



**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: Base Ac.* PLC Tract Yld

Farm #51/Tract 195

Corn 150.7 191

Soybeans 81.7 52

*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



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.

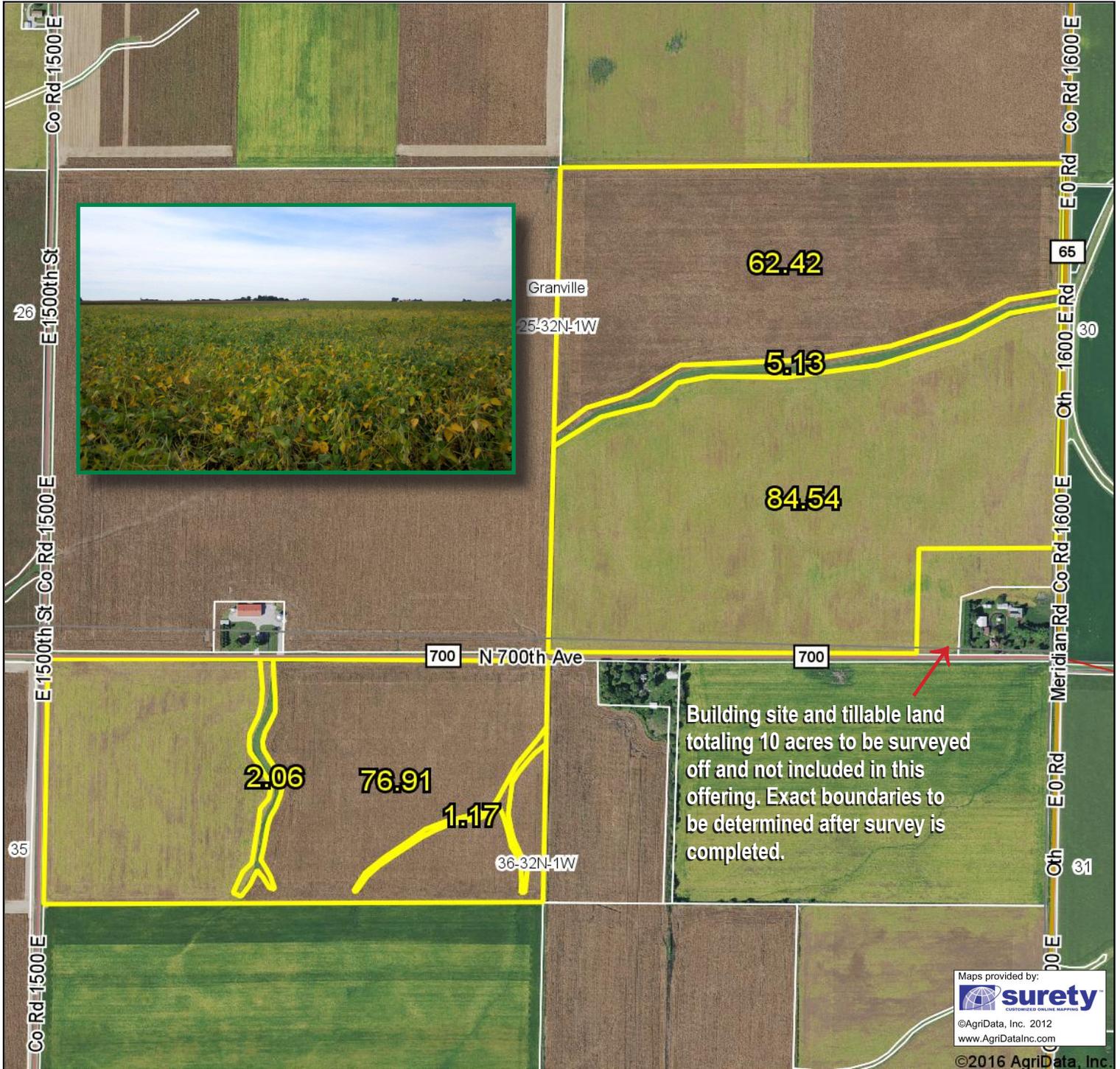


CAPITAL AGRICULTURAL PROPERTY SERVICES

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

Aerial Photo



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.

