



For Sale

256± acres
McLean &
Dewitt Cos., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 256.42± total tax acres
226.8± FSA tillable acres

Location: 5 miles southeast of Funk's Grove, or 2.5 miles northeast of Waynesville at 325 East Road

Legal: Part of Sections 10 & 11, Funk's Grove Township (21N), R1E, McLean County, Illinois; and Sections 14 & 15, Waynesville Township (21N), R1E, DeWitt County, Illinois

FSA Data:

	Base Ac.	Dir Yld	CC Yld
Corn	123.9	124	162
Soybeans	102.9	42	50

Improvements: None

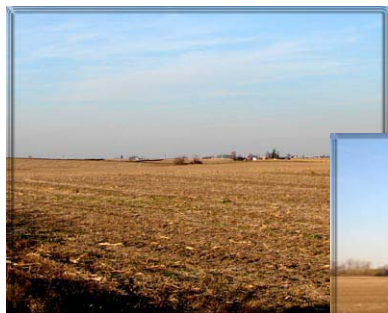
RE Taxes: \$4,926.32 (appx. \$19.21/ac.)

Other: Seller will repair levee site along the eastern edge of property as outlined on aerial map

Price: \$2,820,620 (\$11,000.00/ac.)

Terms: Cash

Management: Professional farm management available



For further information contact:
Leslie H. Johnston, Real Estate Broker
Serving the McLean County area
farms1@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161
Designated Agent for Seller

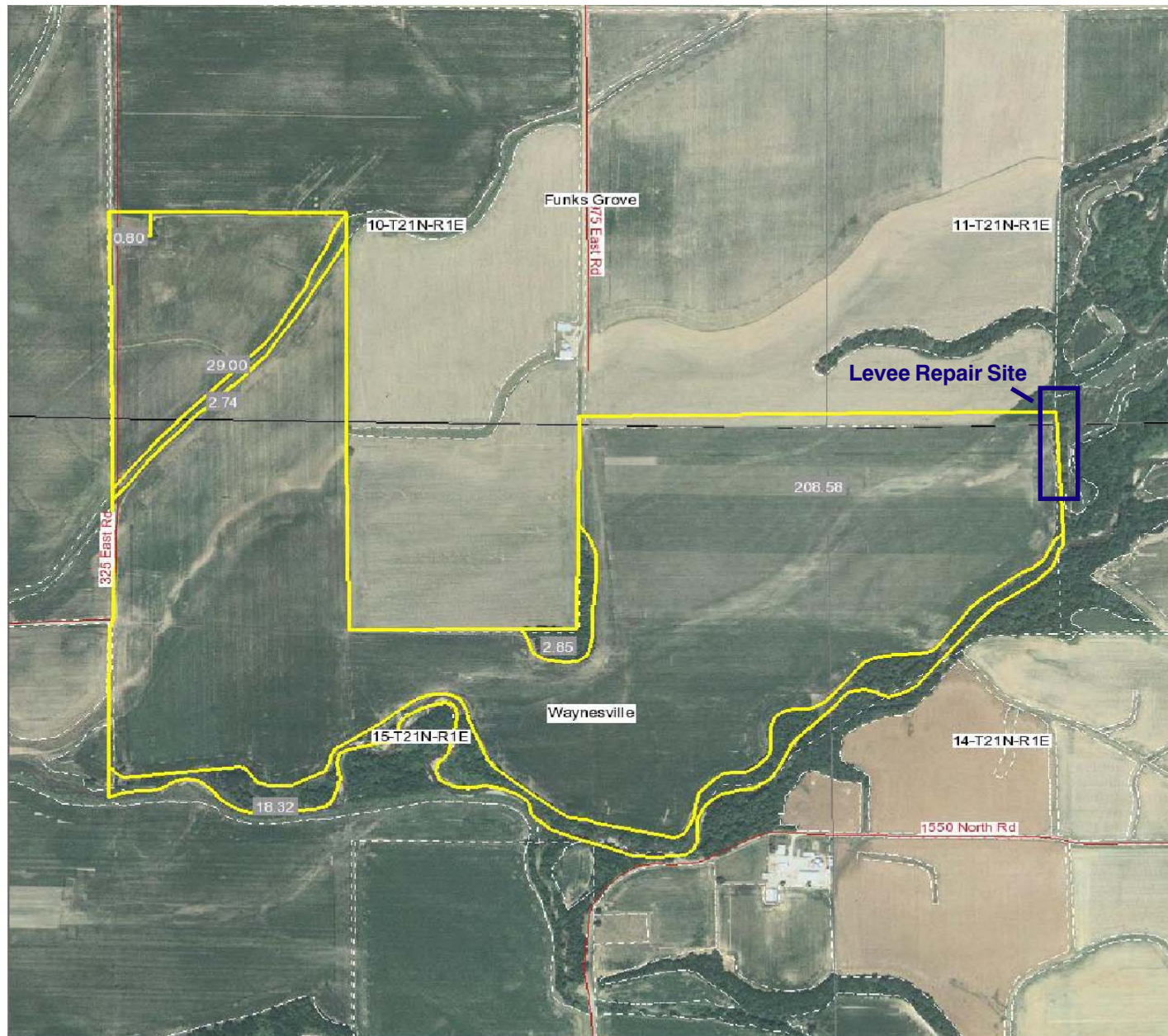
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Scharf Farm

