



**CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES**

# Smith Trust Farm

## 230± acres

### Putnam County, IL

For further information contact:  
**Timothy A. Harris, AFM**  
**Managing Broker**  
22263 1365 North Avenue  
Princeton, IL 61356  
Tel: (815) 875-7418  
timothy.a.harris@prudential.com  
Designated Agent for Seller



★ **Class A Soils**

★ **Soil PI 145**

**5-yr. Yield Average:**

Corn - 230 bpa

Soybeans - 64 bpa



**Size:** 230± total acres, 229.62± FSA cropland acres  
Exact cropland acres to be determined after split of building site consisting of approximately 10 acres; net tillable approximately 224 acres.

**Location:** Appr. 4 miles southeast of Granville, IL, at 15942 - N 700th Avenue (CR 1500 E and CR 700 N); 2± miles northeast of McNabb; 6± miles west of Tonica

**Legal:** Part of Sections 25 & 36, Granville Twp. T32 North, Range 1 West, Putnam County, IL

**Improvements:** None

**FSA Data:**

	<u>Base Ac.*</u>	<u>PLC Tract Yld</u>
Farm #51/Tract 195		

Corn	150.7	191
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Soybeans	81.7	52
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\*Exact base acres and yield to be determined upon reconstitution after split of building site 10± acres

**Soils:** Primarily Muscatune Silt Loam, Sable Silty Clay Loam, Catlin Silt Loam

**Taxes:** 2015 pay 2016: \$12,855.38 - Includes house, building site and tillable land totaling approximately 10 acres not part of this offering.

**PIN:** 02-17-140-000 02-17-150-000  
02-20-180-000 02-20-190-000

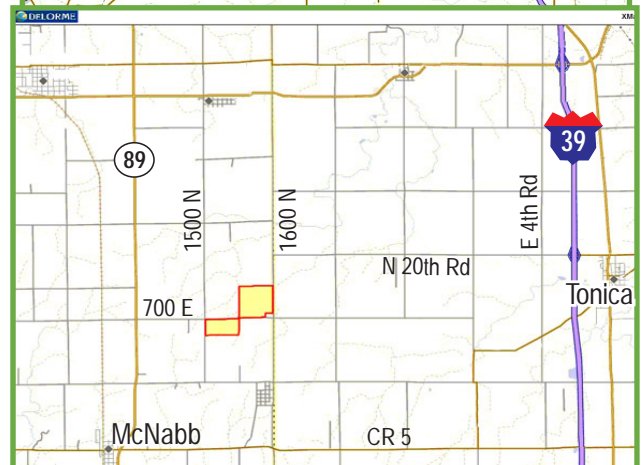
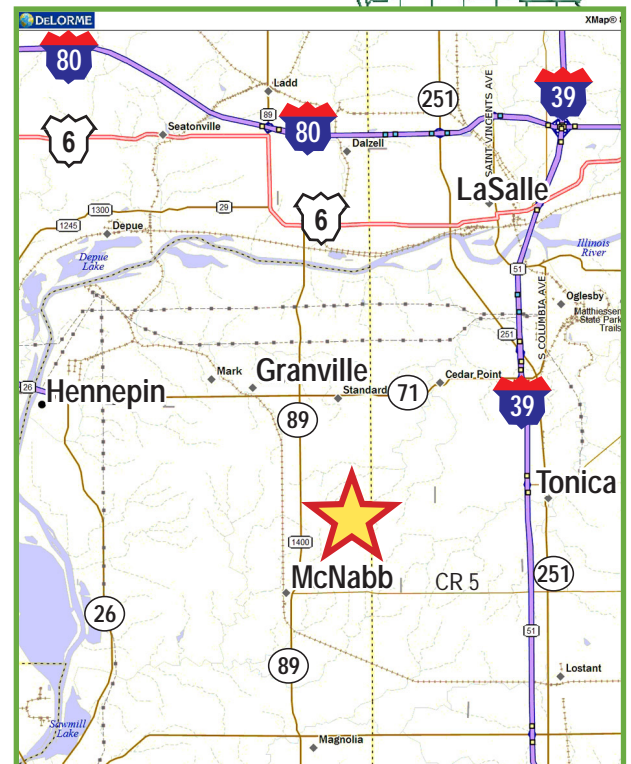
**Price:** \$3,220,000 (\$14,000/ac.)

