



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

IROQUOIS COUNTY EGG FARM

Donovan, Illinois

THREE OPTIONS TO PURCHASE

Located 1.5 miles northwest of Donovan, IL with road frontage on State Road 52. This property features 110.62 +/- acres including 105 tillable acres and Poultry Operation. Poultry operation has a total of 143,000 bird capacity. Aviary Stack Systemhouses, two are set up with free range areas and third can be easily converted; two at 29,000 capacity and one at 41,000 capacity. Single Floor System, cage free; four houses at 11,000 capacity. Buildings are connected by foyers and the ability to transfer eggs to processing room. Poultry unit has been certified by Humane Farm Animal Care for free range usage.

Option 1: Owner is open to multiple division options.

Option 2: Entire farm and 2 storage buildings near the entrance with chicken barns removed.

TOTAL ACRES: 110.62 +/-
Tillable Acres: 105 +/-
AVG PI: 96.6



- **LOCATION:**
Half mile West of Donovan on State Road 52
- **IMPROVEMENTS:**
Two Storage Buildings at the entrance remain
Chicken buildings torn down
- **PRICE: \$1,300,000**
Terms: Cash
Real Estate Taxes: TBD
- **VIEW LISTING AND MAP**
<http://bit.ly/IL110A>

Contact for more information:

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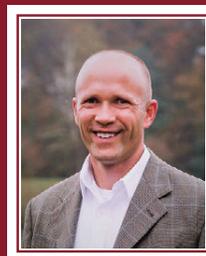


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IROQUOIS COUNTY EGG FARM

Donovan, Illinois

Option 3: Property sold with all current buildings.

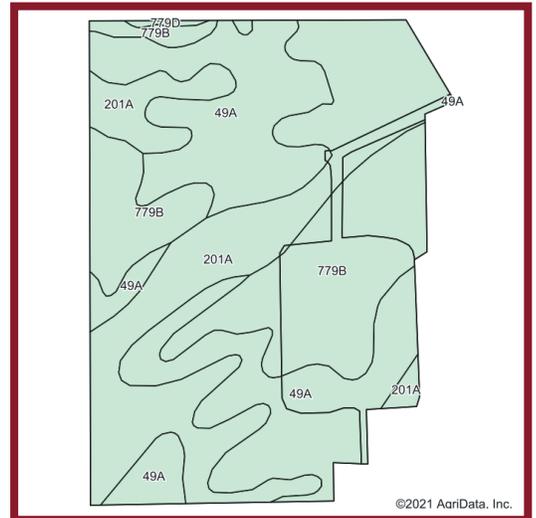


- **IMPROVEMENTS:**
Total Bird Capacity: 143,000
3 Aviary Stack System Houses
4 Single Floor Deck System Houses
1 Storage Building
Onsite Cooler and Generator Room
Office area and Restrooms

