



For Sale

64± acres
Bureau Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Nice mix of timber and tillable acreage.

Located in the best hunting area in the county for big deer and turkey.

Size: 64.131± total ac., 25.25± FSA till. ac., balance in timber

Location: Approximately 2 miles southeast of Wyanet, Illinois

Legal: Part of Sections 27 & 34, Wyanet Township (16N), Range 8 East, Bureau County, Illinois

| FSA Data: | | Base Ac. | Dir Yld | CC Yld |
|------------|----------|----------|---------|--------|
| Farm #8282 | Corn | 28.0 | 124 | 124 |
| | Soybeans | .01 | 37 | 37 |

Base/Yield is part of acreage previously sold

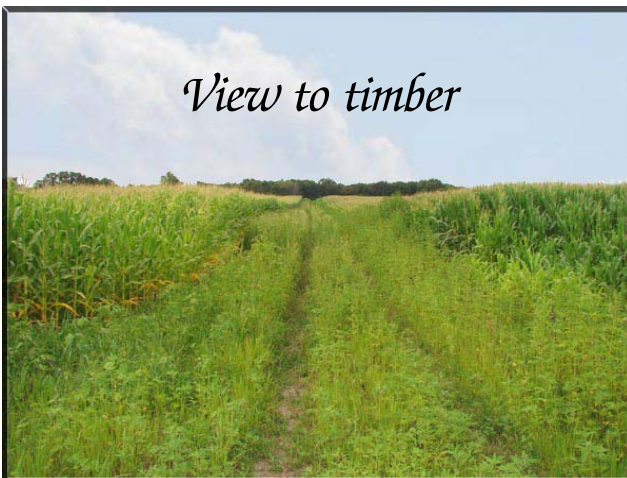
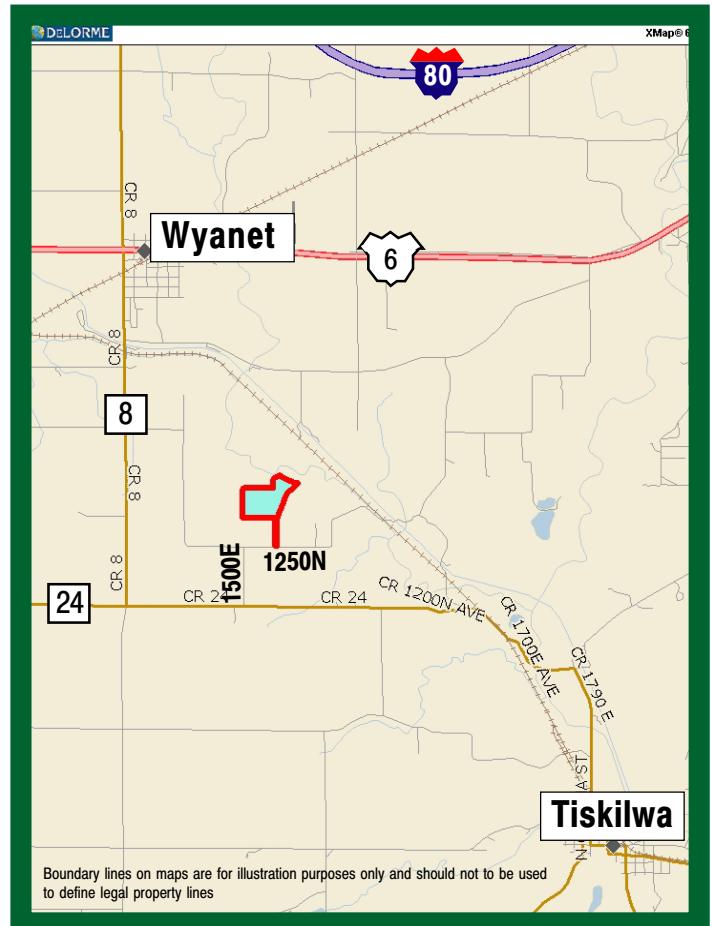
Improvements: None

RE Taxes: Appx. \$271.275 (appx. \$4.23/ac.)

