



For Sale

**104± total acres
Henderson Co., IL**

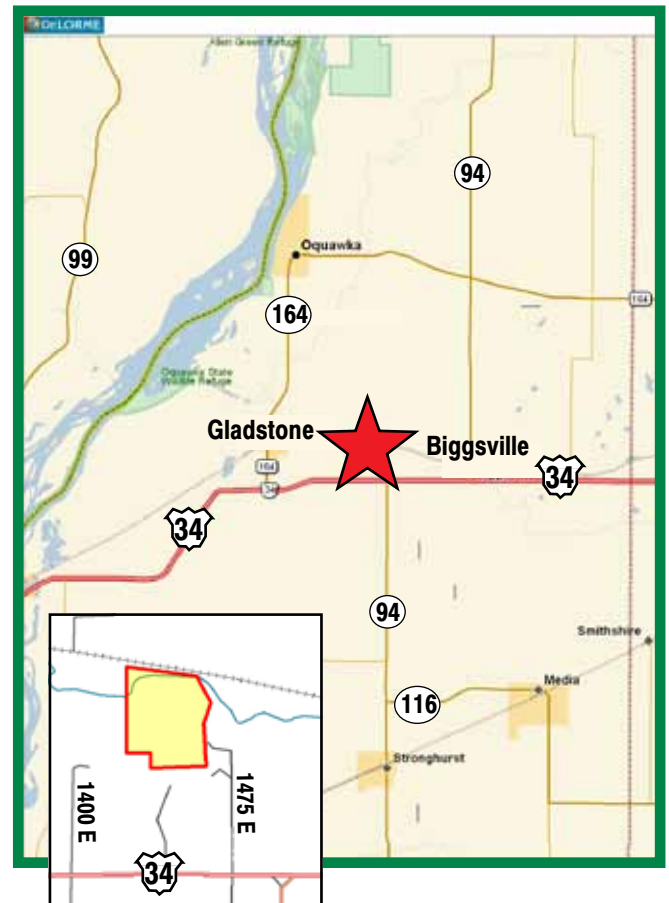


**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

**Many acres of timber full of turkey and deer with
hiking and 4-wheeler trails throughout
Henderson Creek runs through the property**

- Size:** 104± total acres, 15.9± FSA tillable acres
- Location:** 1 mi. north of Route 34, west of Biggsville
- Legal:** Part of Section 13, Township 10 North, Range 5W
- Improvements:** None
- FSA Info:** According to the Henderson County FSA office, there have been no base acres, direct and counter cyclical bases established
- RE Taxes:** \$336.20 - 2010 pay 2011
- Price:** ~~\$170,000~~ \$384,800 (\$3,700/ac.)
- Terms:** Cash
- Possession:** At closing. The property is being farmed by the seller.
- Showing:** Please call to schedule an appointment



**For further information contact:
Leslie H. Johnston, Real Estate Broker
Serving the Henderson County, IL area
farms1@comcast.net
Tel: (815) 875-2950 Cell: (815) 866-6161
Lisle: (630) 434-1838**

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Henderson Farm

104± acres
Henderson Co., IL



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Topography and Soils Maps



Boundary lines are approximate

map center: 40° 51' 42.4, 90° 54' 49.75
scale: 4913

13-10N-5W
Henderson County
Illinois



4/18/2012

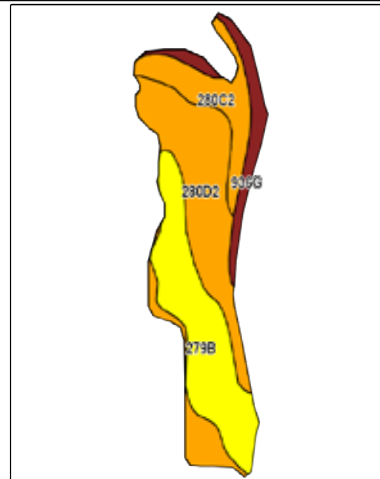
Maps provided by:
surety

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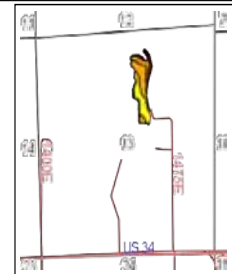
FSA borders provided by the Farm Service Agency

Soils data provided by USDA and NRCS

PLSS provided by Illinois State Geological Survey



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: Henderson
Location: 13-10N-5W
Township: Gladstone
Acres: 15.91
Date: 4/18/2012



Maps provided by:

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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
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	6.5	40.5%		**149	**47	**59	**109
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.4	34.1%		**162	**60	**64	**119
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	2.4	15.3%		**155	**49	**61	**113
**936G	Fayette-Hickory silt loams, 35 to 60 percent slopes	1.6	10.2%		**71	**23	**28	**53
		Weighted Average	146.5		45.9	57.9	107.4	

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ARCS, University of Illinois at Champaign-Urbana, Version: 10/2012 Amended Table 52 B811 (Updated 1/10/2012)

Crop yields and productivity ratings for optimum management (B811) are maintained at the following NRCS web site: <http://websoilsurvey.sc.egov.usda.gov>

** Indexes adjusted for slope and erosion according to Subarea 511 Table 53

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