



For Sale

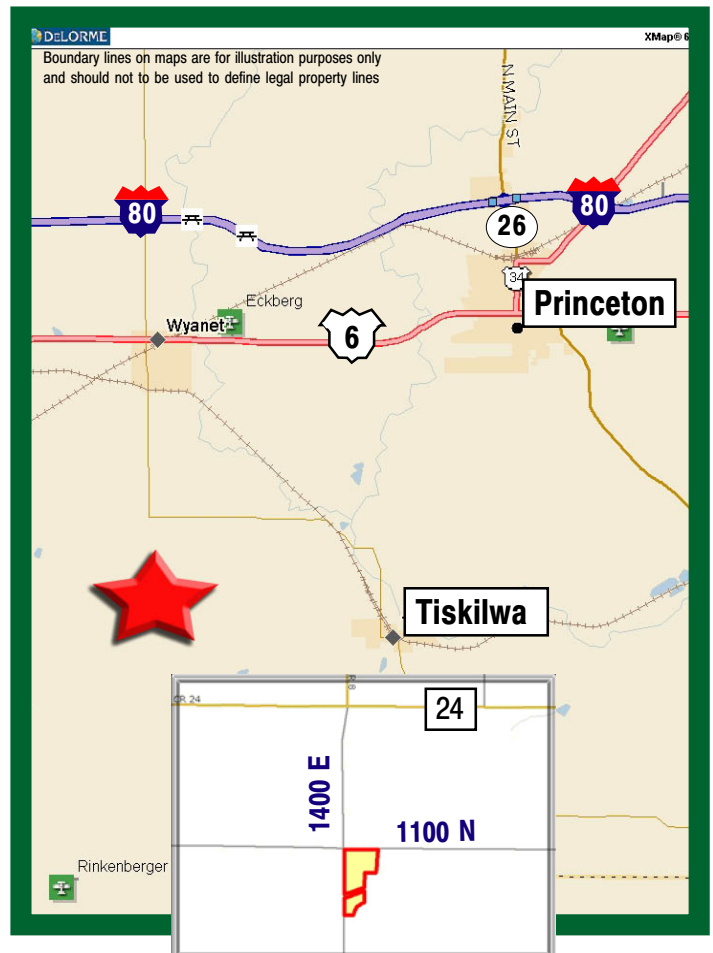
**60± acres
Bureau Co., IL**



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- Size:** 60± total acres, 56.5± FSA CRP cropland acres
- Location:** Approximately 4 miles north and west of Tiskilwa on 1100 N and 1400 E Rds.
- Legal:** Part of Section 9 of Indian Town Township (15N), Range 8 East, Bureau County, Illinois
- CRP Info:** \$7,063 annually to 9/30/15
- Improvements:** None
- Other:** Seller retains ownership to 30 ft. lane access to timber located on east side of property
- RE Taxes:** To be determined after split
- Price:** \$210,000 (\$3,500/ac.)
- Terms:** Cash
- Management:** Professional farm management available



