

Dover Farm



Beautiful House

*Former working
cattle farm*



60' x 68' shop &
40' x 40' shop



Cattle Barn



66' x 120' Machine Shed

Negotiable Items:

Cattle Barn: Squeeze chute, corral gates and fence line feeders

House: Safe, 60-inch TV with surround sound, dining room set, basement refrigerator, bar stools, lift in garage

Dover Farm

For further information contact:
Leslie H. "Chip" Johnston
Real Estate Broker
 801 Warrenville Road, Suite 150
 Lisle, IL 60532
 Tel: (815) 875-2950
 farms1@comcast.net
 Designated Agent for Seller

Property Description

- Size:** 240.6± total tax acres, 202.7± FSA cropland acres
- Location:** Appx. 2.5± miles north of Dover at 2300 N (Greenoak) and 2300 E Roads; 3± miles southeast of Kasbeer; 6± miles southwest of Van Orin
- Legal:** Part of Section 12, Dover Township T17 North, Range 9 East, Bureau Co., IL
- Improvements:** 4,500± sq. ft. home, 3 bedrooms on main level, 2 bedrooms on second floor, 4 full baths, 1 half bath, full basement with bar, sunroom on main level. All main appliances except basement refrigerator and two freezers; all blinds and window dressings except master bedroom's window dressing remain.
 60' x 68' shop with air compressors, hose reels and air tubing
 40' x 40' shop with air compressor and reel
 66' x 120' shed with air compressor with tree, all above-ground fuel tanks (combination split tank 2,000 gal. and two 1,000 gal. tanks)
 Cattle Barn with 7 H-bunk cattle feeders; 10 8-ft. concrete panels, 2 Richie 4-hole cattle waterers, 2 electric fence chargers, all gates hanging
- FSA Data:**
- | | Farm #8621 | Base Ac. | Direct Yld | CC Yld |
|-------------|------------|----------|------------|--------|
| Tract #1278 | Corn | 144.4 | 123 | 167 |
| | Soybeans | 52.4 | 41 | 49 |
- Soils:** Mainly Sawmill, Greenbush and Rozetta Silt Loams
- RE Taxes:** \$11,216.46
- PIN:** 10-12-100-002, 10-12-100-003, 10-12-100-004, 10-12-100-005
 10-12-100-006, 10-12-200-010, 10-12-100-007, 10-12-200-009
- Price:** \$3,799,000
- Showing:** Please contact agent
- Management:** Professional farm management available

