



# For Sale

**33± acres**  
**Bureau Co., IL**



**Capital  
Agricultural  
Property  
Services, Inc.**

[www.capitalag.com](http://www.capitalag.com)

**Size:** 32.34± total surveyed acres, 16.49± FSA tillable acres, 10.31± CRP acres

**Location:** Approximately 5 miles west of Tiskilwa on CR 8 and 950 North Avenue; 6 miles south of Wyanet; 8.5 miles southwest of Princeton; 47 miles north of Peoria

**Legal:** Part of Section 17 of Indiantown Township (15N), Range 8 East, Bureau County, Illinois

FSA Data:	Base Ac.	Dir Yld	CC Yld
Corn	12.4	113	113
Wheat	5.2	45	45

**CRP Info:** \$978 annually through 9/30/2012

**Soils Info:** See soils map

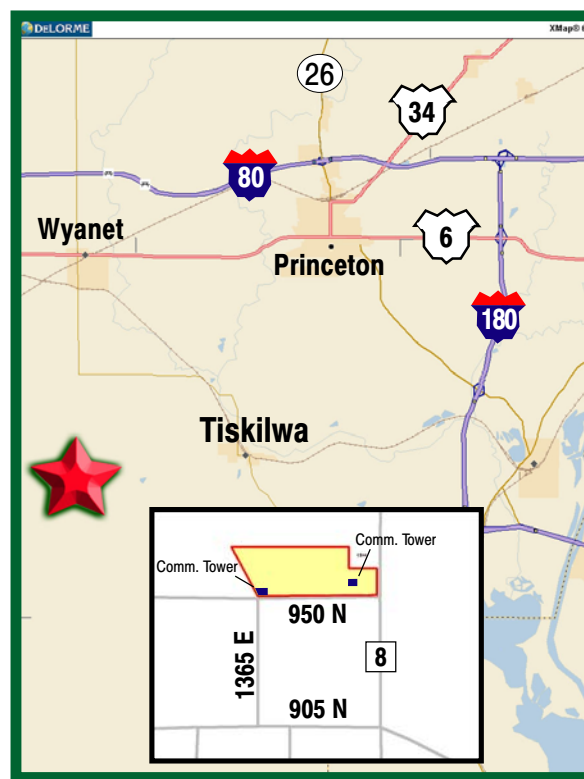
**Improvements:** 1,632 sq. ft. 3-bedroom, 2 bathroom ranch house with full basement and attached garage. Gas fireplace; well maintained, includes appliances. Located in one of the highest points in Bureau County. Deck off of dining room overlooks picturesque view of the area.

**Other:** Two communications towers providing yearly income: 2011 - \$6,380; payment changes yearly.

**RE Taxes:** \$2,604.44 (2010 pay 2011)

**Price:** ~~\$365,000~~ **\$310,000**

**Terms:** Cash



**For further information contact:**  
**Timothy A. Harris, AFM, Real Estate Broker**  
[timothy.a.harris@prudential.com](mailto:timothy.a.harris@prudential.com)  
**Tel: (815) 875-7418**  
801 Warrenville Rd., Ste. 150, Lisle, IL 60532  
**Designated Agent for Seller**