**Other:** The farm is leased until December 31, 2016

**Terms:** Cash

**Showing:** Please contact agent

**Management:** Professional farm management available



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Granville

25-32N-1W

62.42

5.13

84.54

700 N-700th Ave

700

2.06

76.91

1.17

36-32N-1W

Building site and tillable land totaling 10 acres to be surveyed off and not included in this offering. Exact boundaries to be determined after survey is completed.

Maps provided by:

**surety**

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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly.

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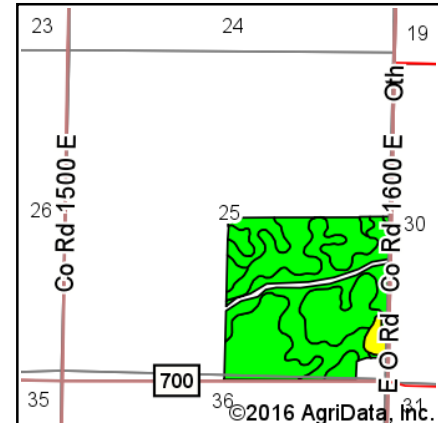
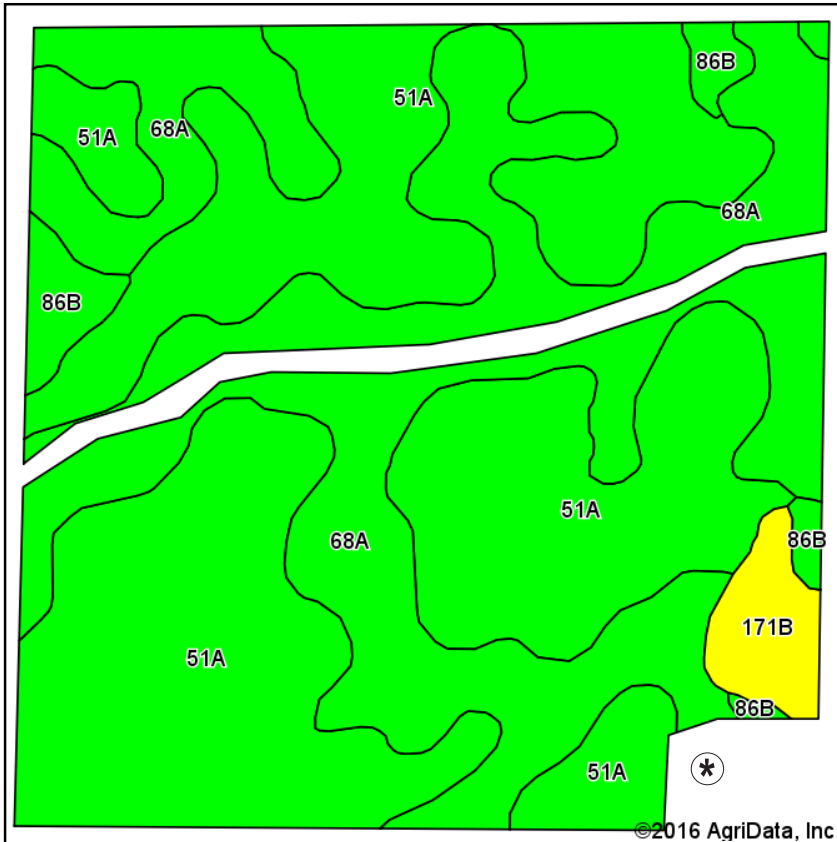
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## 230± acres

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## Soils Map



State: **Illinois**  
County: **Putnam**  
Location: **25-32N-1W**  
Township: **Granville**  
Acres: **152.81**  
Date: **5/31/2016**



Area Symbol: IL155, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	87.59	57.3%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	56.56	37.0%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	4.53	3.0%		**189	**59	**140
**171B	Catlin silt loam, 2 to 5 percent slopes	4.13	2.7%		**185	**58	**137
<b>Weighted Average</b>					<b>196.3</b>	<b>63.3</b>	<b>145</b>

Area Symbol: IL155, Soil Area Version: 10

**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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\* Building site and tillable land totaling 10 acres to be surveyed off and not included in this offering. Exact boundaries to be determined after survey is completed.

