



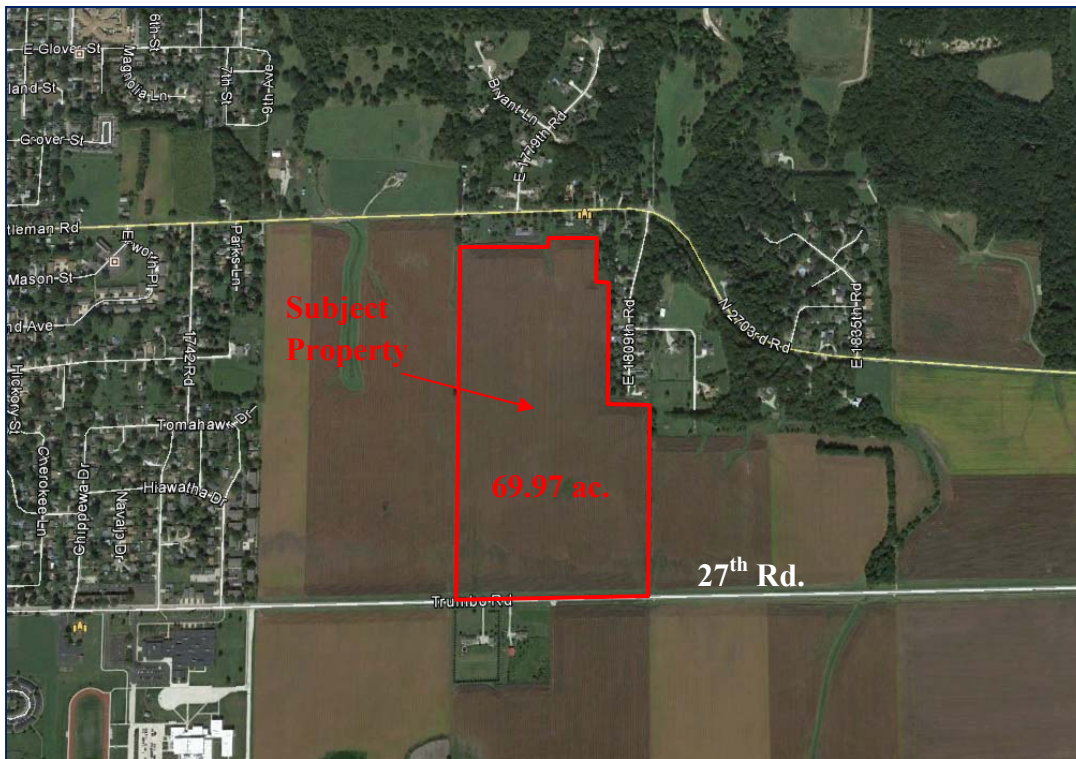
MARQUETTE PROPERTIES, INC.

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FOR SALE

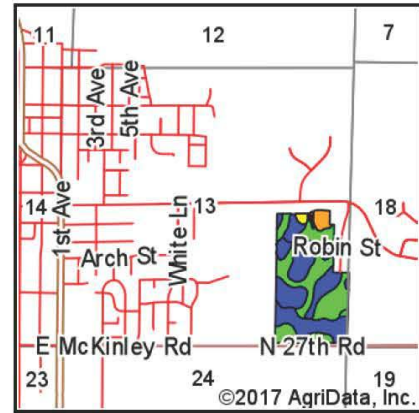
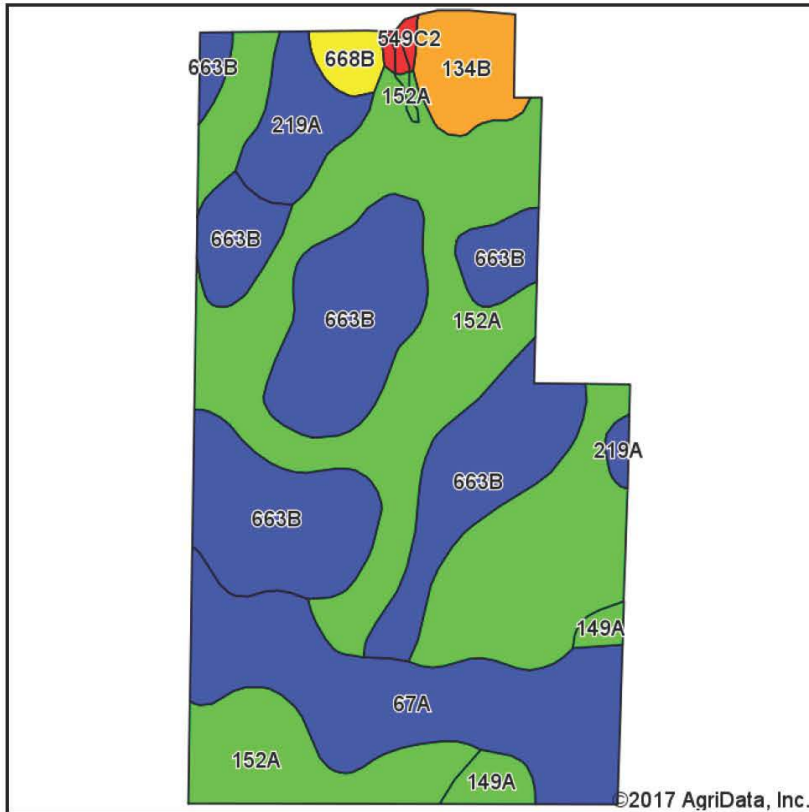
Farmland – South Ottawa, IL

- Acres:** 70 ac. M.O.L
- Location:** North 27th Rd., South Ottawa
- Comments:** Nice piece of land, 68.8 ac tillable, excellent productivity index, great rental income, future development, road access at North & South ends, public utilities nearby. New school nearly across the road. **Soil PI: 136.8**
- Price:** \$840,000.00 total (\$12,000/ ac.)
- Taxes:** \$3,142.84 (2020)



519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com

Soils Map



State: Illinois
 County: La Salle
 Location: 13-33N-3E
 Township: South Ottawa
 Acres: 69.03



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 11

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	29.78	43.1%		FAV	195	63	73	100	0	0.00	5.64	144
**663B	Clare silt loam, 2 to 5 percent slopes	20.21	29.3%		FAV	**180	**56	**69	**96	0	**6.34	0.00	**133
67A	Harpster silty clay loam, 0 to 2 percent slopes	10.93	15.8%		FAV	182	57	68	89	0	0.00	5.39	133
219A	Millbrook silt loam, 0 to 2 percent slopes	3.09	4.5%		FAV	177	55	69	93	0	0.00	5.27	129
**134B	Camden silt loam, 2 to 5 percent slopes	2.55	3.7%		FAV	**164	**50	**63	**86	0	**4.72	0.00	**118
149A	Brenton silt loam, 0 to 2 percent slopes	1.22	1.8%		FAV	195	60	74	105	0	0.00	5.64	141
**668B	Somonauk silt loam, 2 to 5 percent slopes	0.90	1.3%		FAV	**161	**49	**62	**83	0	0.00	**5.09	**116
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	0.35	0.5%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
Weighted Average						185.8	58.8	70.3	96	*	2.05	3.69	136.7