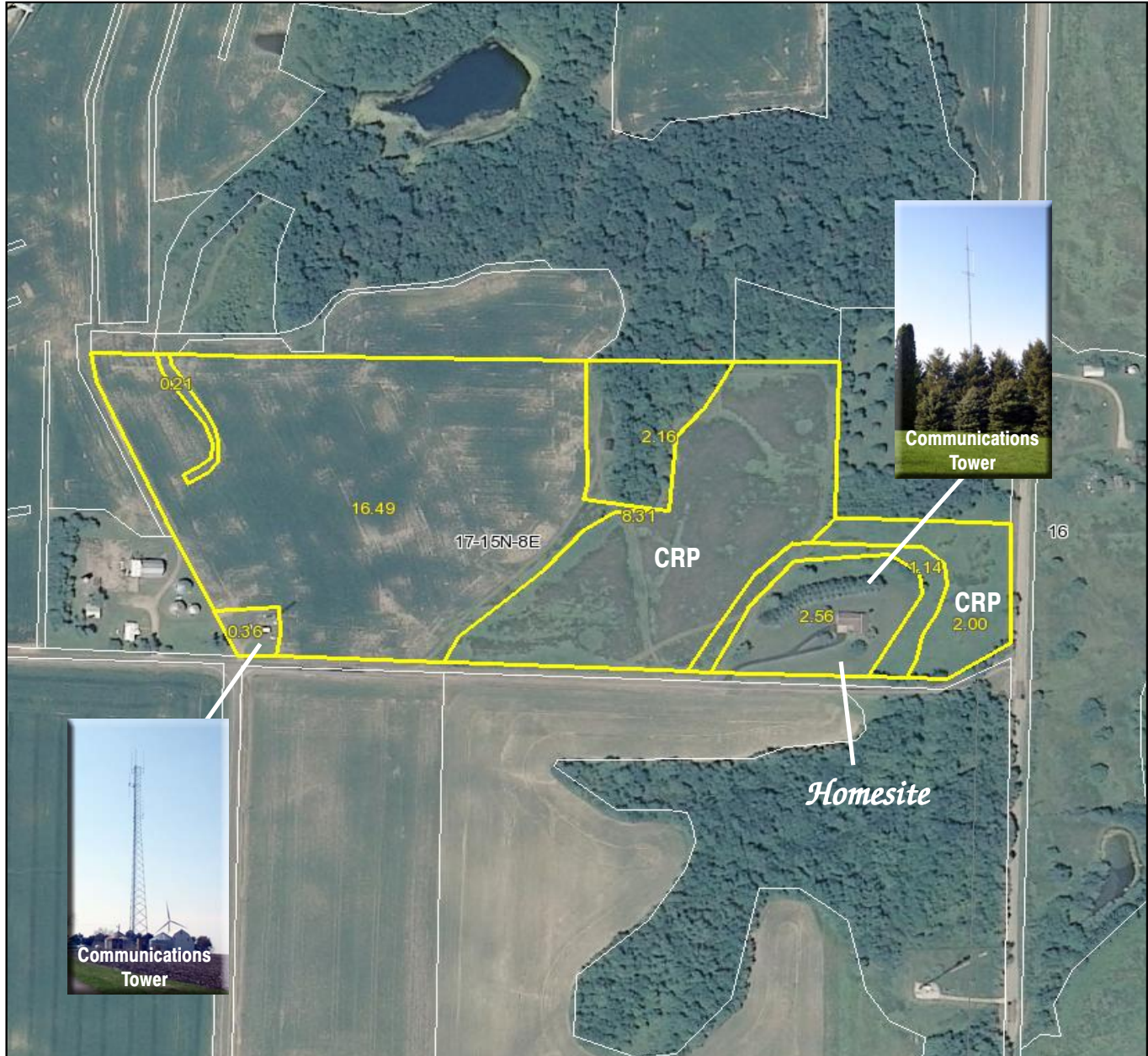
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

# Gutshall Farm

**33± acres**  
**Bureau County, IL**

## Aerial Map



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



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Maps provided by:

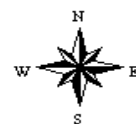


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**17-15N-8E**  
**Bureau County**  
**Illinois**

map center: 41° 17' 7.05, 89° 35' 29.73

scale: 4767



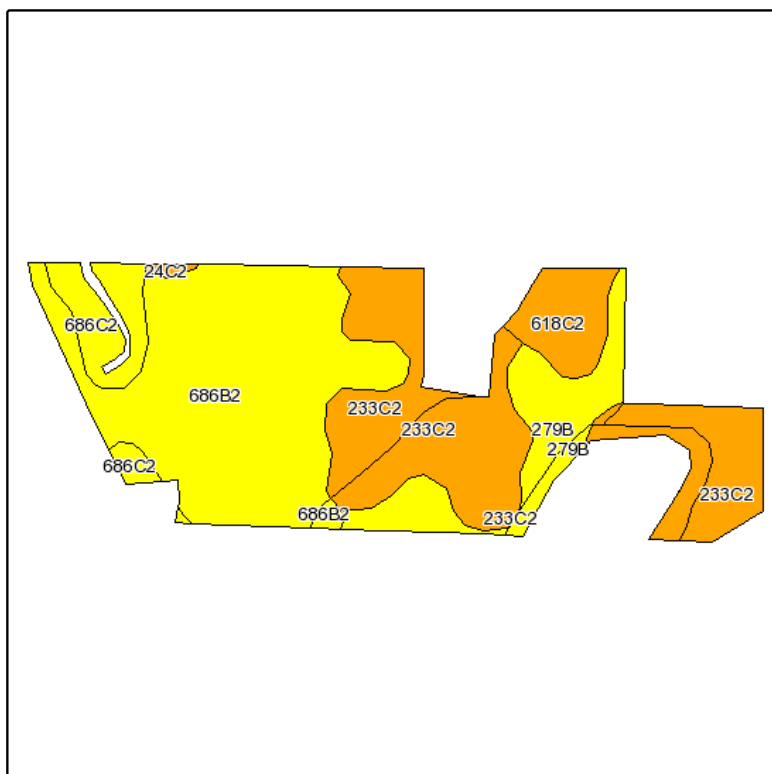
4/25/2011

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

# Gutshall Farm

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**Bureau County, IL**

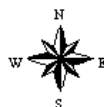
## Soils Map



State: **Illinois**  
County: **Bureau**  
Location: **017-015N-008E**  
Township: **Indiantown**  
Acres: **27.9**  
Date: **4/27/2011**