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

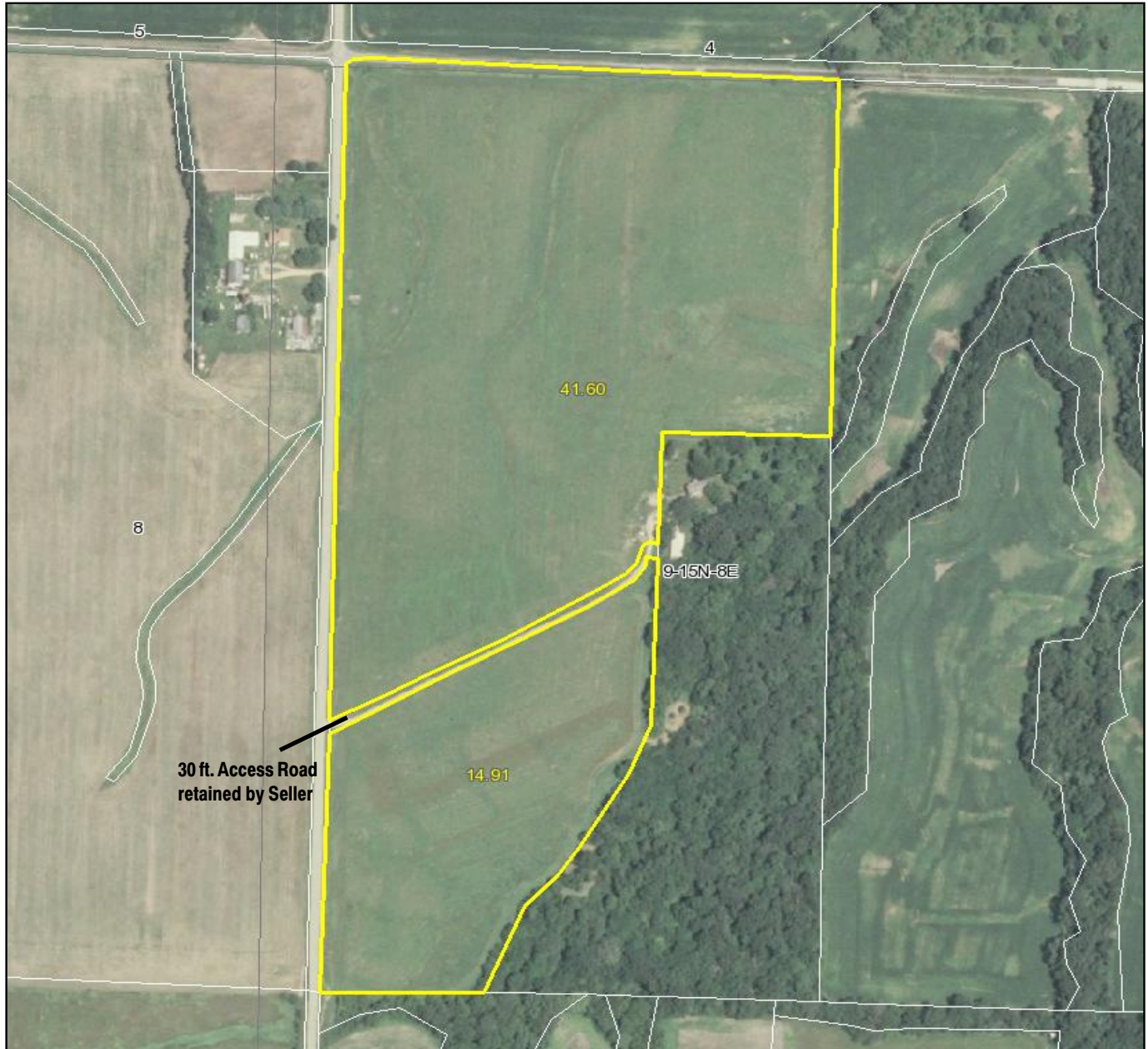
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Wilson Farm

**60± 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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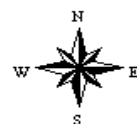
Maps provided by:



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**9-15N-8E
Bureau County
Illinois**

map center: 41° 18' 10.54, 89° 35' 7.32
scale: 5152



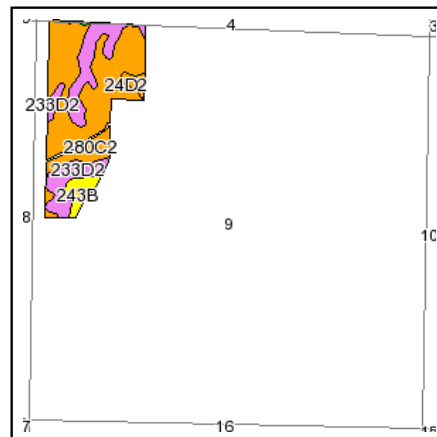
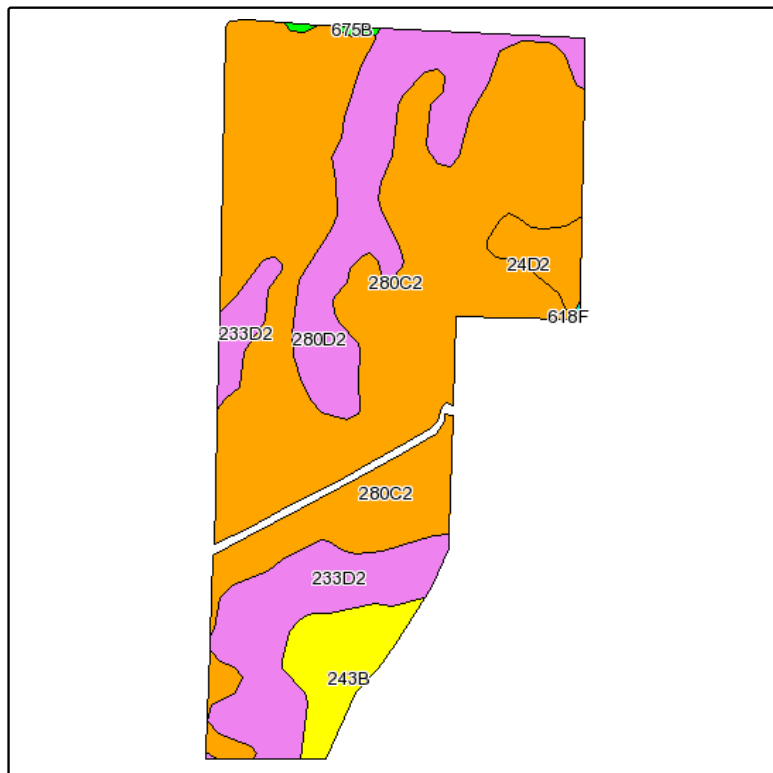
3/3/2011