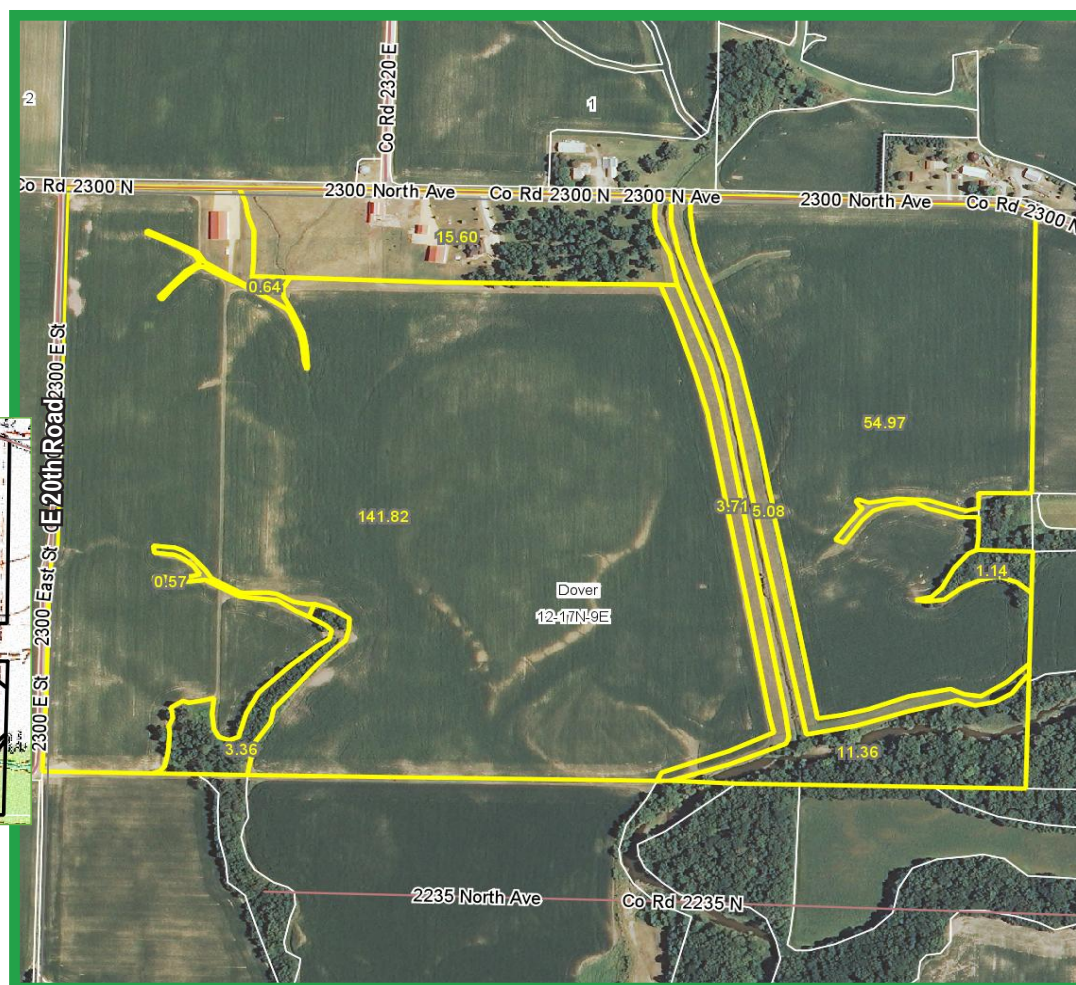
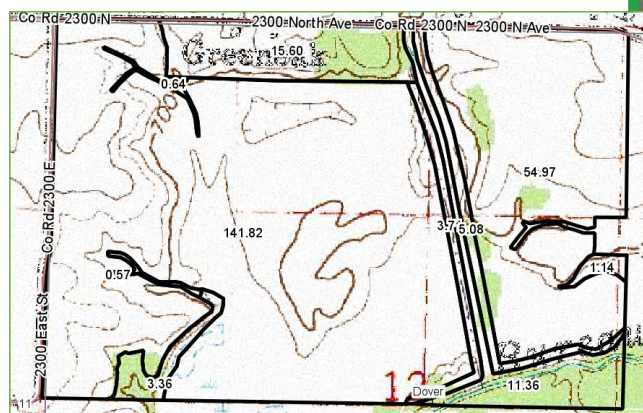




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Aerial Photo & Topography Map

240± acres
12-17N-9E
Bureau County, Illinois



Maps provided by:

