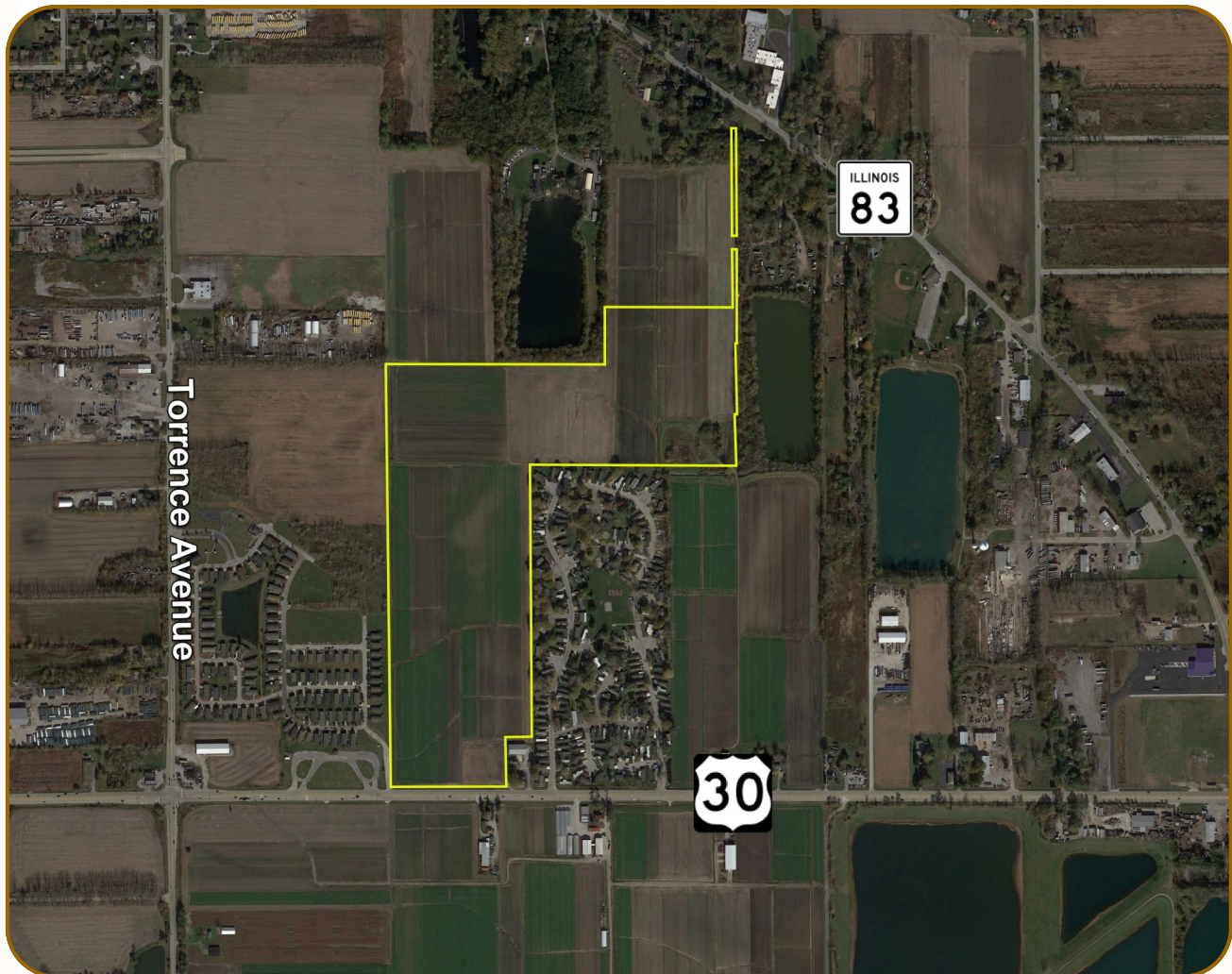


THE LINWAY PROPERTY



78^{+/-} Acres • Cook County, Illinois



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

We Plant Profitable Investment Ideas in Every Season

2020 Aberdeen Court
Sycamore, IL 60178

Web: www.mgw.us.com

E-mail: info@mgw.us.com

Phone: (815) 756-3606

Fax: (815) 756-5929

THE LINWAY PROPERTY

PROPERTY DETAILS

Location:	The subject farm is located approximately 36 miles southeast of Chicago O'Hare International Airport and is contiguous to Lynwood, Ford Heights and Sauk Village.
Frontage:	There is approximately 1/8 mile of road frontage on U.S. Route 30.
Major Highways:	U.S. Route 30 is the south border of the property, Illinois Route 83 is 1/16 mile north, Illinois Route 394 is 1 1/4 miles west, and Interstate 80/94 is 4 1/8 miles north of the property.
Legal Description:	A brief legal description indicates The Linway Property is located in Part of the South Half of Section 18 and Part of the North Half of Section 19, Township 35 North – Range 15 East (Bloom Township), Cook County, Illinois.
Total Acres:	There are a total of approximately 78.43 acres, more or less.
Tillable Acreage:	There are approximately 65 acres currently in crop production and interior roads, estimated.
Soil Types:	Major soil types found on this farm include Selma loam and Watseka loamy fine sand.
Climate/Growing Season:	Cook County has a continental climate typical of northern Illinois. The average length of the growing season is nearly 142 days. On average we expect about 2,854 growing degree days from April 15 through September 30. Annual precipitation averages about 34 inches with over two thirds of this coming during the growing season. Snowfall averages about 32 inches per year. Prevailing winds are from the west. This climate, combined with the generally excellent soils in this area, provide a nearly ideal environment for the production of corn and soybeans.
Topography:	The topography of the subject farm is level to nearly level.
Zoning:	The Linway Property is zoned R4, Single-Family Residence District.
Mineral Rights:	All mineral rights owned by the seller will be transferred in their entirety to the new owner.

THE LINWAY PROPERTY

PROPERTY DETAILS

Possession:	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.																																															
Price and Terms:	The asking price is \$7,850 per acre. The owners are seeking a cash sale. A 10% earnest money deposit should accompany any offer to purchase.																																															
Financing:	Mortgage financing is available from several sources. Names and addresses will be provided upon request.																																															
