



For Sale

**142+ acres
Putnam Co., IL**



Clear Creek



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

2013 Avg Corn Yld - 169 bpa • Potential for additional farmland acreage or food plots

Size: 142± est. total ac., 57± est. till. ac.

Location: 3± miles southwest of McNabb on CR 300 North; 4± northwest of Magnolia; 9± miles southeast of Hennepin

Legal: Part of Section 18, Magnolia Twp. T31N, R1W, Putnam County, IL

Improvements: None

FSA Data:

#375	Base Ac.	Direct Yld	CC Yld
Corn	18.8	99	99
Soybeans	10.3	32	32
Wheat	17.6	45	45

According to the Putnam County FSA, tract contains a wetland or farmed wetland

Soils: Mainly Martinsville Loam, Birkbeck Silt Loam and Landes Fine Sandy Loam

RE Taxes: \$402

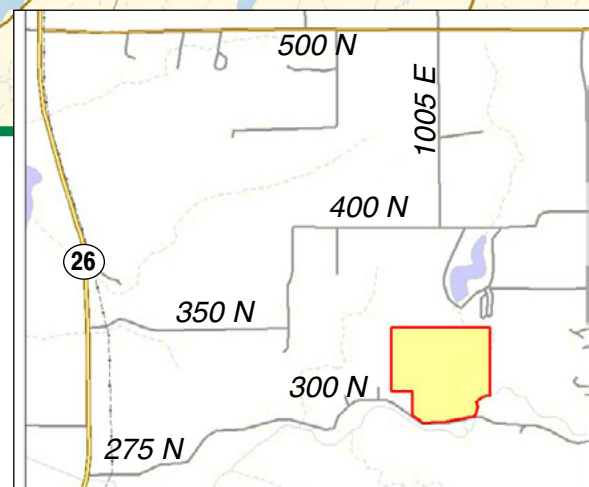
PIN: 04-12-090-000 04-12-120-000
04-12-170-000

Price: ~~\$900,000~~ \$844,900 or \$5,950/ac.

Terms: Cash

Showing: Please contact agent

Management: Professional farm management available



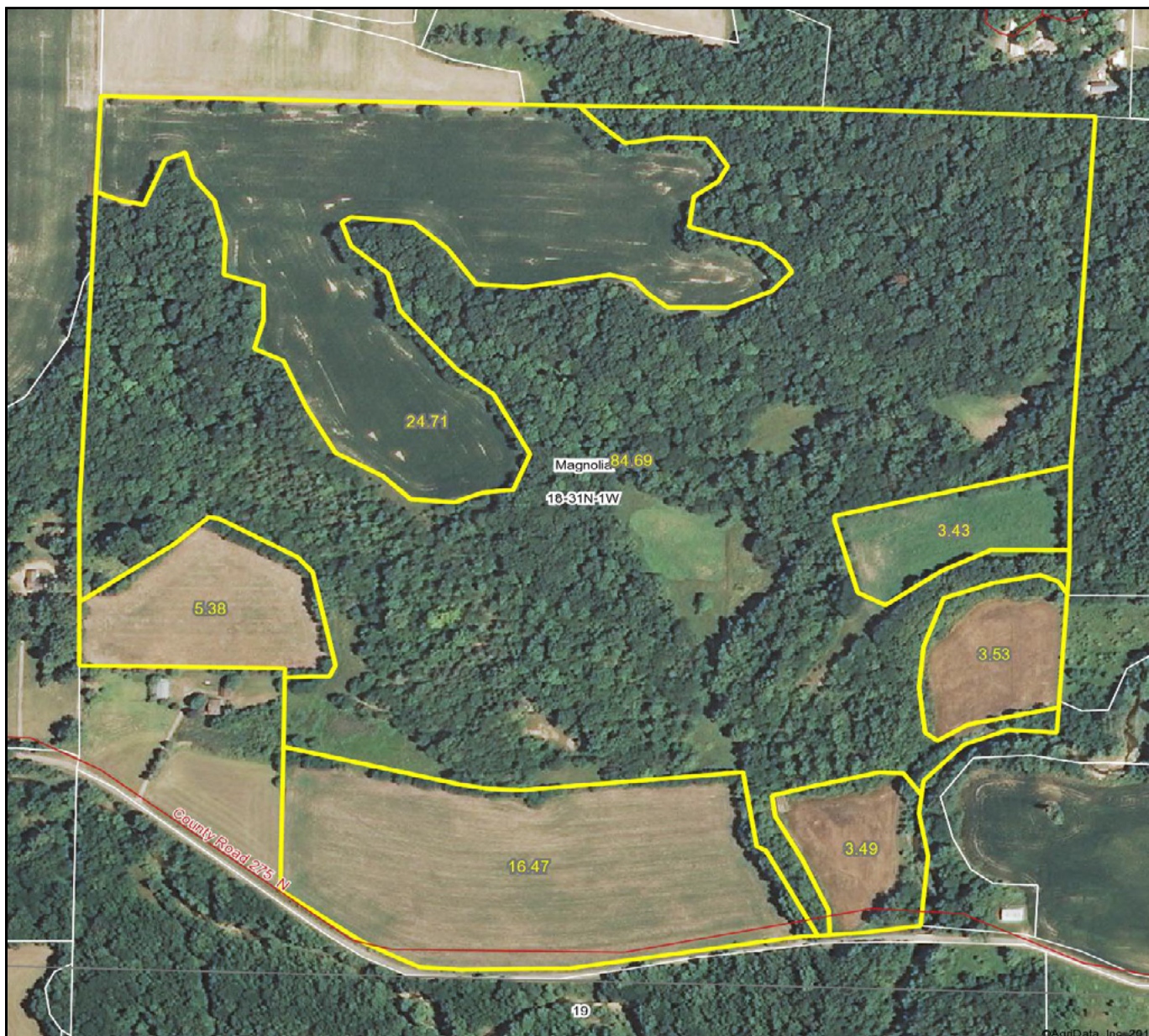
For further information contact:
Leslie H. "Chip" Johnston
Real Estate Broker, Designated Agent for Seller
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Lisle, IL 60532
Tel: (815) 875-2950
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Capital Agricultural Property Services, Inc. (CAPS) 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Clear Creek