256± acres
McLean & Dewitt Cos., IL

Aerial Map



Capital
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Services, Inc.

Map Provided by

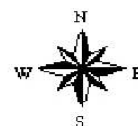


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10-21N-1E
McLean County
Illinois

map center: 40° 16' 50.94", 89° 4' 40.45"
scale: 1:9865

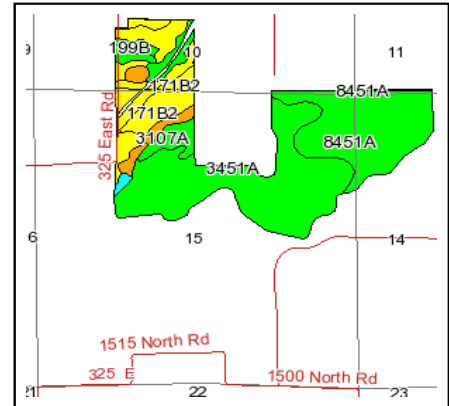
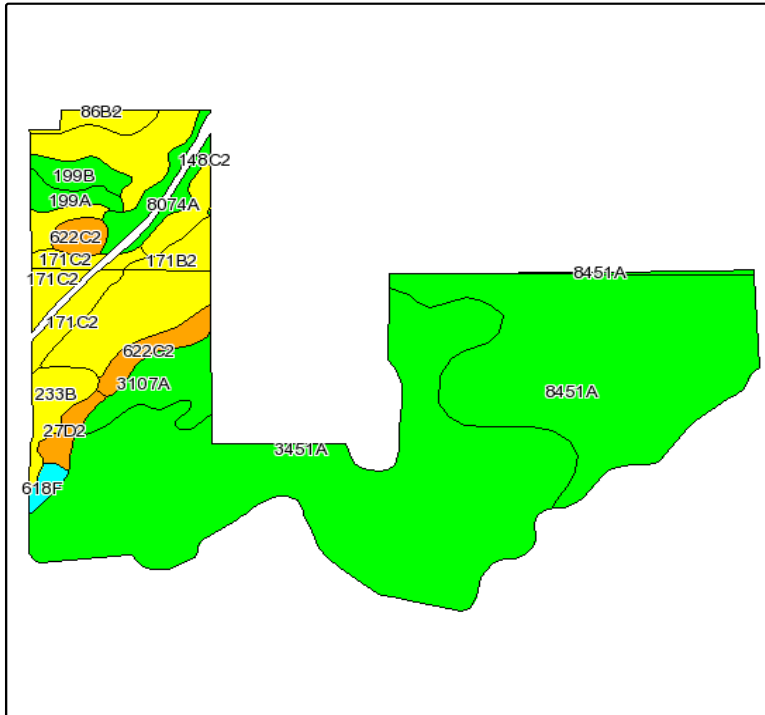


FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

Scharf Farm

256± acres
McLean & Dewitt Cos., IL

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **010-021N-001E**
 Township: **Waynesville**
 Acres: **237.6**
 Date: **10/27/2011**