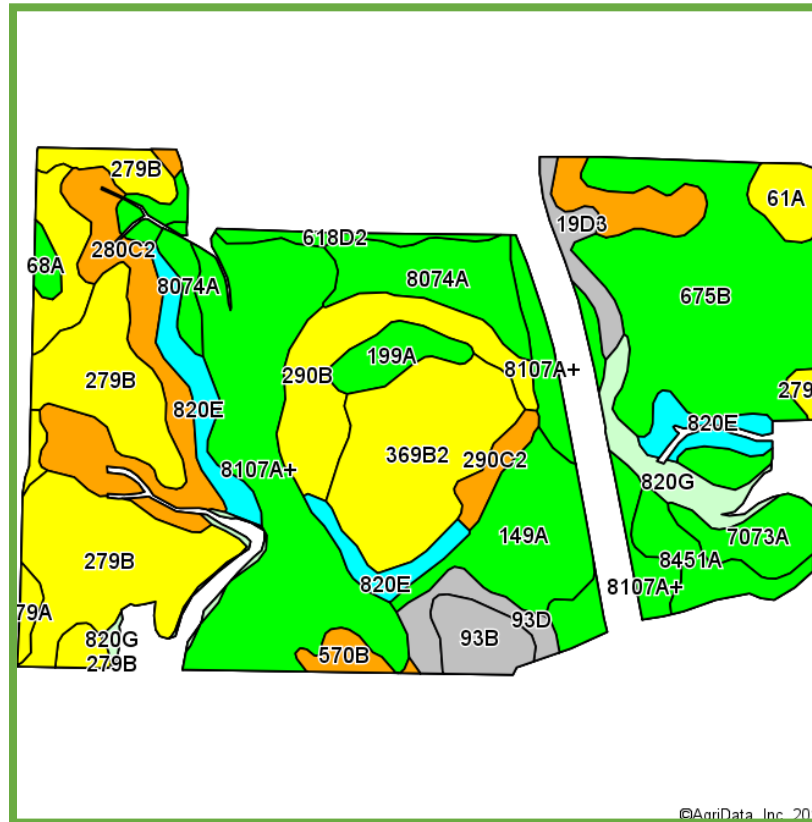


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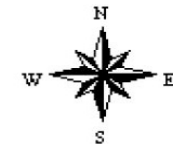
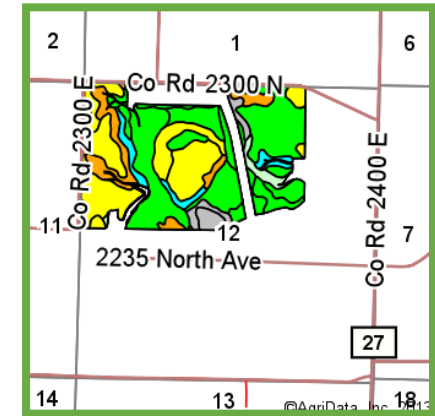
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent 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.

Soils Information

State: Illinois
 County: Bureau
 Location: 12-17N-9E
 Township: Dover
 Acres: 380.6
 Date: 12/16/2013



Soils data provided by USDA and NRCS.



Maps provided by:



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Soils Information continued

State: Illinois
County: Bureau
Location: 12-17N-9E
Township: Dover
Acres: 380.6
Date: 12/16/2013

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	32.95	16.7%		189	60	71	139
**675B	Greenbush silt loam, 2 to 5 percent slopes	27.38	13.9%		**182	**57	**69	**133
**279B	Rozetta silt loam, 2 to 5 percent slopes	25.19	12.8%		**162	**50	**64	**119
**369B2	Waupecan silt loam, 2 to 5 percent slopes, eroded	15.44	7.8%		**180	**56	**70	**132
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	11.39	5.8%		**155	**49	**61	**113
149A	Brenton silt loam, 0 to 2 percent slopes	9.94	5.1%		195	60	74	141
**290B	Warsaw loam, 2 to 5 percent slopes	9.77	5.0%		**159	**51	**63	**118
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	9.29	4.7%		186	58	73	136
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	8.83	4.5%		**98	**33	**37	**73
278A	Stronghurst silt loam, 0 to 2 percent slopes	5.37	2.7%		171	54	66	125
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	4.97	2.5%		**57	**19	**22	**43
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	4.34	2.2%		190	61	73	140
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	4.04	2.1%		181	59	71	134
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	3.73	1.9%		**149	**47	**59	**109
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	3.62	1.8%		**108	**39	**41	**83
199A	Plano silt loam, 0 to 2 percent slopes	3.17	1.6%		194	60	74	142
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	3.10	1.6%		**105	**37	**39	**81
**618D2	Senachwine silt loam, 10 to 18 percent	2.91	1.5%		**130	**42	**52	**95
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	2.60	1.3%		**122	**40	**49	**90
61A	Atterberry silt loam, 0 to 2 percent slopes	2.59	1.3%		182	56	71	132
**290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	1.88	1.0%		**150	**48	**60	**111
**570B	Martinsville silt loam, 2 to 5 percent slopes	1.63	0.8%		**153	**49	**62	**113
279A	Rozetta silt loam, 0 to 2 percent slopes	1.49	0.8%		164	51	65	120
68A	Sable silty clay loam, 0 to 2 percent slopes	0.88	0.4%		192	63	74	143
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	0.29	0.1%		**155	**48	**61	**113
Weighted Average					166.3	52.5	64.1	122.1

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<http://soilproductivity.nres.illinois.edu/>

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

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