142± acres
Putnam County, Illinois

Aerial Photo



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines

map center: 41° 9' 5.17, 89° 16' 10.78

scale: 4738



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Maps provided by:



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18-31N-1W
Putnam County
Illinois



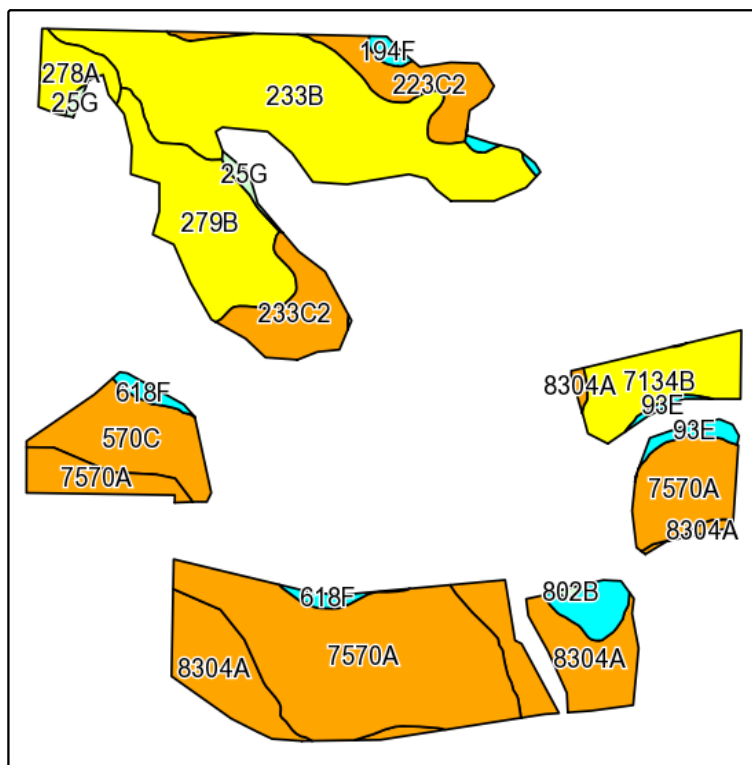
6/12/2013

FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

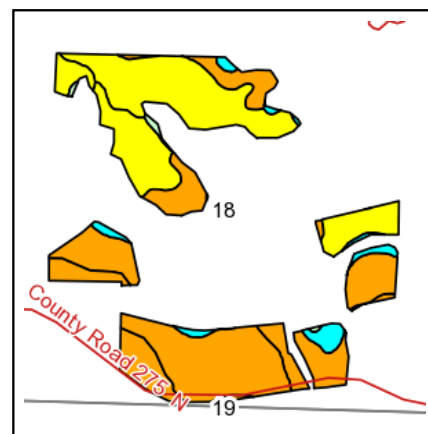
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Soils Information



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



State: **Illinois**
County: **Putnam**
Location: **18-31N-1W**
Township: **Magnolia**
Acres: **57**
Date: **6/12/2013**