- **PRICE: \$2,500,000**
Terms: Cash
Real Estate Taxes: \$25,954.54/yr

- **VIEW LISTING AND MAP**
<http://bit.ly/IL110A>

- **PRIMARY SOILS:**
See map
- **DRAINAGE:**
Underground tile, ditch and natural



Area Symbol: IL075, Soil Area Version: 14

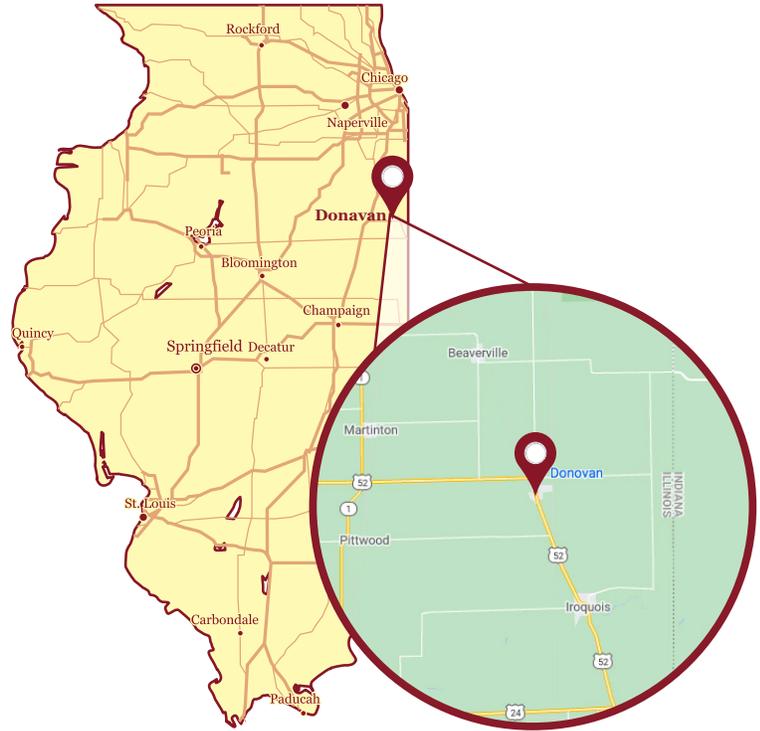
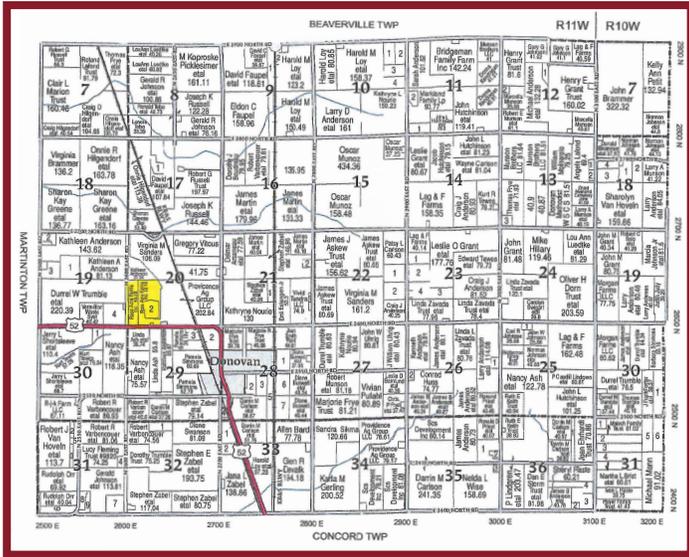
Code	Soil Description	Acres	Percent of field	NonIrr Class *c	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat	*n NCCPI Soybeans
49A	Watseka loamy fine sand, 0 to 2 percent slopes	40.91	38.4%	IIIs	122	4.4	5.8	61	41	51	36
201A	Gilford fine sandy loam, 0 to 2 percent slopes	37.13	34.8%	IIw	127	3.9	6.5	62.6	41.8	50.3	55
779B	Chelsea loamy fine sand, 1 to 6 percent slopes	28.33	26.6%	IVs							30
779D	Chelsea fine sand, 6 to 12 percent slopes	0.28	0.3%	VI s							29
Weighted Average					91	3	4.5	45.2	30.3	37.1	*n 41

Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977



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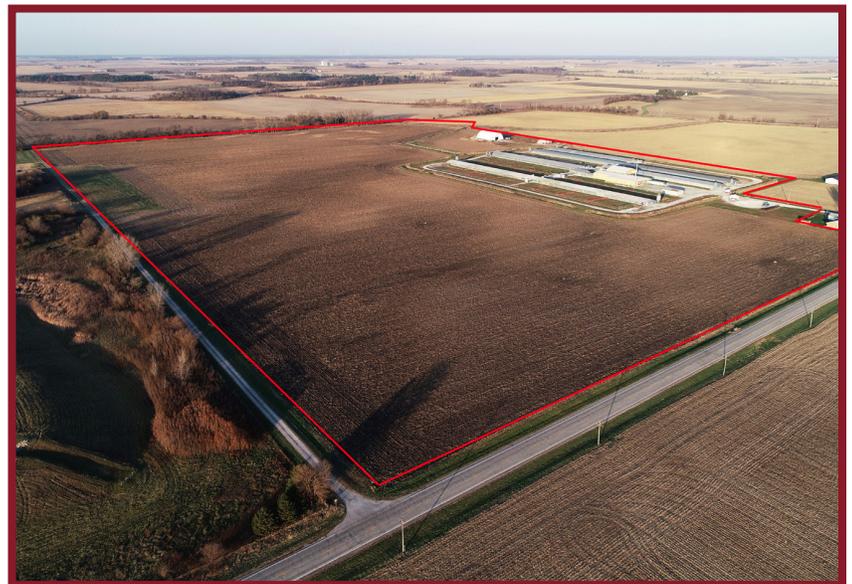
Donovan, Illinois



Option 1: Owner willing to divide

Option 2: Chicken buildings torn down

Option 3:



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