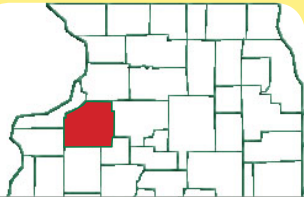


# *TMR Farm*



**FOR SALE**  
**180± acres**  
**Henry Co., IL**



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



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

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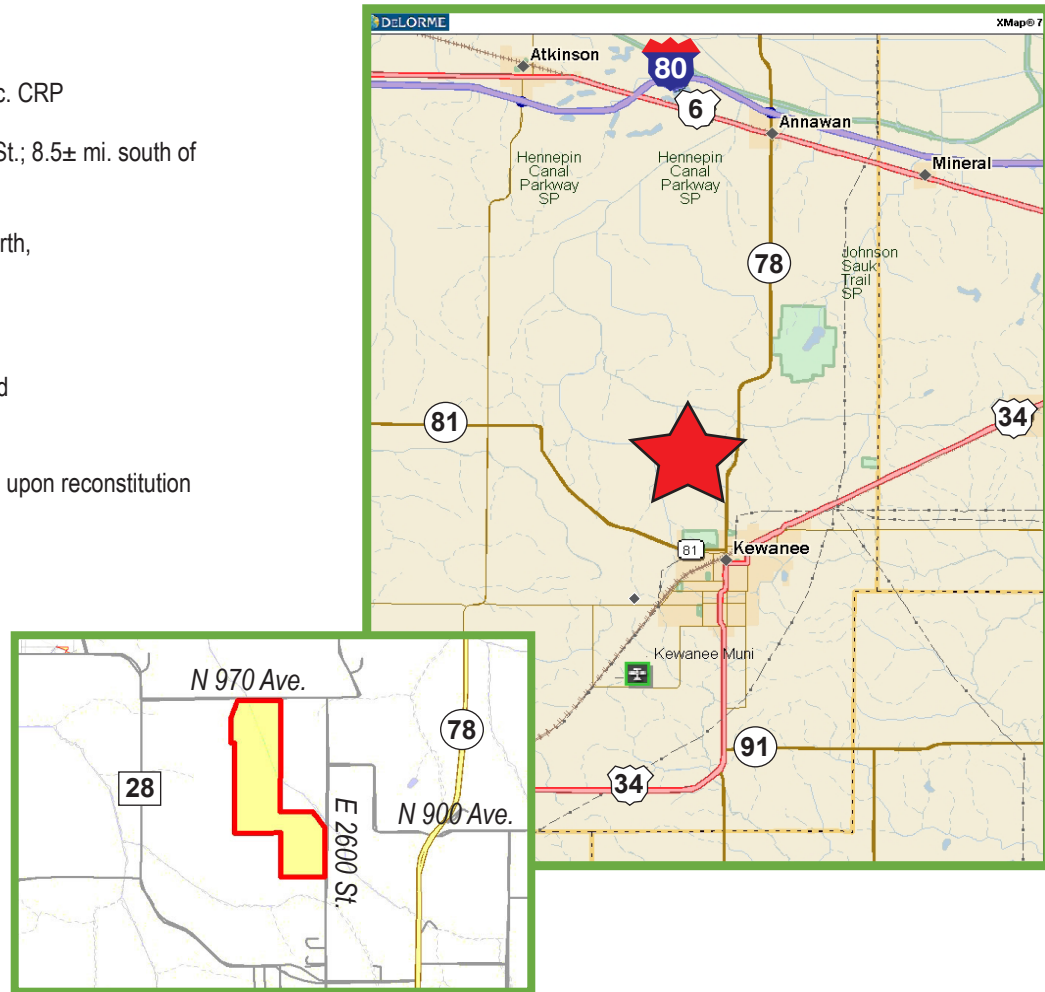