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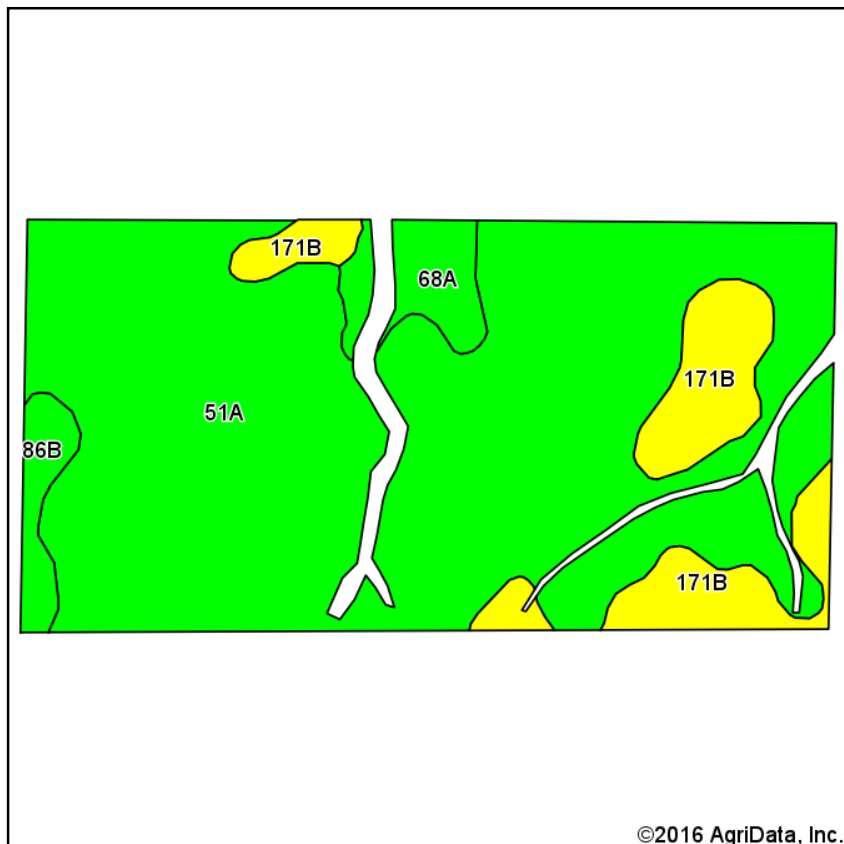
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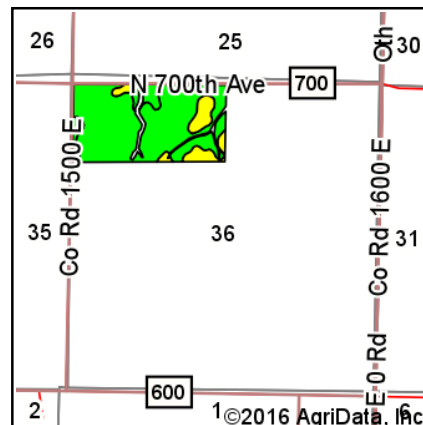
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## Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Putnam**  
Location: **25-32N-1W**  
Township: **Granville**  
Acres: **76.91**  
Date: **5/31/2016**



Area Symbol: IL155, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	62.44	81.2%		200	64	147
**171B	Catlin silt loam, 2 to 5 percent slopes	9.43	12.3%		**185	**58	**137
68A	Sable silty clay loam, 0 to 2 percent slopes	3.06	4.0%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	1.98	2.6%		**189	**59	**140
<b>Weighted Average</b>					<b>197.6</b>	<b>63.1</b>	<b>145.4</b>

Area Symbol: IL155, Soil Area Version: 10

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