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

Wilson Farm

60± acres
Bureau County, IL

Soils Map



State: **Illinois**
County: **Bureau**
Location: **009-015N-008E**
Township: **Indiantown**
Acres: **56.5**
Date: **3/3/2011**



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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
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	35.6	63.0%		**140	**44	**56	**113
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	8.4	14.9%		**134	**42	**53	**109
**233D2	Birkbeck silt loam, 10 to 18 percent slopes, eroded	7.7	13.6%		**134	**42	**53	**109
**243B	St. Charles silt loam, 2 to 5 percent slopes	3.2	5.6%		**149	**47	**58	**121
**24D2	Dodge silt loam, 10 to 18 percent slopes	1.4	2.5%		**140	**45	**54	**113
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.2	0.3%		**164	**51	**62	**133
Weighted Average					138.7	43.6	55.2	112.3

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>

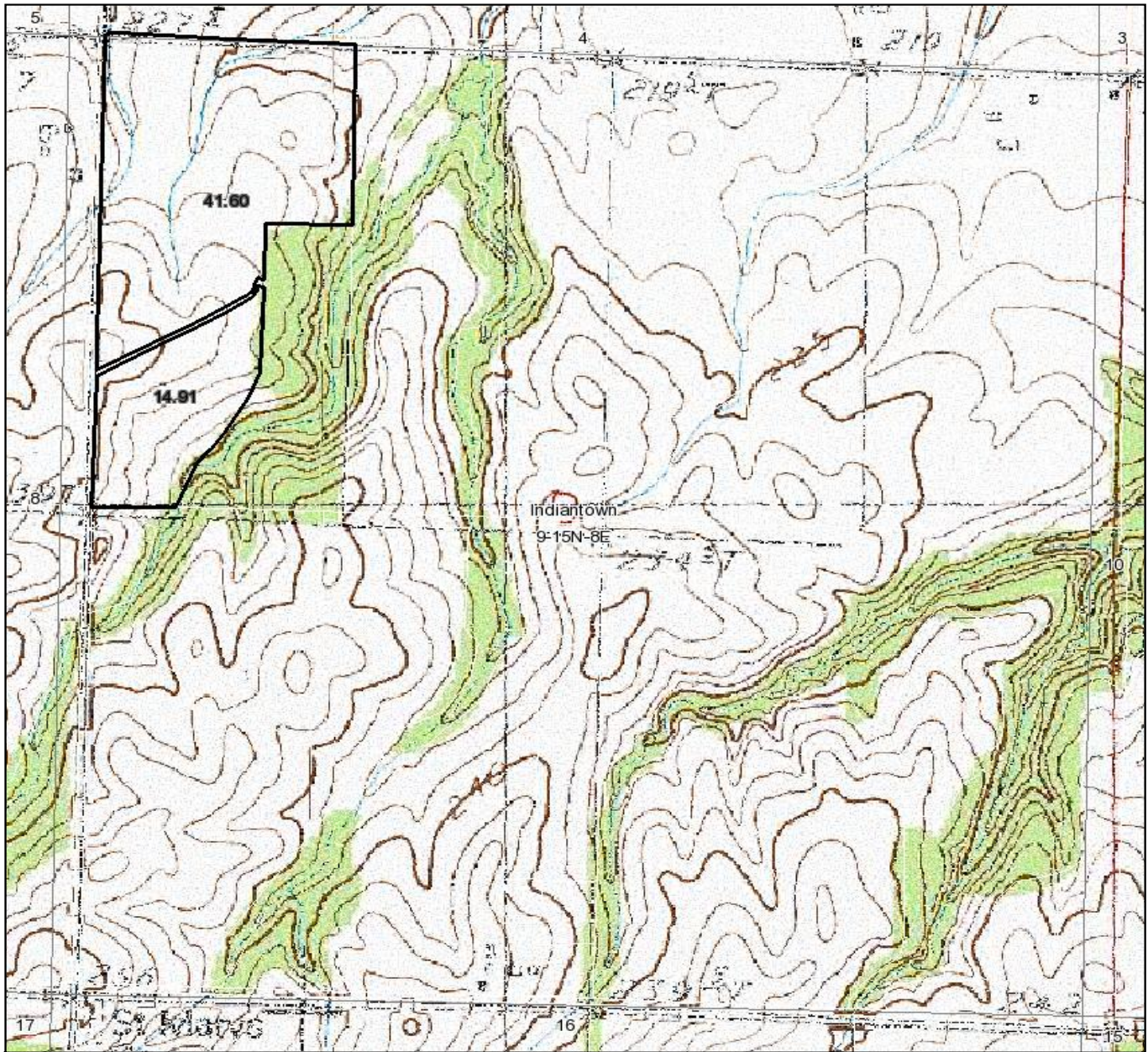
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Wilson Farm

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Topography Map



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3/3/2011

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