



For
Sale

26± acres
Bureau Co., IL



Gillan Farm

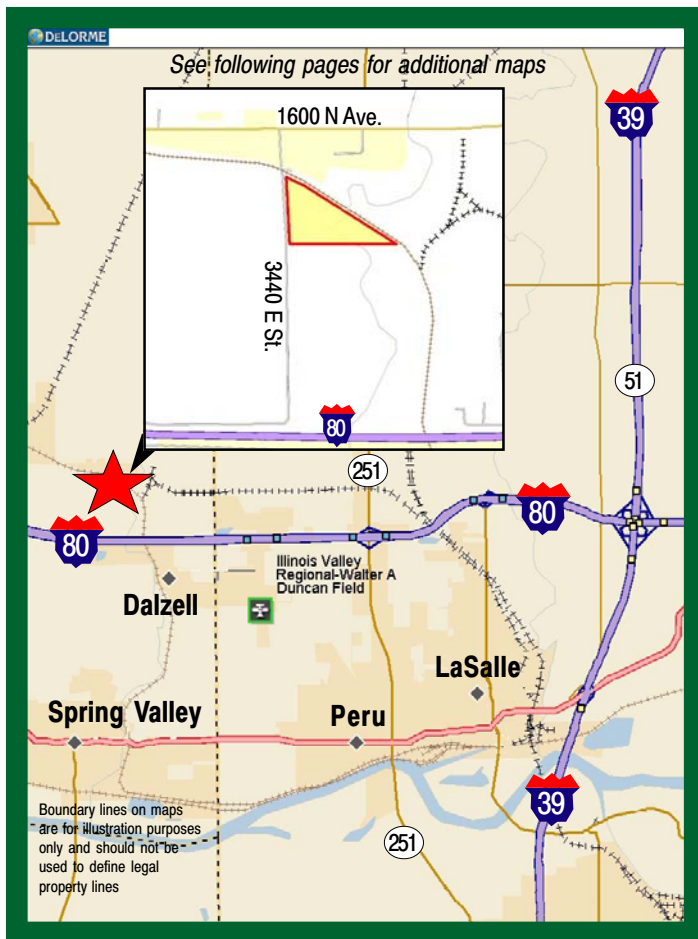


**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Beautiful Home & Buildings Spring Creek runs through Property

- Size:** 26.3± total tax acres, 4.7± FSA tillable acres currently in pasture, balance is grass and timber, all fenced
- Location:** Appx. 1.5± mi. SW of Ladd on 3440 E. St.; 1.2± mi NW of Dalzell, 3± mi. N of Spring Valley
- Legal:** Part of Section 14, Hall Township (T16N), Range 11 East, Bureau County, Illinois
- Improvements:** 2,550 sq. ft. home built in 2004 with full lower level, 3 bedrooms and 2.75 baths on upper level, 2 bedrooms and 3/4 bath on lower level, large kitchen, gas fireplace, oversized 2-car garage, walk-out patio, storm cellar, new above-ground pool, 1,000 gal. propane heat to house, 200 amp electrical service to house/outbuildings.
- Outbuildings:** 54' x 72' machine shed built in 2004; 48' x 48' animal barn with pens built in 2004, and fenced in pasture; 30' x 50' loafing shed; old corn crib.
- FSA Data:**
- | Farm # | Base Ac. | Direct Yield | CC Yield |
|------------|----------|--------------|----------|
| #5374 Corn | 4.5 | 118 | 118 |
- Soils:** See Soils Map
- RE Taxes:** \$5,201.80
- Price:** \$595,000
- Terms:** Cash



For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

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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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14-16N-11E
Bureau County
Illinois

map center: 41° 22' 32.23, 89° 11' 17.26
scale: 4324



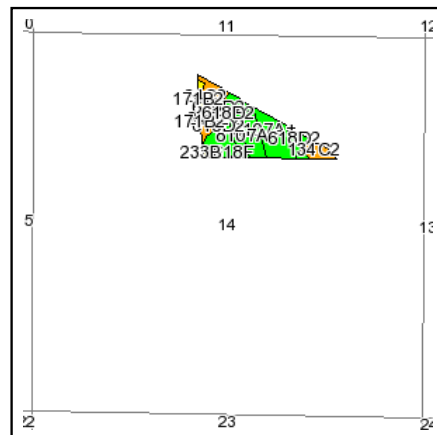
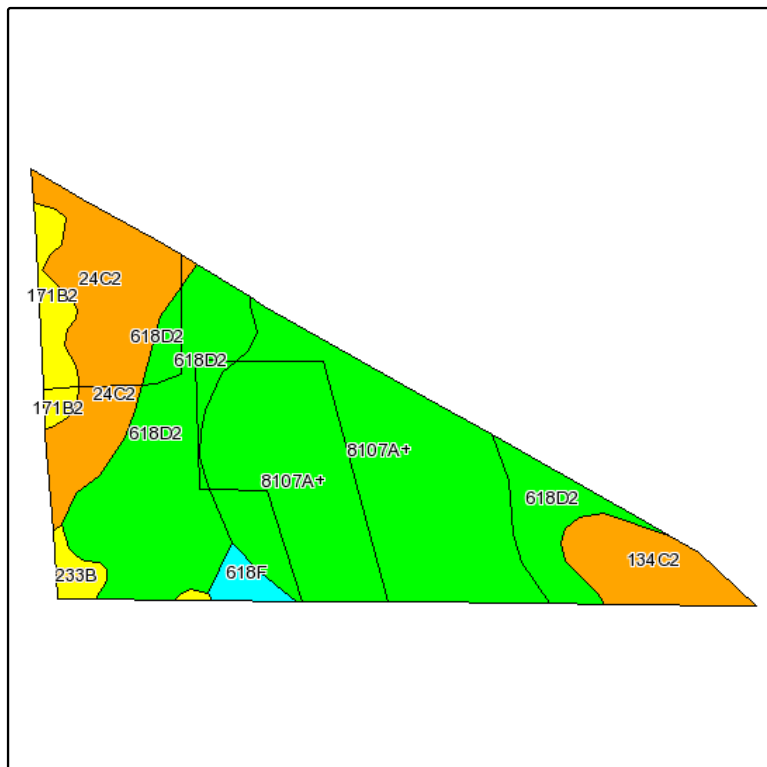
7/18/2011