School Districts:	The Linway Property lies within Sandridge School District #172 and Bloom Township High School District #206.																																															
Grain Markets:	There are a number of grain markets located within 30 miles of The Linway Property.																																															
Taxes:	The 2020 real estate taxes totaled \$1,188.82. The tax parcel numbers are: <table><tr><td>33-18-407-004-0000</td><td>33-19-102-001-0000</td><td>33-19-105-001-0000</td></tr><tr><td>33-18-409-003-0000</td><td>33-19-102-004-0000</td><td>33-19-105-007-0000</td></tr><tr><td>33-18-409-005-0000</td><td>33-19-102-005-0000</td><td>33-19-200-001-0000</td></tr><tr><td>33-18-409-007-0000</td><td>33-19-102-006-0000</td><td>33-19-200-004-0000</td></tr><tr><td>33-18-410-003-0000</td><td>33-19-102-007-0000</td><td>33-19-200-005-0000</td></tr><tr><td>33-18-410-005-0000</td><td>33-19-103-001-0000</td><td>33-19-200-006-0000</td></tr><tr><td>33-18-410-007-0000</td><td>33-19-103-004-0000</td><td>33-19-200-007-0000</td></tr><tr><td>33-18-411-005-0000</td><td>33-19-103-005-0000</td><td>33-19-201-001-0000</td></tr><tr><td>33-18-411-006-0000</td><td>33-19-103-006-0000</td><td>33-19-201-004-0000</td></tr><tr><td>33-18-411-009-0000</td><td>33-19-103-007-0000</td><td>33-19-201-005-0000</td></tr><tr><td>33-19-101-001-0000</td><td>33-19-104-001-0000</td><td>33-19-201-006-0000</td></tr><tr><td>33-19-101-004-0000</td><td>33-19-104-004-0000</td><td>33-19-201-007-0000</td></tr><tr><td>33-19-101-005-0000</td><td>33-19-104-005-0000</td><td>33-19-202-005-0000</td></tr><tr><td>33-19-101-006-0000</td><td>33-19-104-006-0000</td><td>33-19-202-006-0000</td></tr><tr><td>33-19-101-007-0000</td><td>33-19-104-007-0000</td><td>33-19-202-007-0000</td></tr></table>			33-18-407-004-0000	33-19-102-001-0000	33-19-105-001-0000	33-18-409-003-0000	33-19-102-004-0000	33-19-105-007-0000	33-18-409-005-0000	33-19-102-005-0000	33-19-200-001-0000	33-18-409-007-0000	33-19-102-006-0000	33-19-200-004-0000	33-18-410-003-0000	33-19-102-007-0000	33-19-200-005-0000	33-18-410-005-0000	33-19-103-001-0000	33-19-200-006-0000	33-18-410-007-0000	33-19-103-004-0000	33-19-200-007-0000	33-18-411-005-0000	33-19-103-005-0000	33-19-201-001-0000	33-18-411-006-0000	33-19-103-006-0000	33-19-201-004-0000	33-18-411-009-0000	33-19-103-007-0000	33-19-201-005-0000	33-19-101-001-0000	33-19-104-001-0000	33-19-201-006-0000	33-19-101-004-0000	33-19-104-004-0000	33-19-201-007-0000	33-19-101-005-0000	33-19-104-005-0000	33-19-202-005-0000	33-19-101-006-0000	33-19-104-006-0000	33-19-202-006-0000	33-19-101-007-0000	33-19-104-007-0000	33-19-202-007-0000
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Comments:	Future development potential in Cook County. Adjacent to residential developments. The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.																																															