Price: ~~\$288,500~~ \$250,111 (\$3,900/ac.)

Terms: Cash

Management: Professional farm management available



View to timber

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

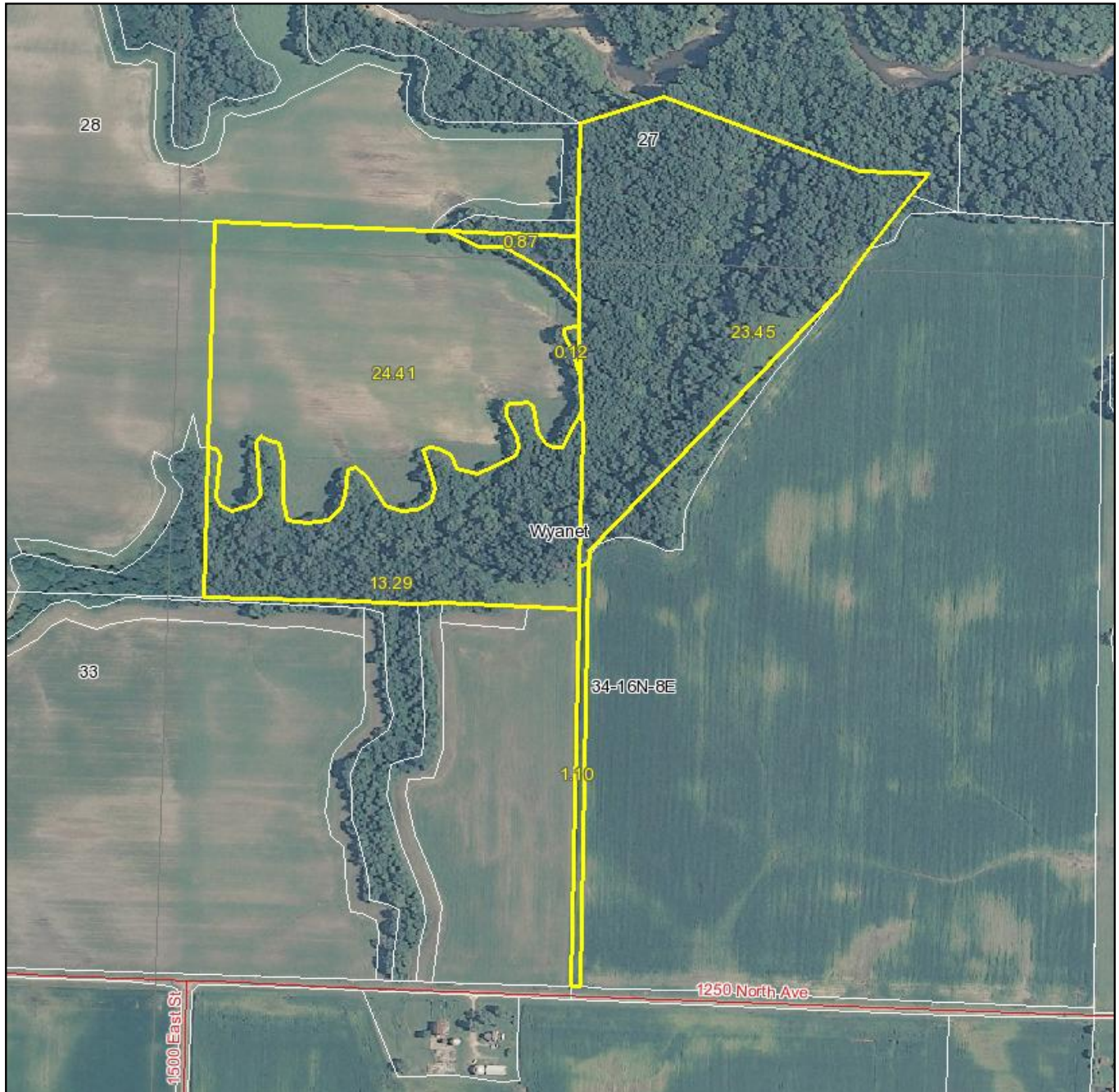
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Miller Farm