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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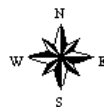
Soils Information



State: **Illinois**
County: **Bureau**
Location: **014-016N-011E**
Township: **Hall**
Acres: **25.8**
Date: **7/18/2011**



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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
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.1	42.9%		189	60	71	139
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	7	27.2%		**130	**42	**52	**95
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	4.1	16.0%		**155	**49	**60	**113
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1.8	7.0%		**154	**47	**60	**111
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1	3.7%		**178	**56	**69	**131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	0.4	1.6%		**165	**51	**65	**121
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.4	1.6%		**104	**33	**41	**76
Weighted Average					162.9	51.7	62.7	119.3

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/>

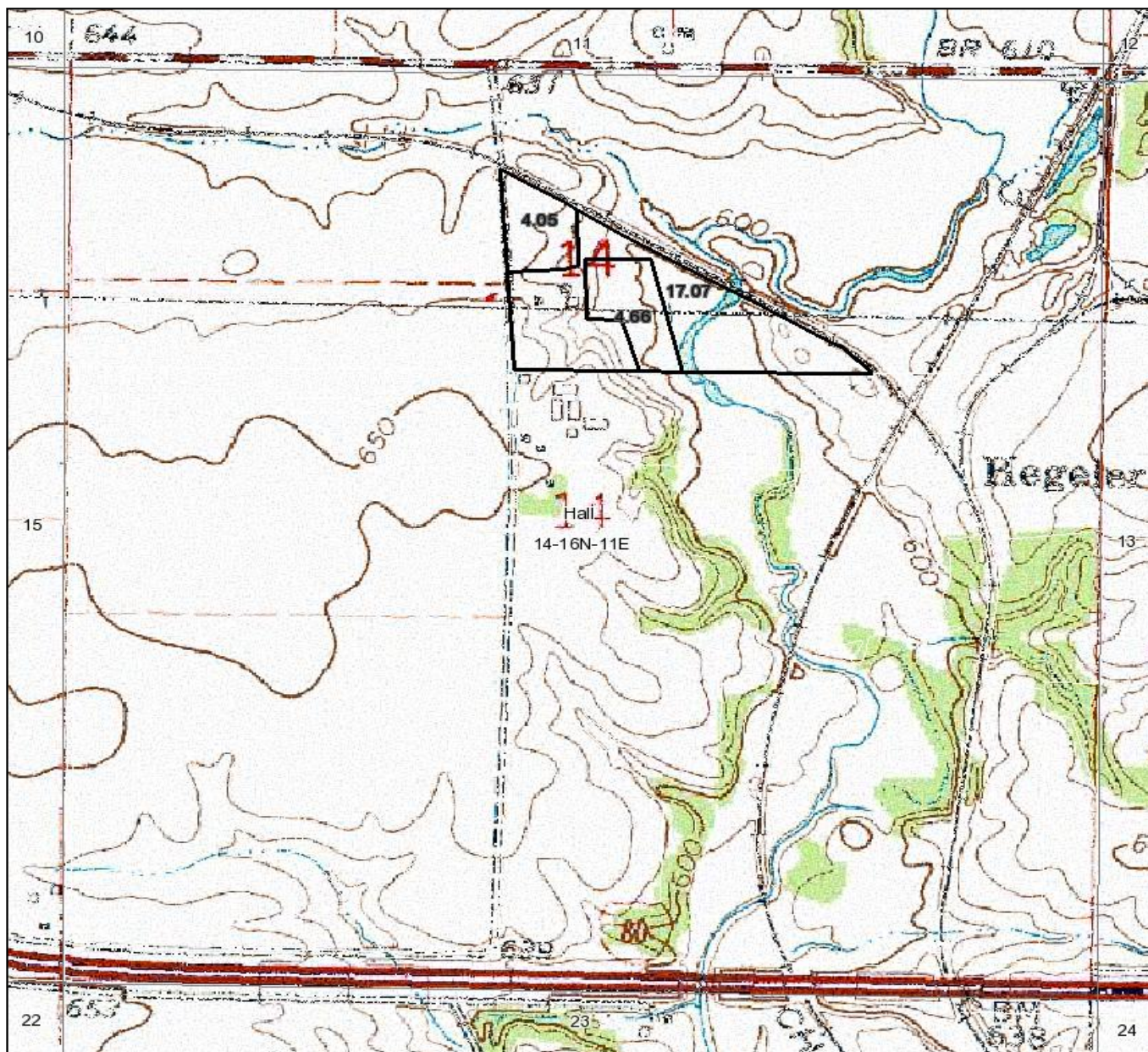
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Topography Map



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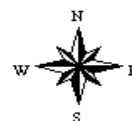
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14-16N-11E
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