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

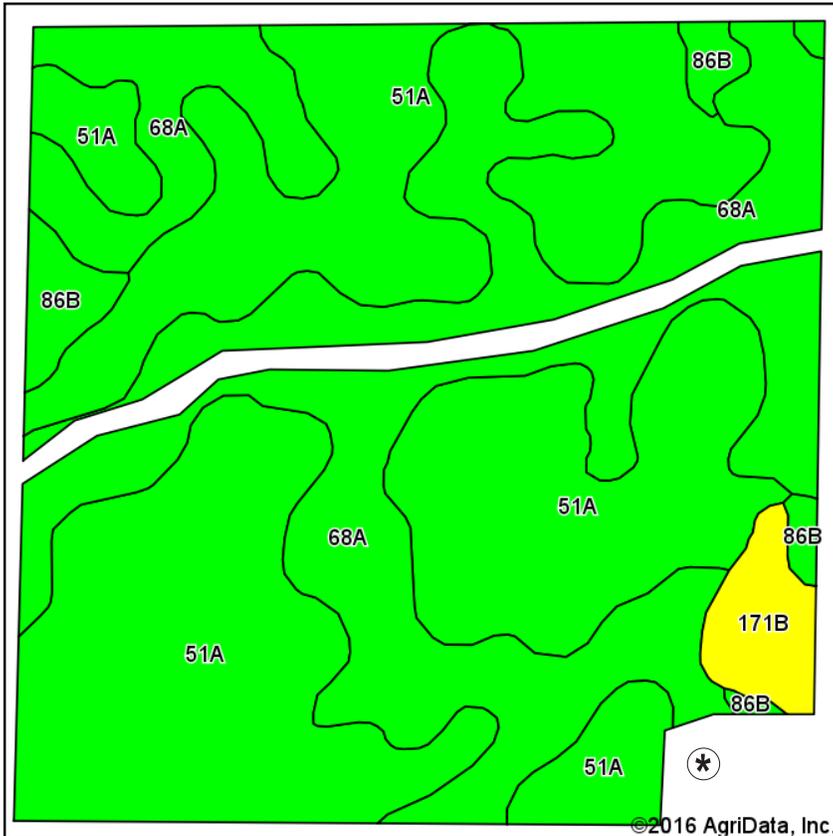
Smith Trust Farm

230± acres

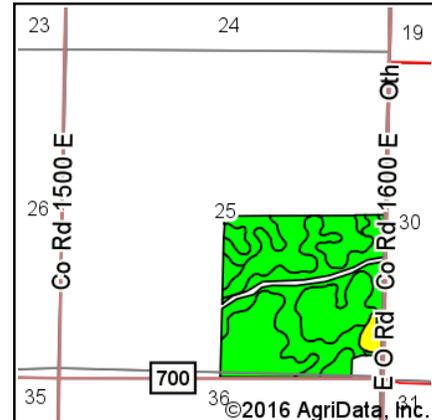
Putnam County, IL

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

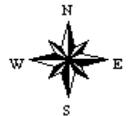
Soils Map



Soils data provided by USDA and NRCS.



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	Cattin silt loam, 2 to 5 percent slopes	4.13	2.7%		**185	**58	**137
Weighted Average					196.3	63.3	145

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.

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

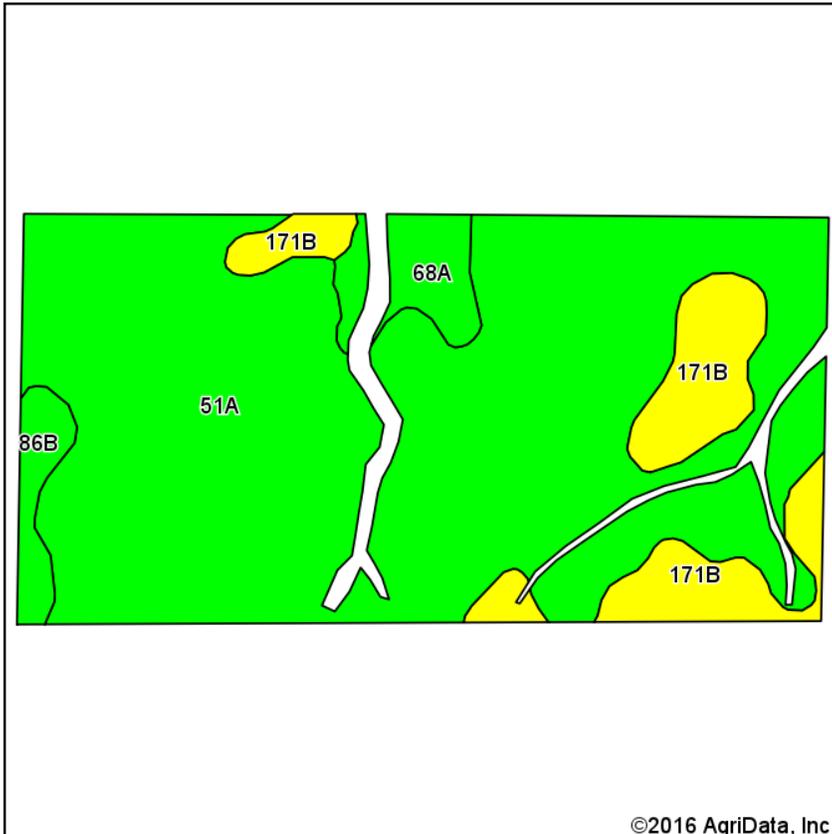
Smith Trust Farm

230± acres

Putnam County, IL

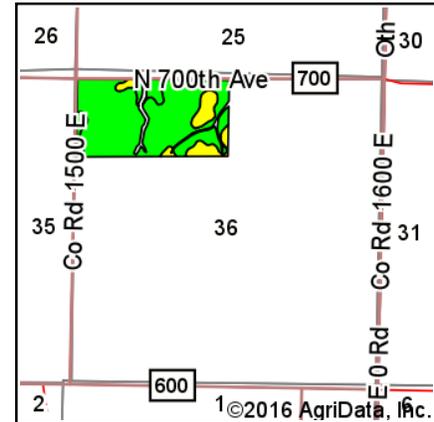
For further information contact:
Timothy A. Harris, AFM
Managing Broker
22263 1365 North Avenue
Princeton, IL 61356
Tel: (815) 875-7418
timothy.a.harris@prudential.com
Designated Agent for Seller

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**

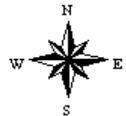


Maps Provided By:



© AgriData, Inc. 2016

www.AgriDataInc.com



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
Weighted Average					197.6	63.1	145.4

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.

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.