64± 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

map center: 41° 19' 59.22, 89° 33' 46.63

scale: 6690



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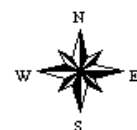
Maps provided by:



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34-16N-8E
Bureau County
Illinois

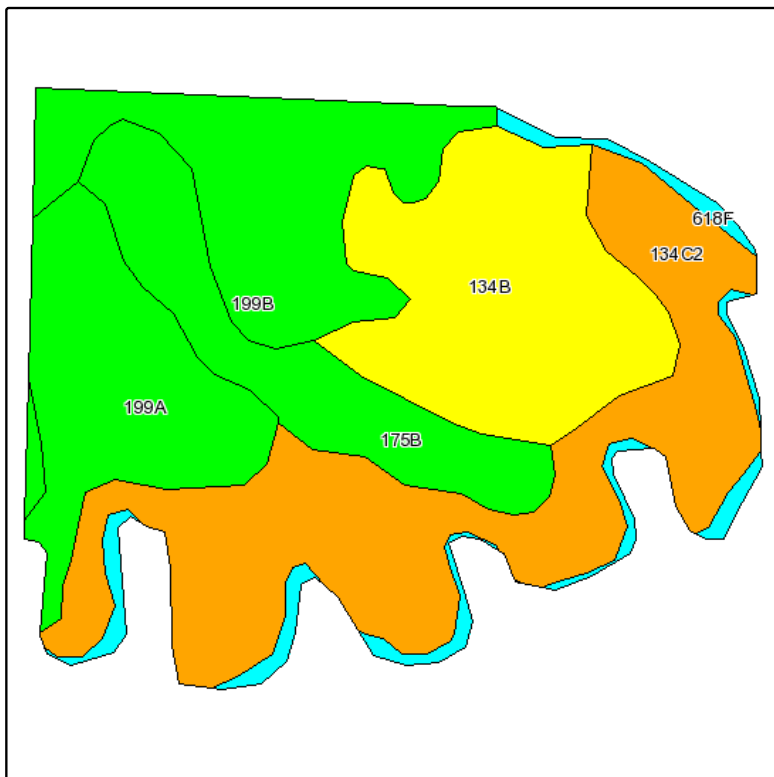


3/25/2011

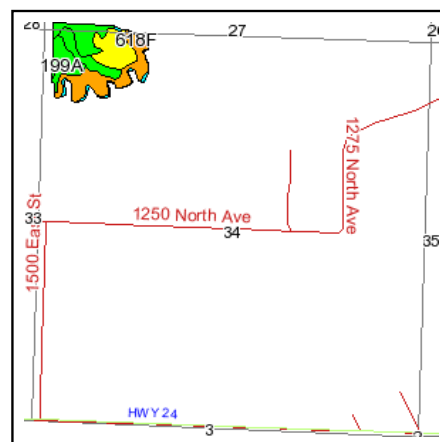
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Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.
PLSS provided by Illinois State Geological Survey.



State: **Illinois**
County: **Bureau**
Location: **034-016N-008E**
Township: **Wyanet**
Acres: **24.4**
Date: **3/25/2011**



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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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|------------|--|
| **134C2 | Camden silt loam, 5 to 10 percent slopes, eroded | 7.4 | 30.7% | | **154 | **47 | **60 | **111 |
| **134B | Camden silt loam, 2 to 5 percent slopes | 5.1 | 20.9% | | **164 | **50 | **63 | **118 |
| **199B | Plano silt loam, 2 to 5 percent slopes | 4.1 | 16.7% | | **192 | **59 | **73 | **141 |
| 199A | Plano silt loam, 0 to 2 percent slopes | 3.6 | 14.7% | | 194 | 60 | 74 | 142 |
| **175B | Lamont fine sandy loam, 2 to 5 percent slopes | 3.1 | 12.6% | | **130 | **44 | **53 | **97 |
| **618F | Senachwine silt loam, 18 to 35 percent slopes | 1.1 | 4.3% | | **104 | **33 | **41 | **76 |
| Weighted Average | | | | | 163 | 50.5 | 63.1 | 118.6 |