THE LINWAY PROPERTY

PHOTOS



THE LINWAY PROPERTY

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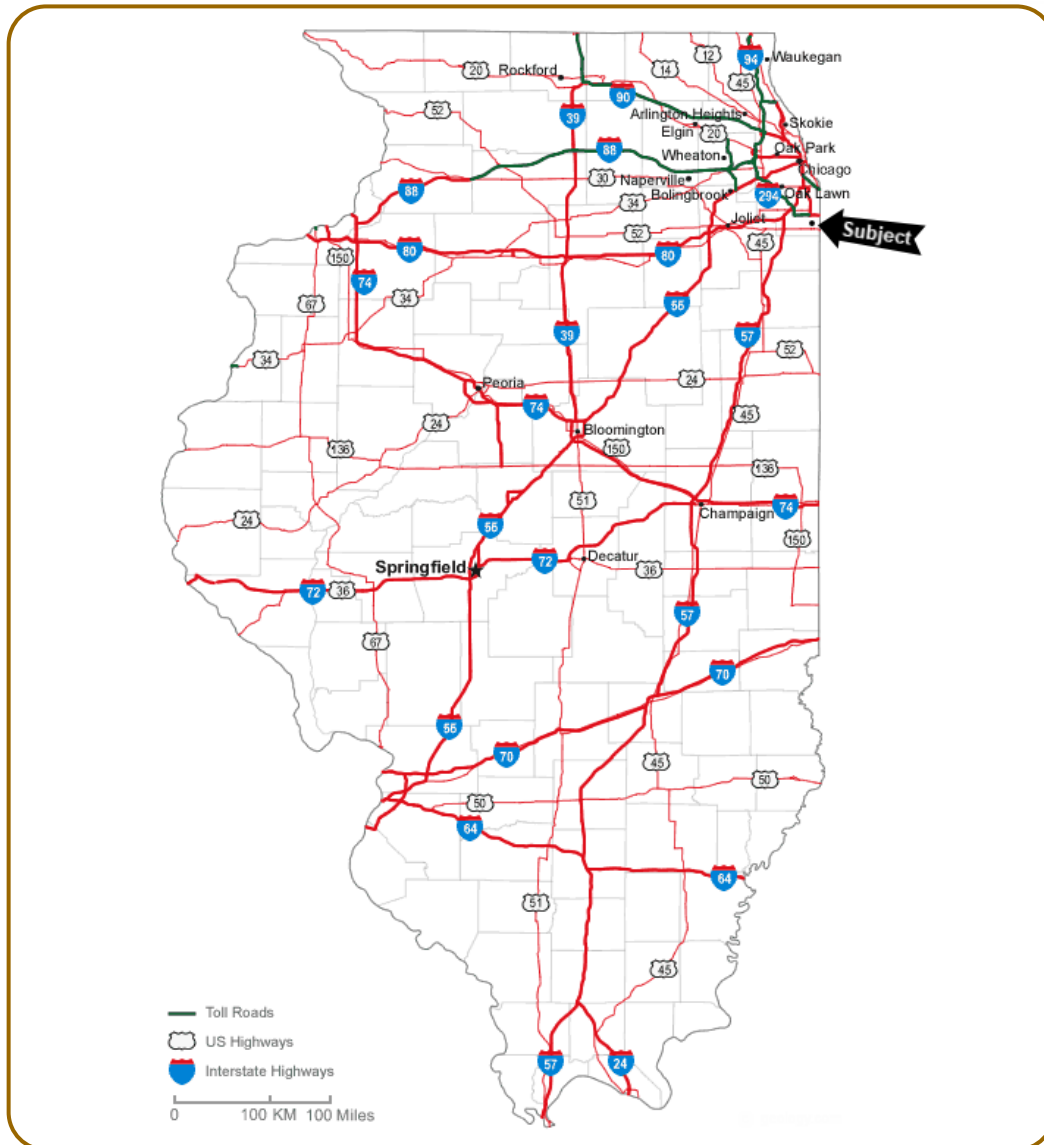
THE LINWAY PROPERTY

