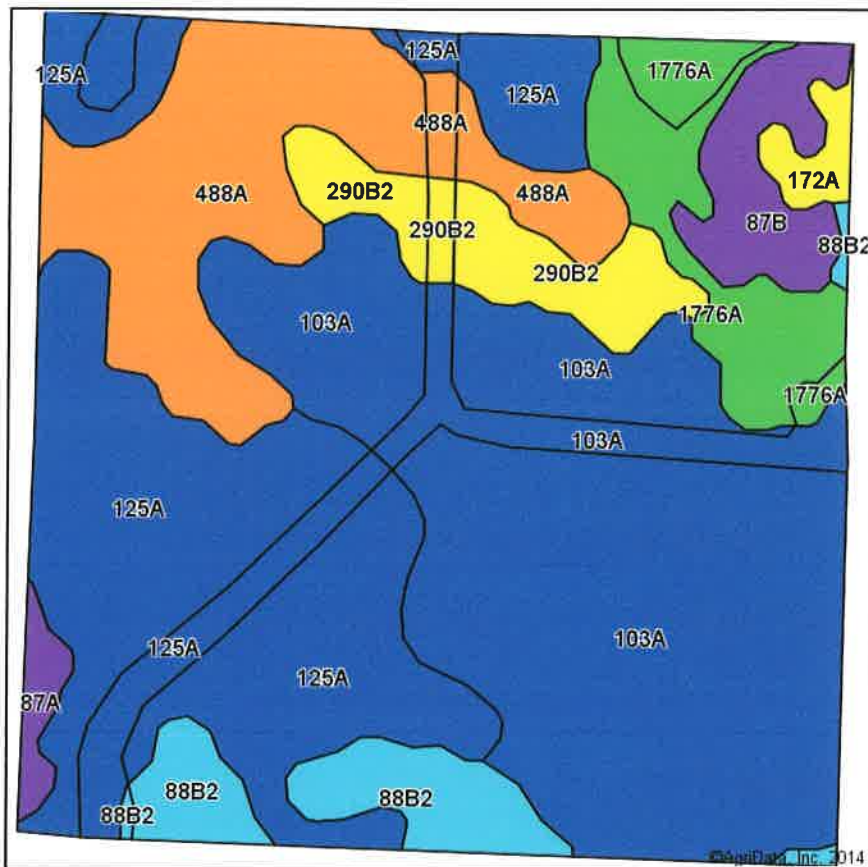
Schoenholz Farm

Section 12 East Grove Twp., Lee Co., IL

Price:	\$ 1,040,000.00 or \$ 6,500 per acre
Location:	Route 26 to Union Rd. (450 N. Rd.) West 2 miles
Total Acres:	160 acres
Tillable Acres:	142 acres
Soils:	Houghton muck, Selma Loam, Comfrey Silt Loam, Sparta Loamy Sand, Warsaw Silt Loam, Dickinson Sandy Loam, Hoopston Sandy Loam and Will Loam
Taxes:	\$ 2,325.00
Parcel #:	20-12-100-001
Improvements	None
Code:	2.0

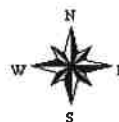
This farm is offered for sale by McConville Realty. The information is believed accurate but not warranted.

Soil Map



State: **Illinois**
 County: **Lee**
 Location: **12-19N-9E**
 Township: **East Grove**
 Acres: **154.62**
 Date: **7/30/2014**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
103A	Houghton muck, 0 to 2 percent slopes	54.67	35.4%		175	57	130
125A	Selma loam, 0 to 2 percent slopes	41.82	27.0%		176	57	129
488A	Hoopole loam, 0 to 2 percent slopes	22.38	14.5%		163	54	121
1776A	Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded	9.79	6.3%		185	61	138
**88B2	Sparta loamy sand, 2 to 7 percent slopes, eroded	7.99	5.2%		**113	**39	**87
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	7.81	5.1%		**153	**49	**113
**87B	Dickinson sandy loam, 2 to 5 percent slopes	5.87	3.8%		**141	**46	**103
172A	Hoopeston sandy loam, 0 to 2 percent slopes	1.68	1.1%		147	48	109
87A	Dickinson sandy loam, 0 to 2 percent slopes	1.58	1.0%		142	46	104
329A	Will loam, 0 to 2 percent slopes	1.03	0.7%		174	58	129
Weighted Average					167.9	54.9	124.3

