



For Sale

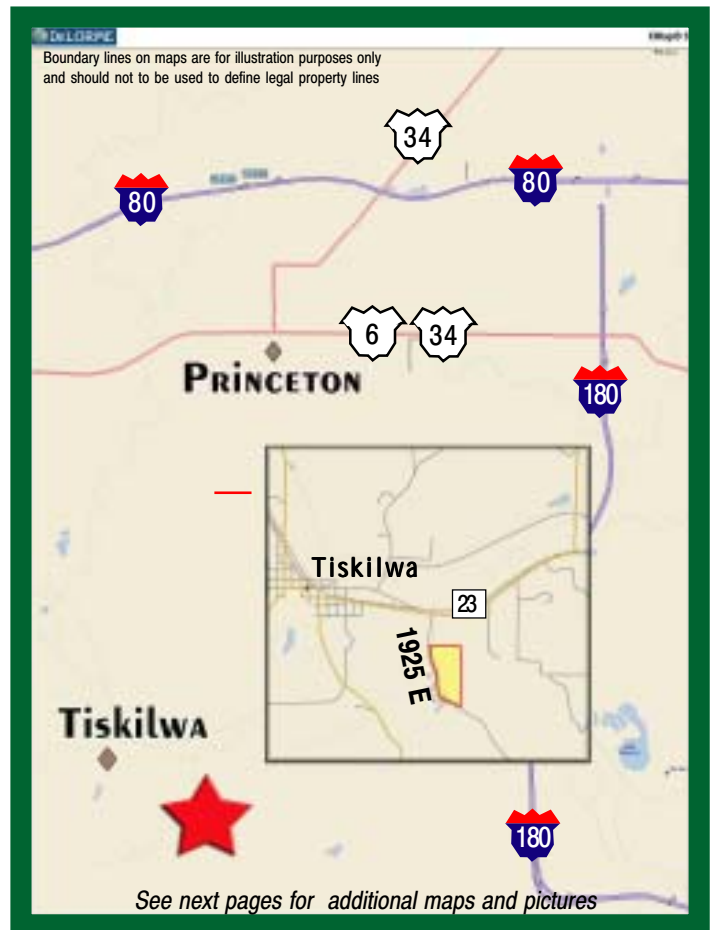
**72± acres
Bureau Co., IL**



Capital
Agricultural
Property
Services, Inc.

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- Size:** 72± total acres, 38± est. tillable acres, 9.6± CRP acres, remainder in timber with many deer and turkey
- Location:** Approximately 1/2 mile east and south of Tiskilwa, or 9 miles south of Princeton
- Legal:** Part of Section 17 of Arispie Township (15N), Range 9 East, Bureau County, Illinois
- FSA Data:**
- | | Base Ac.* | Dir Yld | CC Yld |
|------|-----------|---------|--------|
| Corn | 37 | 102 | 102 |
- Improvements:** Cozy 2-bedroom house with attached 1-car garage, nice livingroom with hardwood floors and fireplace, open upstairs for another bedroom or storage, full basement; 2-car detached garage
Older outbuilding
- CRP Info:** \$1,504 annually through 2016
- RE Taxes:** \$2,284.26 (appx. \$31.73/ac.)
- Price:** \$360,000 (\$5,000/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