PHOTOS



THE LINWAY PROPERTY

ILLINOIS STATE MAP



The Linway Property is located approximately 36 miles southeast of Chicago O'Hare International Airport and is contiguous to Lynwood, Ford Heights and Sauk Village.

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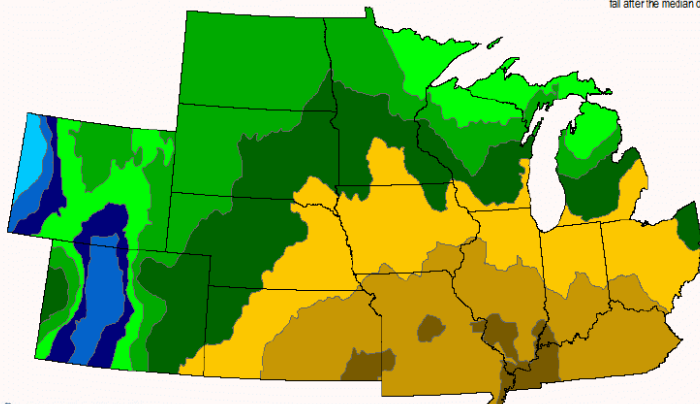
MIDWEST CLIMATE MAPS

Spring Freeze

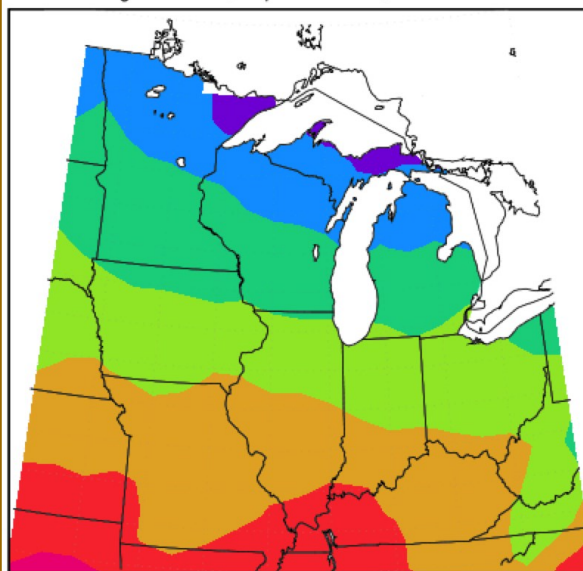
Median Date Of Last 32°F Freeze
Based on 1981-2010 Average

- | | | | |
|---------------------|---------------|---------------|-------------------|
| • Mar 10 or Earlier | • Apr 1 - 10 | • May 1 - 10 | • Jun 1 - 10 |
| • Mar 11 - 20 | • Apr 11 - 20 | • May 11 - 20 | • Jun 11 - 20 |
| • Mar 21 - 31 | • Apr 21 - 30 | • May 21 - 31 | • Jun 21 or Later |

Median date is determined such that half of all years fall before and half fall after the median date.



