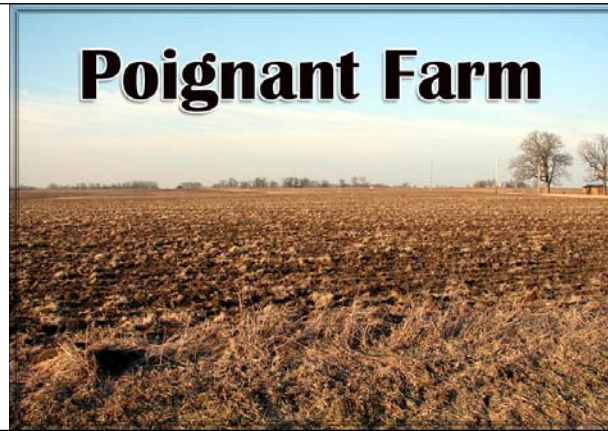
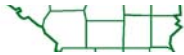




For Sale

19± acres
Marshall Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Prime Marshall County farmland

Size: 19.375± total surveyed acres, 17.39± FSA cropland acres

Location: Approximately 2 miles north and west of Varna at 2000 E and 800 N Rds.

Legal: Part of Section 19 of Roberts Township (30N), Range 1 West, Marshall County, Illinois

FSA Data:	Farm #3931	Base Ac.	Dir Yld	CC Yld
Corn		5.9	103	103
Soybeans		3.0	27	27
Wheat		3.5	45	45

Improvements: None

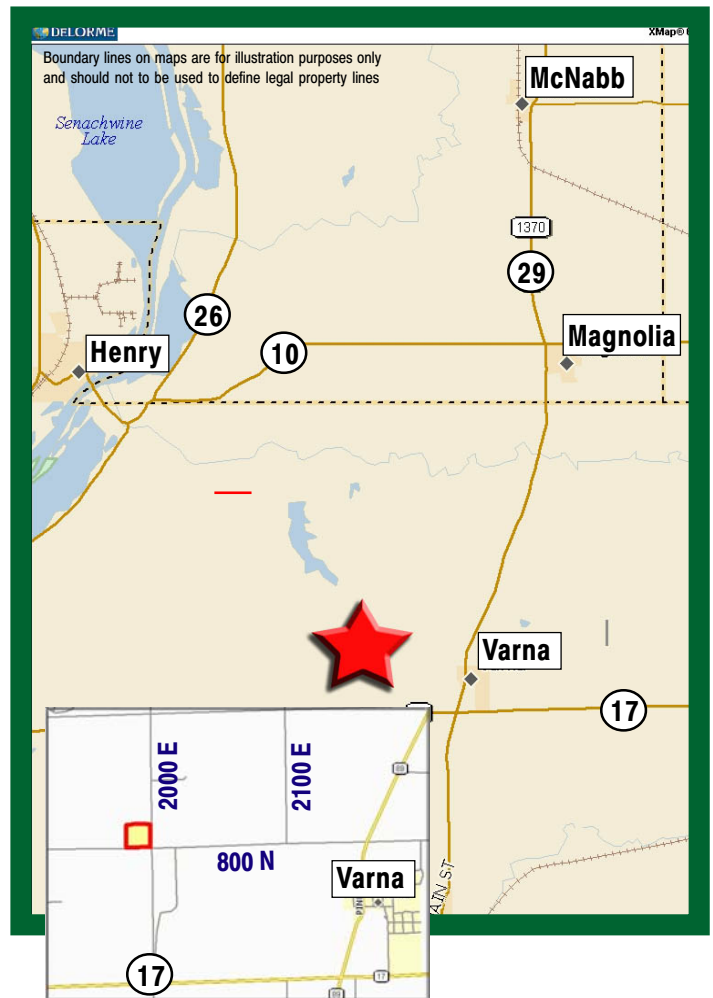
2011 Lease: The farm is cash rented for \$300 per acre on 19 tillable acres

RE Taxes: Approximately \$215

Price: \$170,500 (\$8,800/ac.)