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
7570A	Martinsville loam, 0 to 2 percent slopes, rarely flooded	16.1	28.1%		155	49	63	114
**233B	Birkbeck silt loam, 2 to 5 percent slopes	12.3	21.6%		**165	**51	**65	**121
8304A	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	7.3	12.9%		135	45	55	100
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.5	9.7%		**162	**50	**64	**119
**570C	Martinsville fine sandy loam, 5 to 10 percent slopes	3.5	6.2%		**150	**48	**61	**111
7134B	Camden silt loam, 2 to 5 percent slopes, rarely flooded	3.2	5.5%		166	51	64	119
**223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	2.4	4.3%		**147	**47	**60	**108
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	2.4	4.3%		**155	**48	**61	**113
**93E	Rodman gravelly sandy loam, 12 to 20 percent slopes	1.6	2.7%		**93	**33	**35	**71
278A	Stronghurst silt loam, 0 to 2 percent slopes	1.3	2.2%		171	54	66	125
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.6	1.1%		**104	**33	**41	**76
**194F	Morley silt loam, 18 to 35 percent slopes	0.4	0.7%		**99	**33	**41	**74
**25G	Hennepin loam, 35 to 70 percent slopes	0.3	0.5%		**54	**18	**19	**41
802B	Orthents, loamy, undulating	0.1	0.1%					
Weighted Average					152.1	48.1	60.8	111.8

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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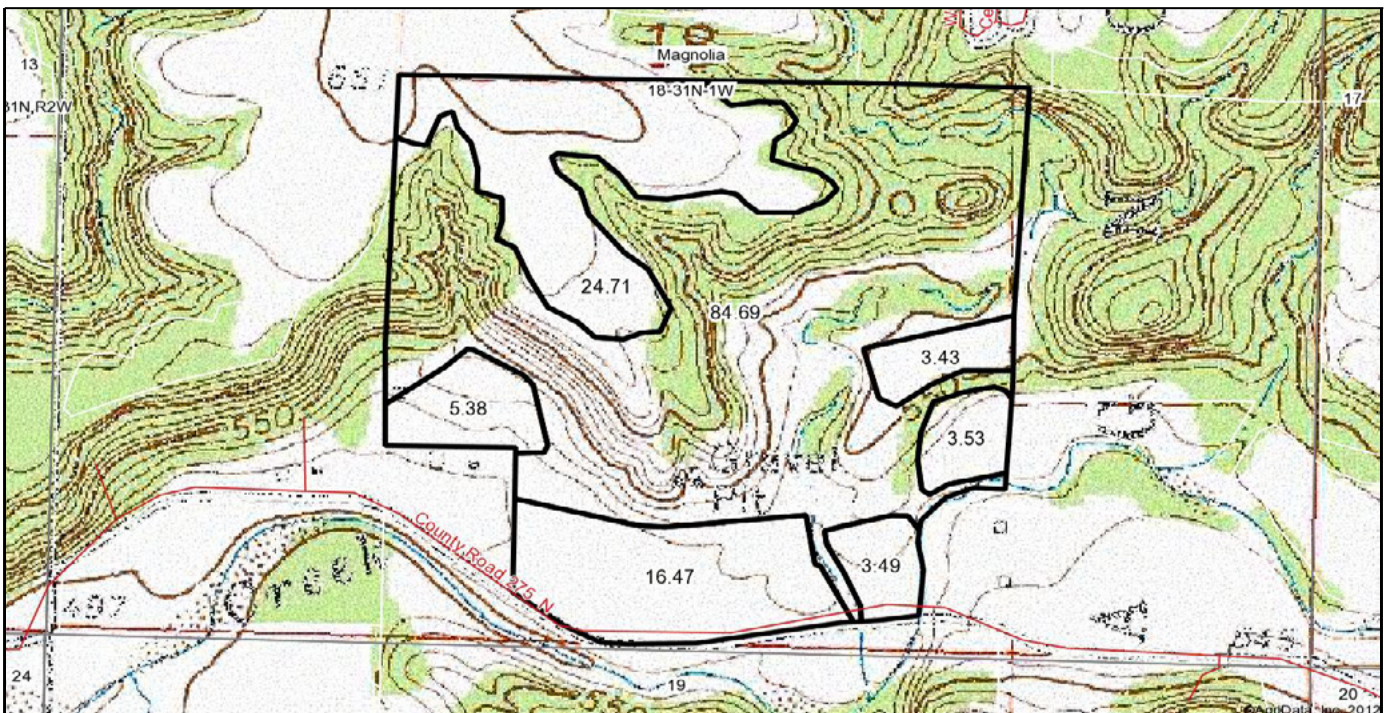
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Topography Map

Many Large Oak Trees



Potential for Harvesting



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map center: 41° 9' 17.63, 89° 16' 11.82

scale: 8941



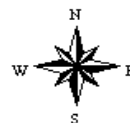
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