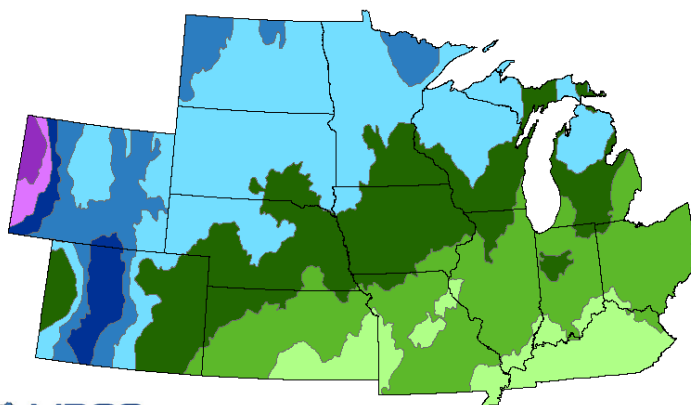
Average MGDD, Apr to Oct, 1981-2010



Fall Freeze

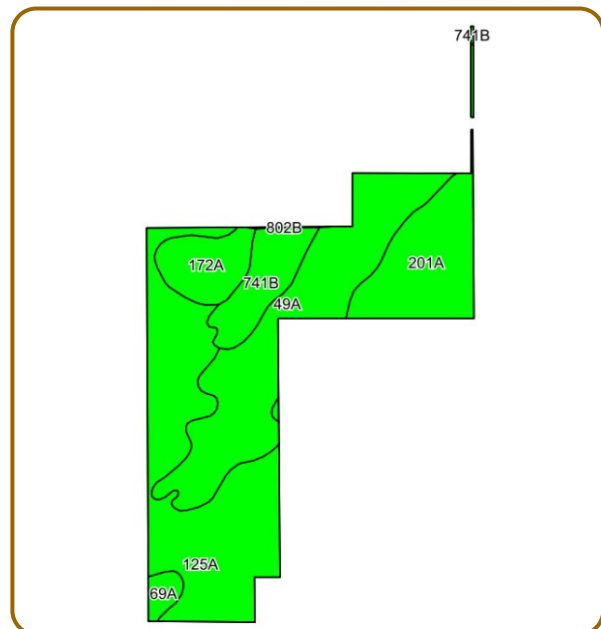
Median Date Of 32°F Freeze
Based on 1981-2010 Average

- | | | | |
|---------------------|---------------|---------------|-------------------|
| • Aug 10 or Earlier | • Sep 1 - 10 | • Oct 1 - 10 | • Nov 1 - 10 |
| • Aug 11 - 20 | • Sep 11 - 20 | • Oct 11 - 20 | • Nov 11 - 20 |
| • Aug 21 - 31 | • Sep 21 - 30 | • Oct 21 - 31 | • Nov 21 or Later |



THE LINWAY PROPERTY

AERIAL MAP, SOILS MAP & DATA



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
125A	Selma loam	23.27	176	129
49A	Watseka loamy fine sand	21.51	122	93
201A	Gilford fine sandy loam	7.98	148	110
741B	Oakville fine sand	5.82	106	81
172A	Hoopeston fine sandy loam	5.37	147	109
69A	Milford silty clay loam	0.99	171	128
802B	Orthents	0.06		

*Figures taken from the University of Illinois Bulletin S11, Optimum Crop Productivity Ratings for Illinois Soils.

TOTAL ACRES- 78.43 acres, more or less
 TILLABLE ACRES- 65.00 acres, or 82.9% estimated
 Weighted Average CYI 145.8 bushels per acre, based on tillable acres
 PI- 108.7