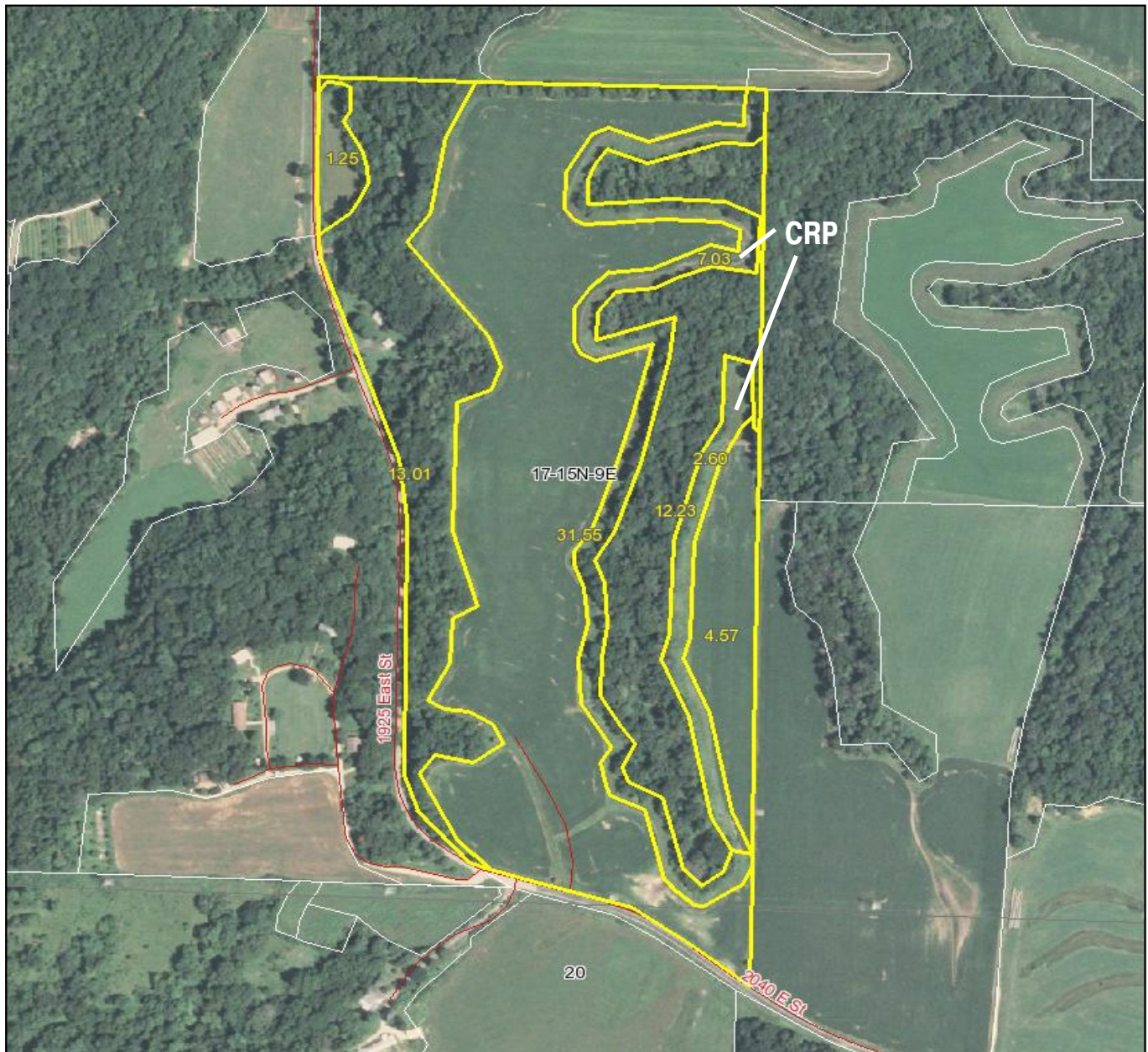
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Stewart Farm

72± 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:

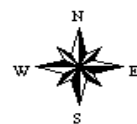


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17-15N-9E
Bureau County
Illinois

map center: 41° 16' 51.12, 89° 28' 57.13

scale: 6053



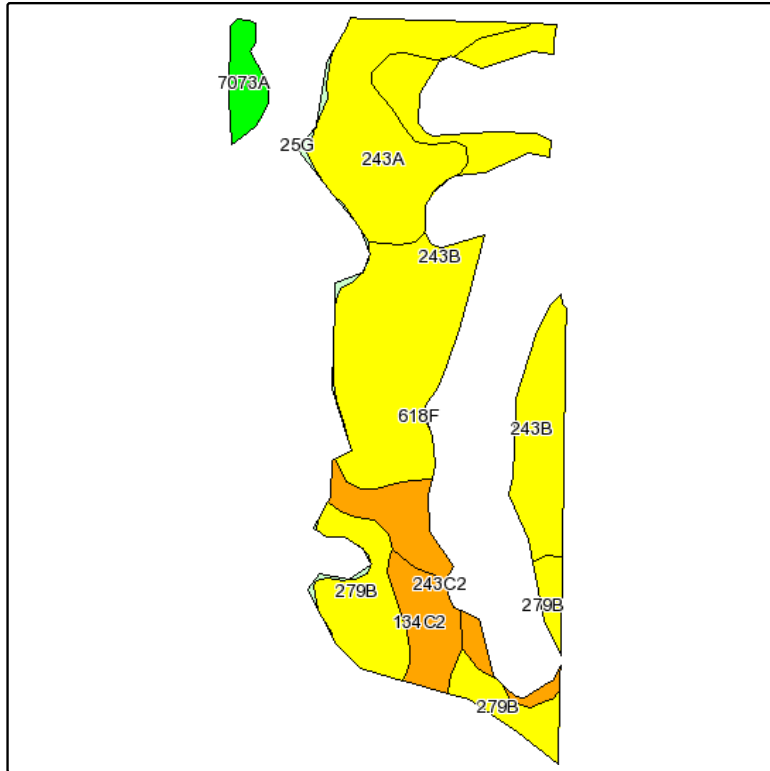
7/28/2010

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

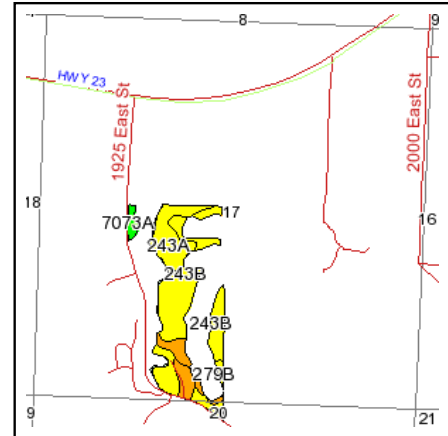
Stewart Farm

72± acres
Bureau County, IL

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: **017-015N-009E**
Township: **Arispie**
Acres: **37.4**
Date: **7/28/2010**