Area Symbol: IL103, Soil Area Version: 9

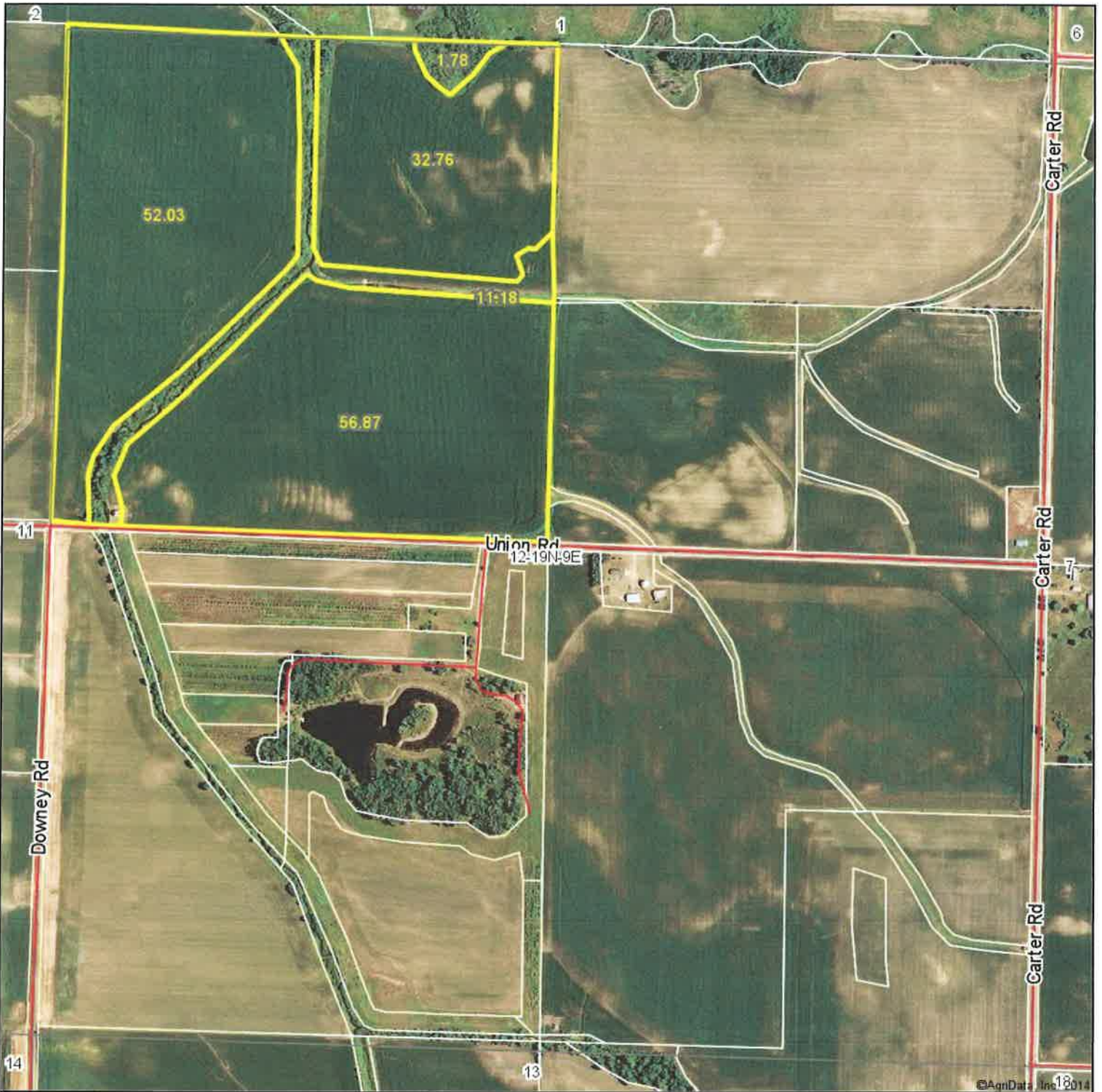
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Aerial Map