Terms: Cash

Management: Professional farm management available



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Poignant Farm

19± acres
Marshall 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:

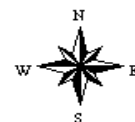


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19-30N-1W
Marshall County
Illinois

map center: 41° 2' 36.78, 89° 15' 38.43

scale: 2368



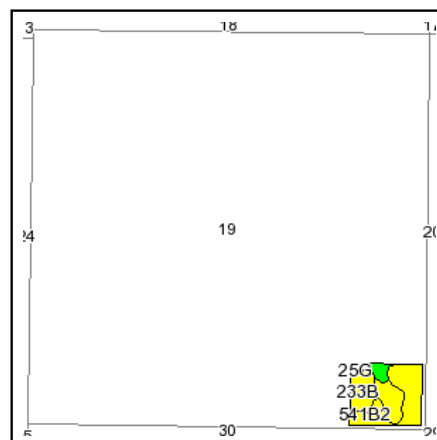
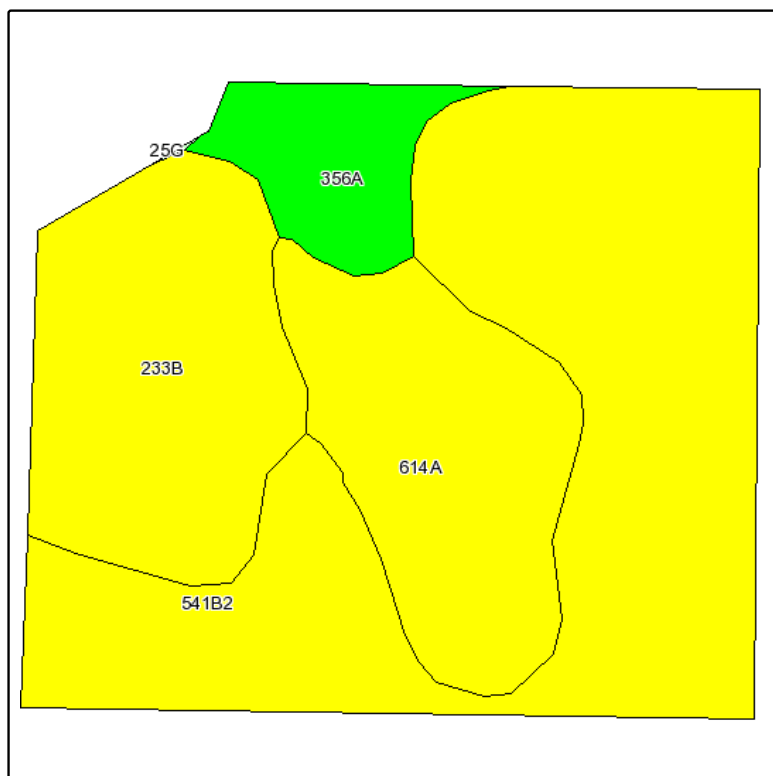
3/3/2011

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

Poignant Farm

19± acres
Marshall County, IL

Soils Map



State: **Illinois**
County: **Marshall**
Location: **019-030N-001W**
Township: **Roberts**
Acres: **17.7**
Date: **3/3/2011**



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Maps provided by:



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

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
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	9.1	51.4%		**157	**49	**61	**127
**233B	Birkbeck silt loam, 2 to 5 percent slopes	3.8	21.7%		**149	**47	**59	**121
614A	Chenoa silt loam, 0 to 2 percent slopes	3.5	19.6%		156	51	61	129
356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.3	7.3%		176	57	60	144
Weighted Average					156.5	49.5	60.5	127.3

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: 12/21/2007 table S2rev B811