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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
**243B	St. Charles silt loam, 2 to 5 percent slopes	16.8	44.7%		**149	**47	**58	**121
243A	St. Charles silt loam, 0 to 2 percent slopes	8	21.5%		151	47	59	122
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.7	15.3%		**147	**46	**58	**119
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	2.9	7.7%		**140	**44	**55	**113
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.4	6.3%		**139	**43	**54	**111
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	1.2	3.3%		163	53	64	134
**25G	Hennepin loam, 35 to 70 percent slopes	0.4	1.1%		**48	**17	**17	**41
Weighted Average					147	46.2	57.4	119.1

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>

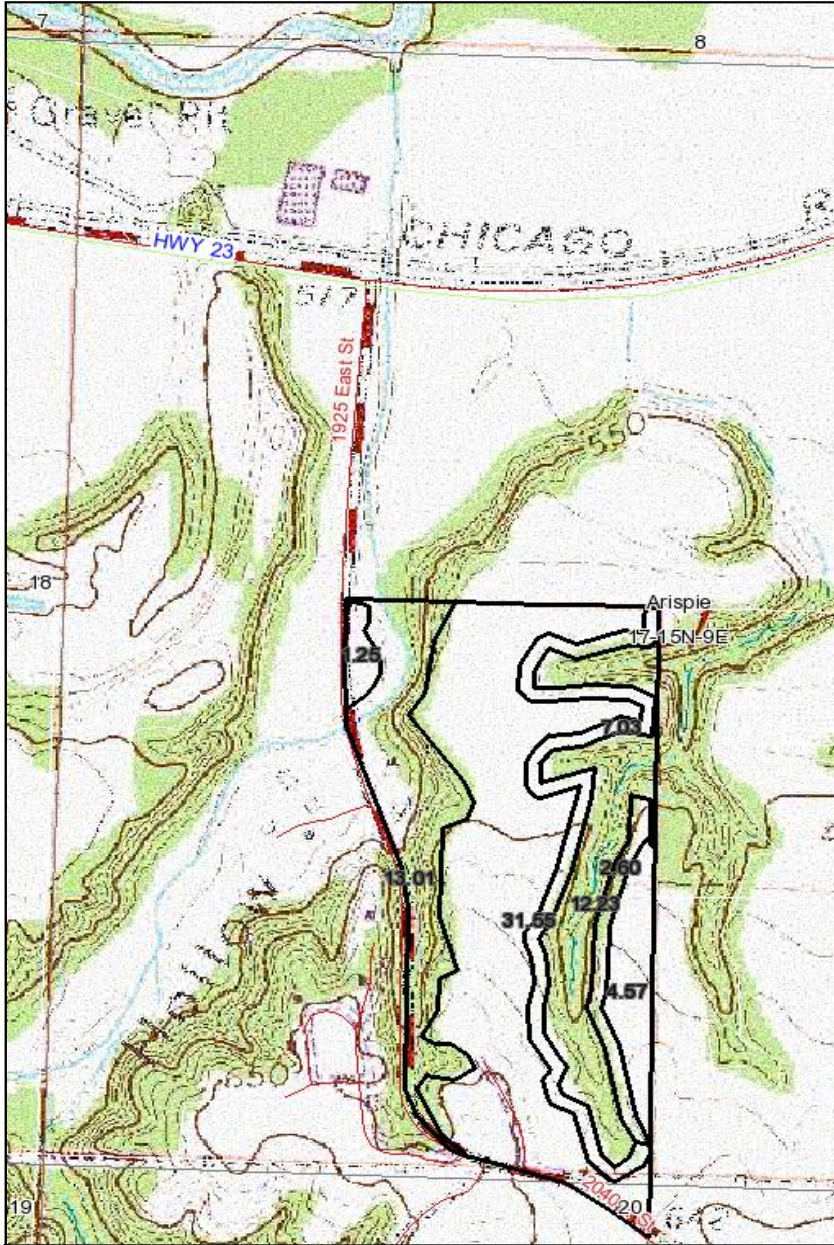
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Topography Map **& Pictures**



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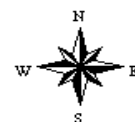
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7/28/2010

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