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)

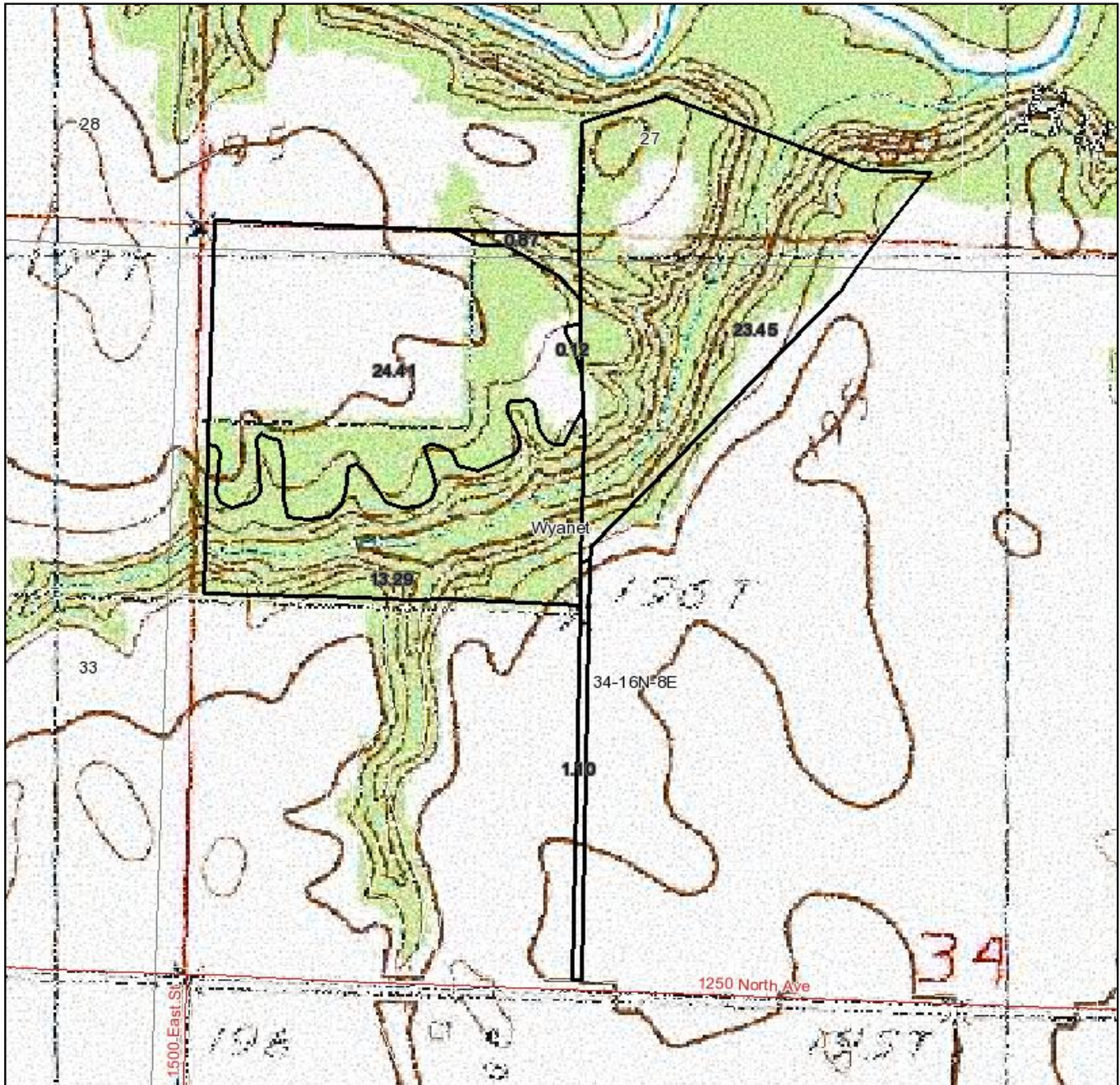
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

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Topography Map



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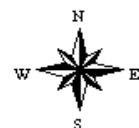
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