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map center: 41° 38' 59.56, 89° 24' 39.46

scale: 9372

12-19N-9E
Lee County
Illinois



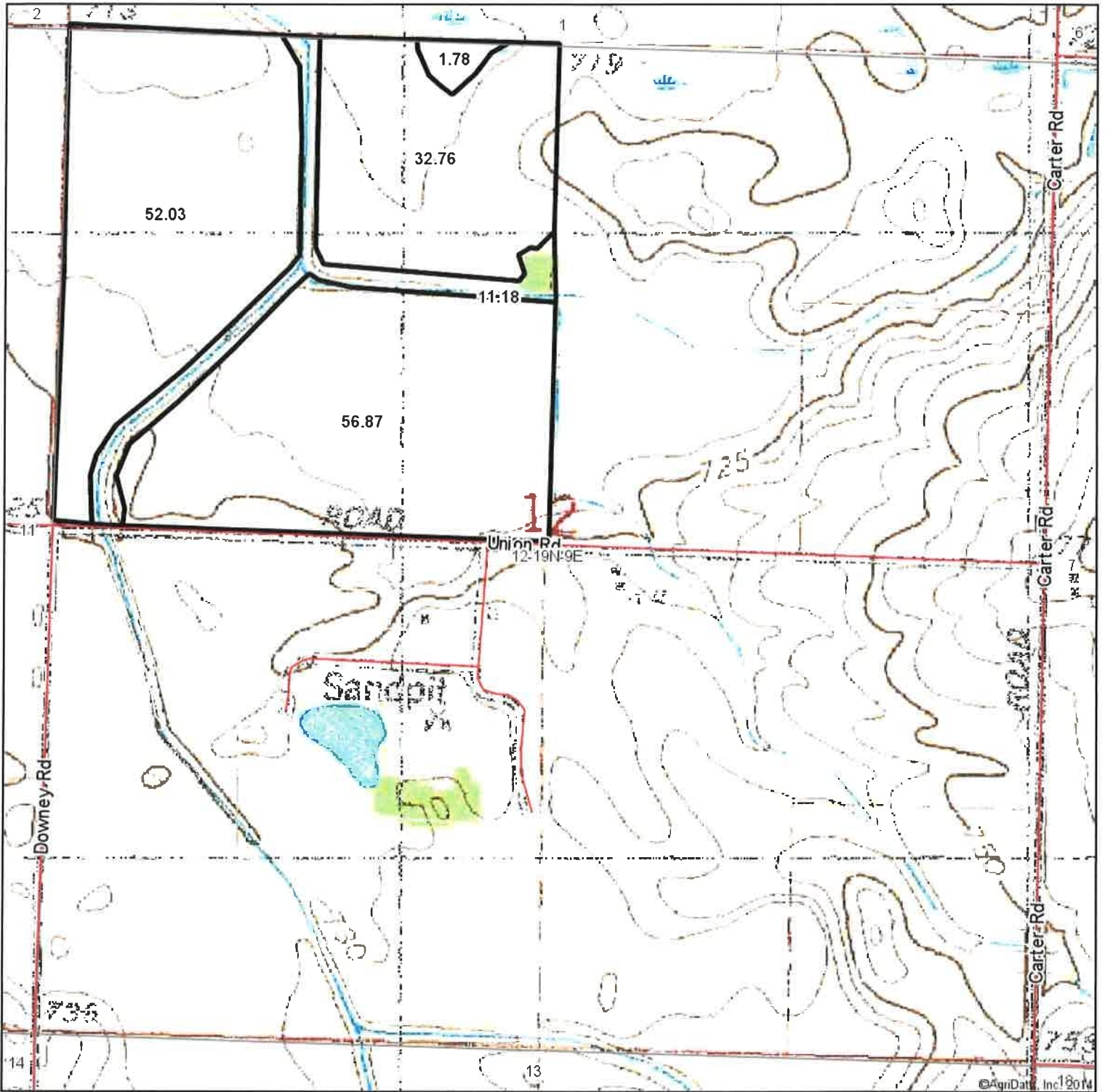
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Topography Map



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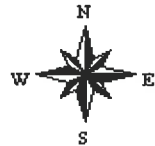
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12-19N-9E
Lee County
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7/30/2014