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

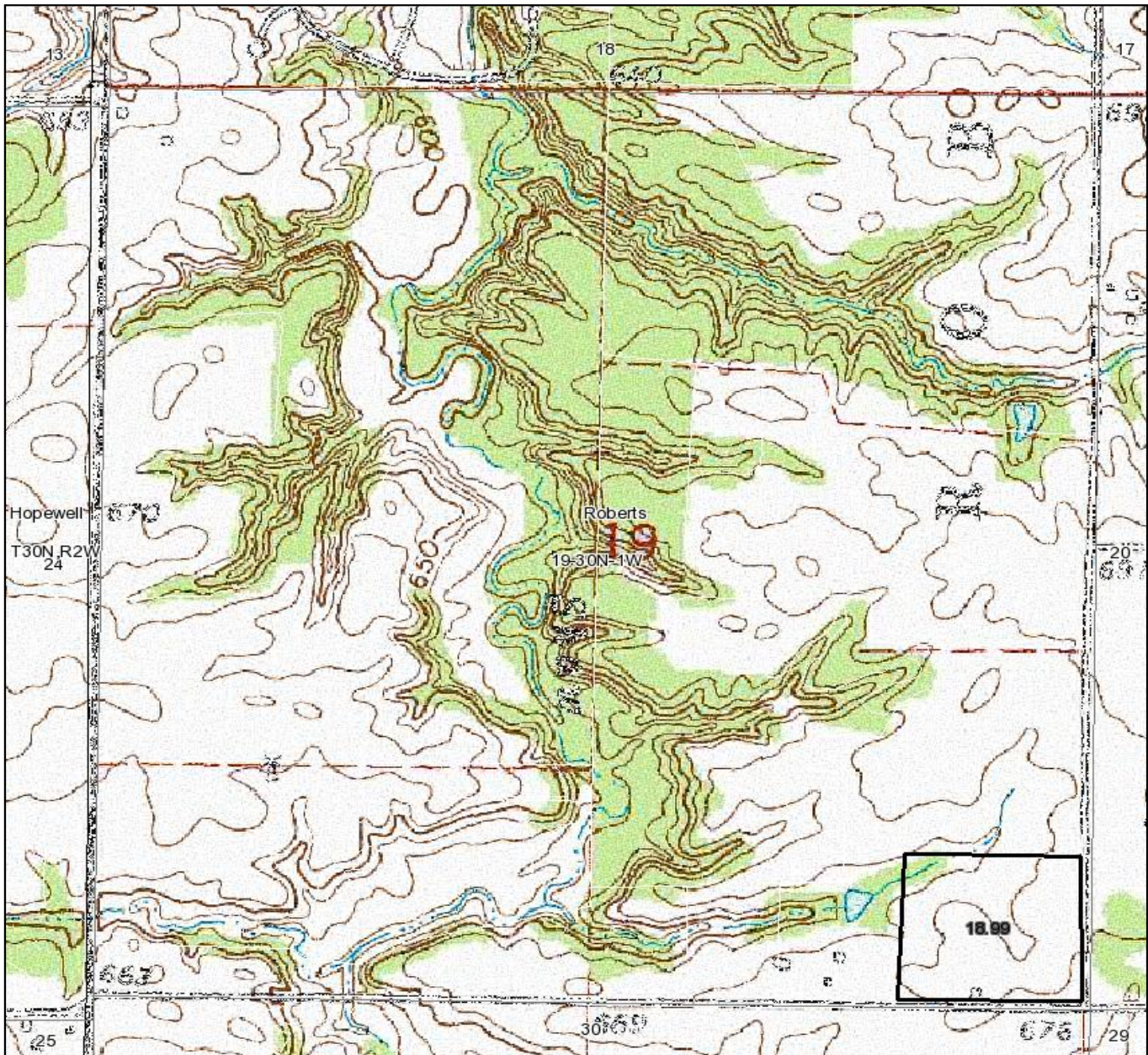
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Poignant Farm

19± acres
Marshall County, IL

Topography Map



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

map center: 41° 2' 58.79, 89° 16' 7.82

scale: 10749



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19-30N-1W
Marshall County
Illinois



3/3/2011

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