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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
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	11.7	41.9%		**177	**56	**69	**131
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	9.1	32.5%		**155	**48	**61	**113
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.4	12.1%		**162	**50	**64	**119
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	1.9	6.9%		**173	**55	**68	**128
**618C2	Senachwine silt loam 5 to 10 percent slopes, eroded	1.7	6.2%		**136	**44	**54	**100
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	0.1	0.4%		**155	**49	**60	**113
<b>Weighted Average</b>					<b>165.1</b>	<b>51.8</b>	<b>64.8</b>	<b>121.5</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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)

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

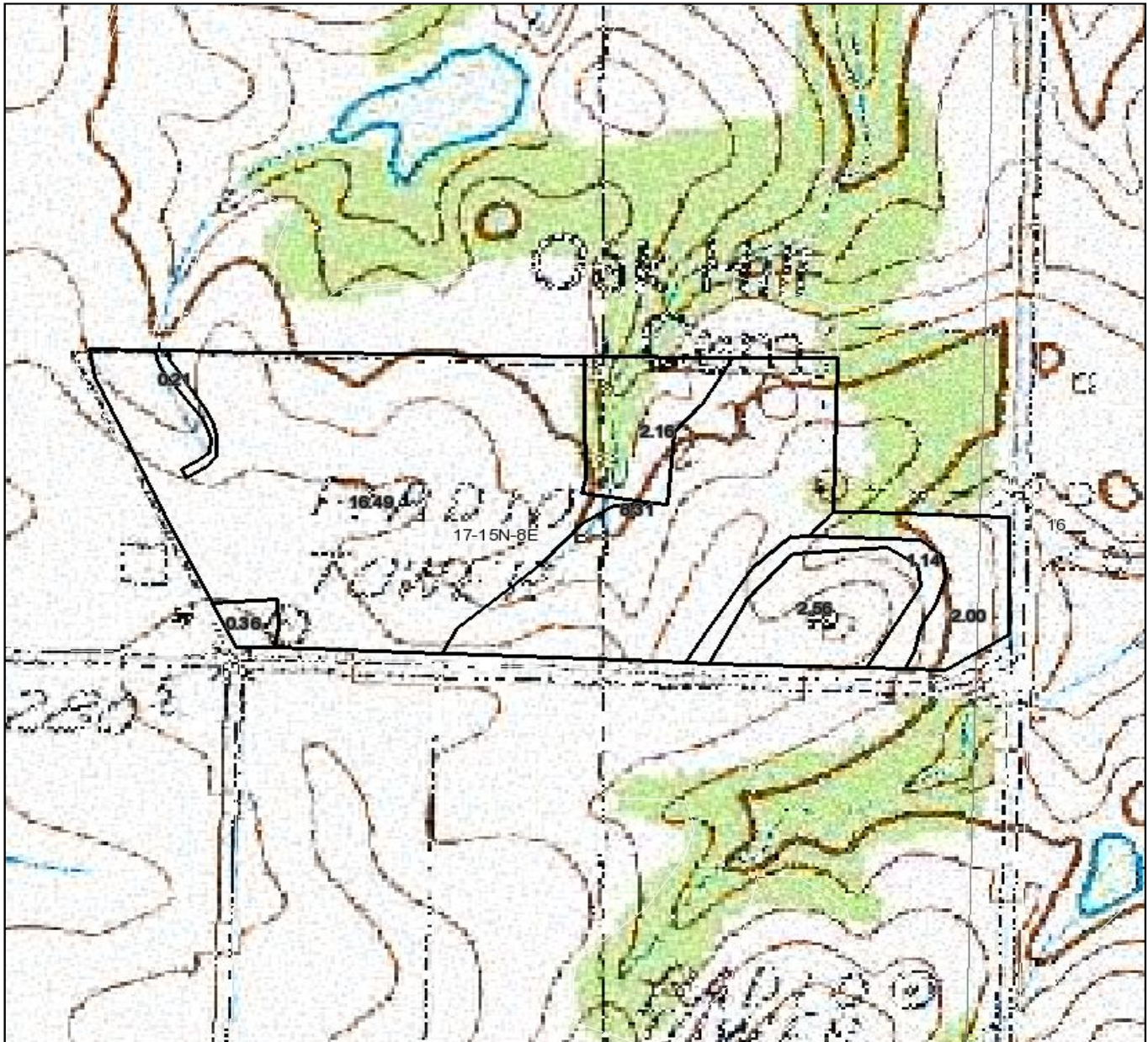
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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# *Gutshall Farm*

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## **Topography Map**



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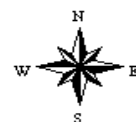


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