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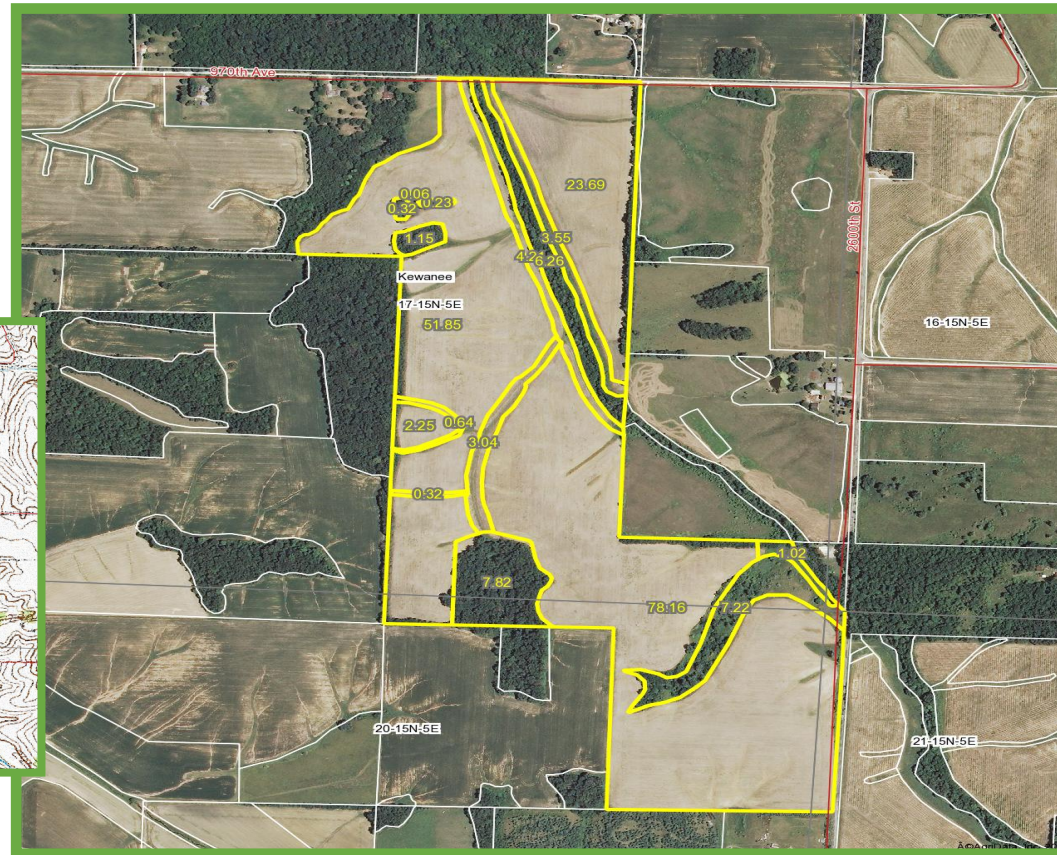
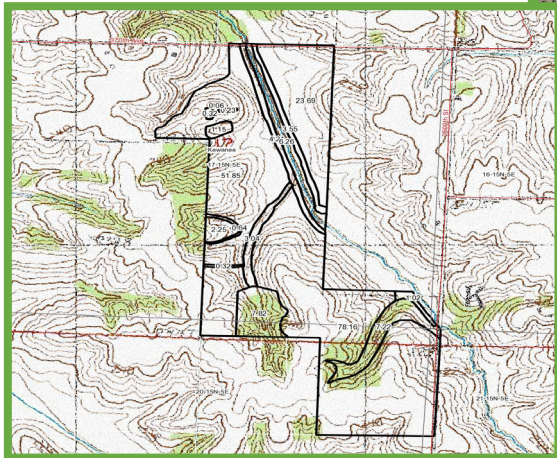
## Property Description

- Size:** 180± est. total acres, 156.91± FSA till. acres, 8.8± ac. CRP
- Location:** 2± mi. north of Kewanee on N 970 Ave. and E 2600 St.; 8.5± mi. south of Annawan; 9± mi. northeast of Galva
- Legal:** Part of Sections 17 & 20, Kewanee Township T15 North, Range 5 East, all in Henry County, Illinois
- Improvements:** None
- FSA Data:**
- | *Farm #7296 | Base Ac. | Direct Yld | CC Yld |
|-------------|----------|------------|--------|
| Corn        | 203.4    | 120        | 120    |
| Soybeans    | .2       | 29         | 29     |
- \*Henry County FSA will allocate base acres and yield upon reconstitution
- CRP Info:** 8.8± ac. at \$161/ac. until 9-30-2015
- Soils:** Mainly Elco, Hickory and Elton Silt Loams
- RE Taxes:** Appx. \$955 or \$5.31 per acre
- PIN:** Part of 20-17-400-005, and 20-20-200-005  
Exact taxes to be determined upon split.
- Price:** \$1,350,000 or \$7,500/ac.
- Terms:** Cash
- Showing:** Please contact agent
- Management:** Professional farm management available

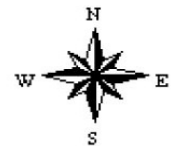


## Aerial Photo & Topography Map

180± acres  
17, 20-15N-5E  
Henry County, Illinois



Map Center  
41° 16' 56.15  
89° 56' 26.92  
Scale: 9434



Maps provided by:



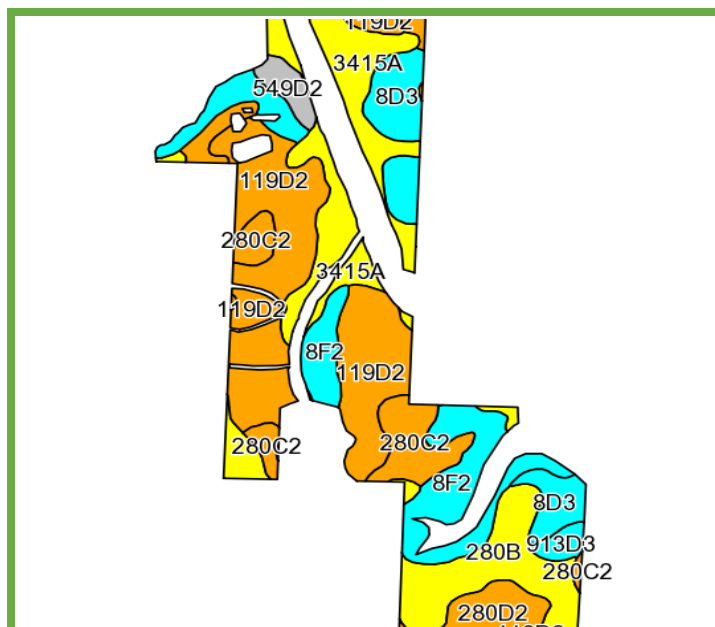
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

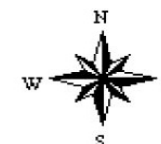
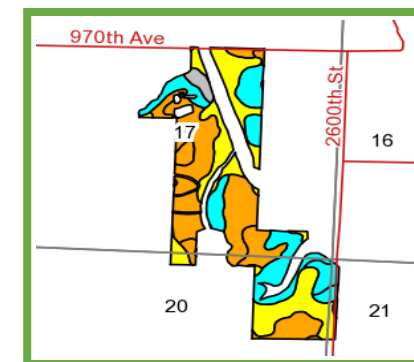
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## Soils Information

State: Illinois  
County: Henry  
Location: 17, 20-15N-5E  
Township: Kewanee  
Acres: 155.95  
Date: 9/9/2013



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by University of Illinois at Champaign-Urbana



Maps provided by:



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| Code                    | Soil Description                                                     | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Wheat Bu/A  | Crop productivity index for optimum management |
|-------------------------|----------------------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|-------------|------------------------------------------------|
| **119D2                 | Elco silt loam, 10 to 18 percent slopes, eroded                      | 43.53 | 27.9%            |                                     | **134        | **44          | **53        | **100                                          |
| **8F2                   | Hickory silt loam, 18 to 35 percent slopes, eroded                   | 25.10 | 16.1%            |                                     | **80         | **27          | **32        | **61                                           |
| 3415A                   | Orion silt loam, 0 to 2 percent slopes, frequently flooded           | 23.95 | 15.4%            |                                     | 180          | 57            | 66          | 131                                            |
| **280B                  | Fayette silt loam, 2 to 5 percent slopes                             | 21.37 | 13.7%            |                                     | **165        | **52          | **65        | **121                                          |
| **280C2                 | Fayette silt loam, 5 to 10 percent slopes, eroded                    | 14.53 | 9.3%             |                                     | **155        | **49          | **61        | **113                                          |
| **8D3                   | Hickory clay loam, 10 to 18 percent slopes, severely eroded          | 14.19 | 9.1%             |                                     | **98         | **33          | **40        | **75                                           |
| **280D2                 | Fayette silt loam, 10 to 18 percent slopes, eroded                   | 8.17  | 5.2%             |                                     | **149        | **47          | **59        | **109                                          |
| **549D2                 | Marseilles silt loam, 10 to 18 percent slopes, eroded                | 3.10  | 2.0%             |                                     | **121        | **39          | **49        | **90                                           |
| **913D3                 | Marseilles-Hickory complex, 10 to 18 percent slopes, severely eroded | 2.01  | 1.3%             |                                     | **93         | **31          | **37        | **70                                           |
| <b>Weighted Average</b> |                                                                      |       |                  |                                     | <b>135.3</b> | <b>43.7</b>   | <b>52.9</b> | <b>100.2</b>                                   |

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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