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Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
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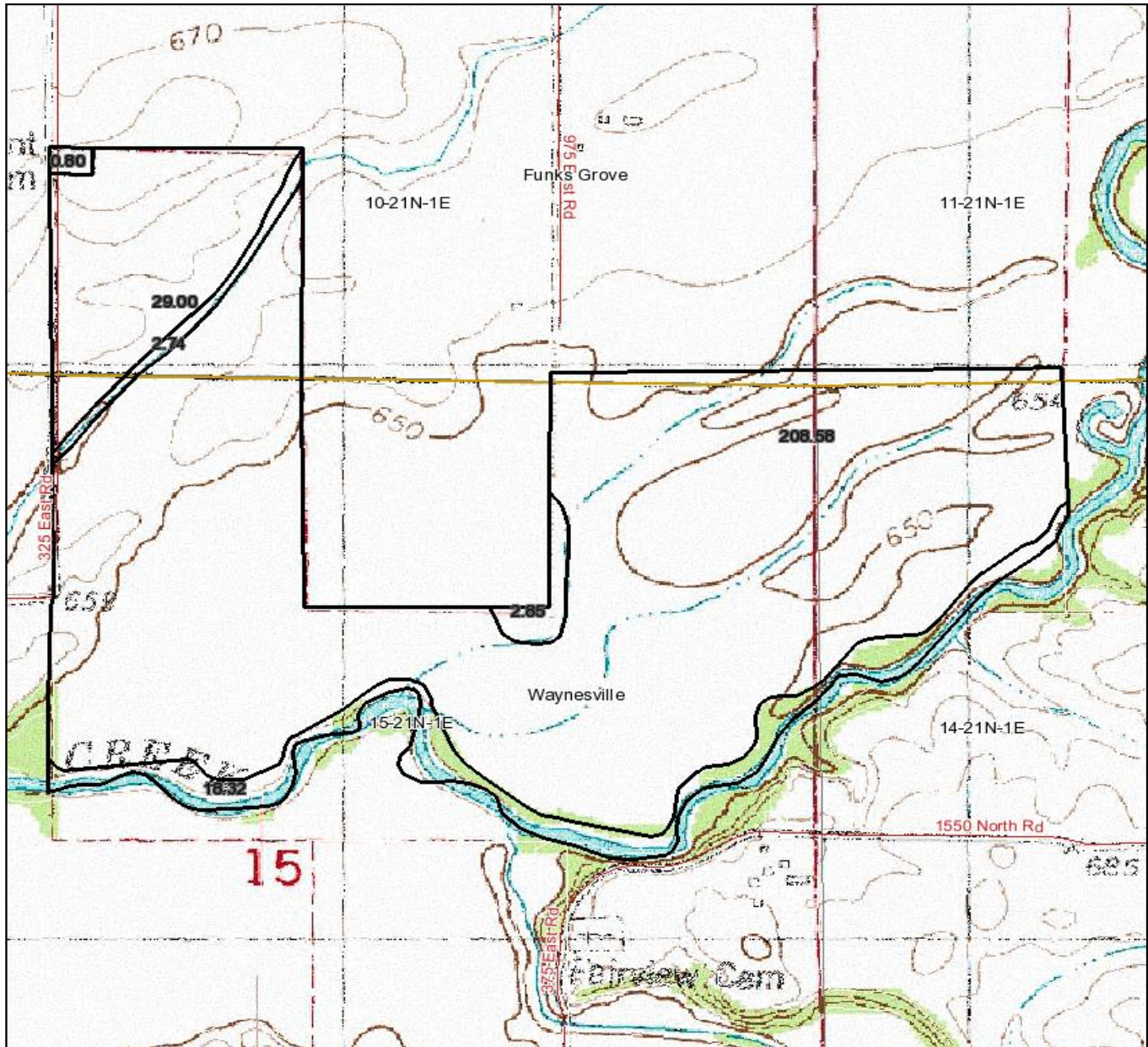
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	96.9	40.8%		190	61	73	140
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	66.1	27.8%		190	61	73	140
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	12	5.1%		**178	**56	**69	**131
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	9	3.8%		**167	**52	**64	**122
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	8.2	3.5%		189	60	71	139
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	7.5	3.1%		**178	**56	**69	**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	5.8	2.4%		**174	**55	**68	**128
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	5.2	2.2%		186	58	73	136
**233B	Birkbeck silt loam, 2 to 5 percent slopes	4.8	2.0%		**165	**51	**65	**121
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.8	1.6%		**150	**49	**60	**112
**199B	Plano silt loam, 2 to 5 percent slopes	3.4	1.4%		**192	**59	**73	**141
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	3.1	1.3%		**176	**55	**67	**128
199A	Plano silt loam, 0 to 2 percent slopes	2.6	1.1%		194	60	74	142
**27D2	Miami silt loam, 10 to 18 percent slopes, eroded	2.5	1.0%		**136	**44	**53	**100
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2.3	1.0%		**150	**49	**60	**112
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	2.1	0.9%		**174	**55	**68	**128
**618F	Senachwine silt loam, 18 to 35 percent slopes	1.3	0.6%		**104	**33	**41	**76
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1	0.4%		190	61	73	140
Weighted Average					184.8	59	71.1	136

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

Scharf Farm

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Topography Map



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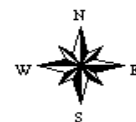
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10/27/2011

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