



For Sale

**36± acres
Bureau Co., IL**



Dever Farm



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Nice location for homesite along Hennepin Canal • Large deer & turkey

Size: 36± total acres, 15.4± est. tillable acres

Location: Approximately 3.5 miles east of Tiskilwa on 2160 E Street

Legal: Part of Sections 10 and 11 of Arispie Township (15N), Range 9 East, Bureau County, Illinois

FSA Data:

Farm #5117	Base Ac.*	Dir Yld	CC Yld
Corn	6.9	91	91
Wheat	3.8	47	47

Improvements: None

RE Taxes: \$59.02 (appx. \$1.64/ac.)

Price: \$162,000

Terms: Cash

Management: Professional farm management available



See next pages for additional maps and pictures



Hennepin Canal



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

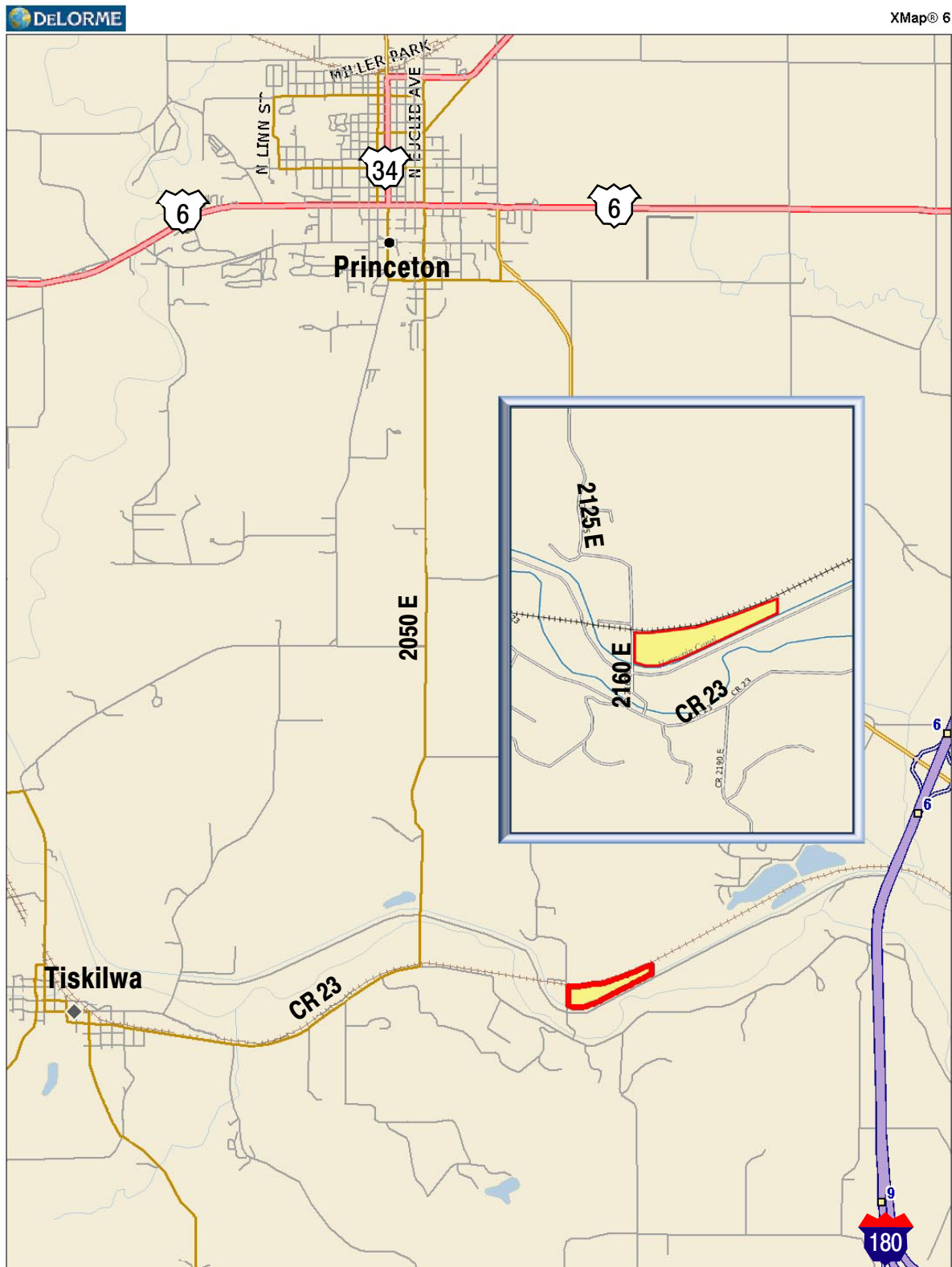
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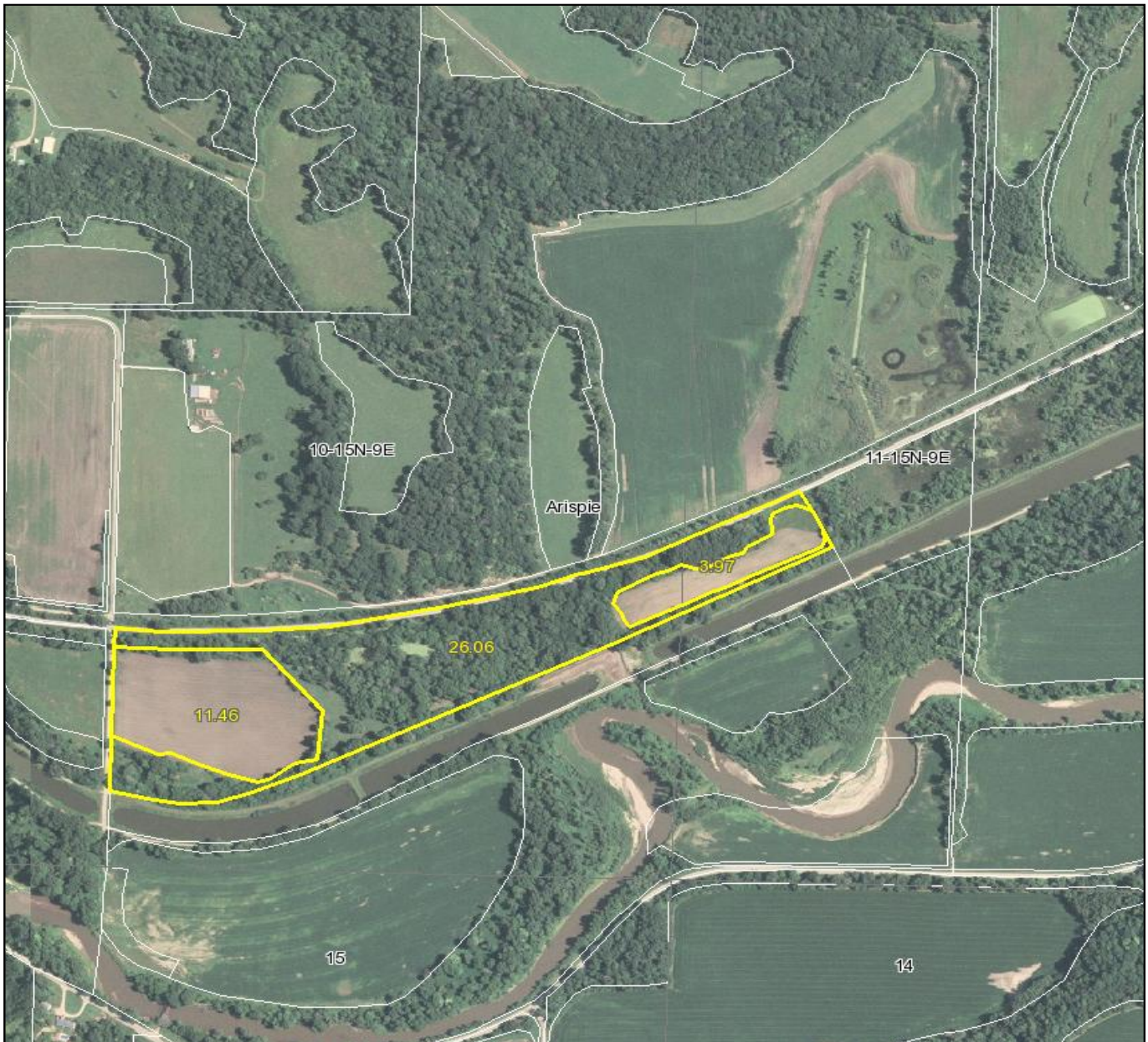
Location Map



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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:



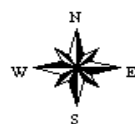
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10-15N-9E
Bureau County
Illinois

map center: 41° 17' 47.63, 89° 26' 1.99

scale: 9057



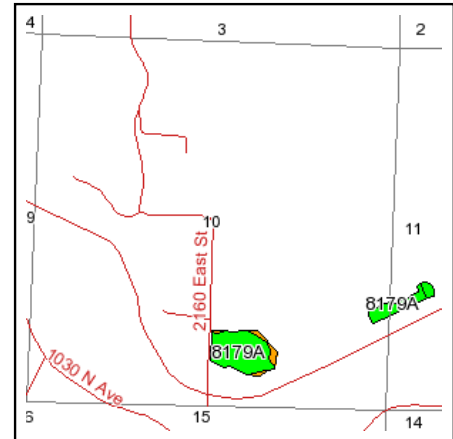
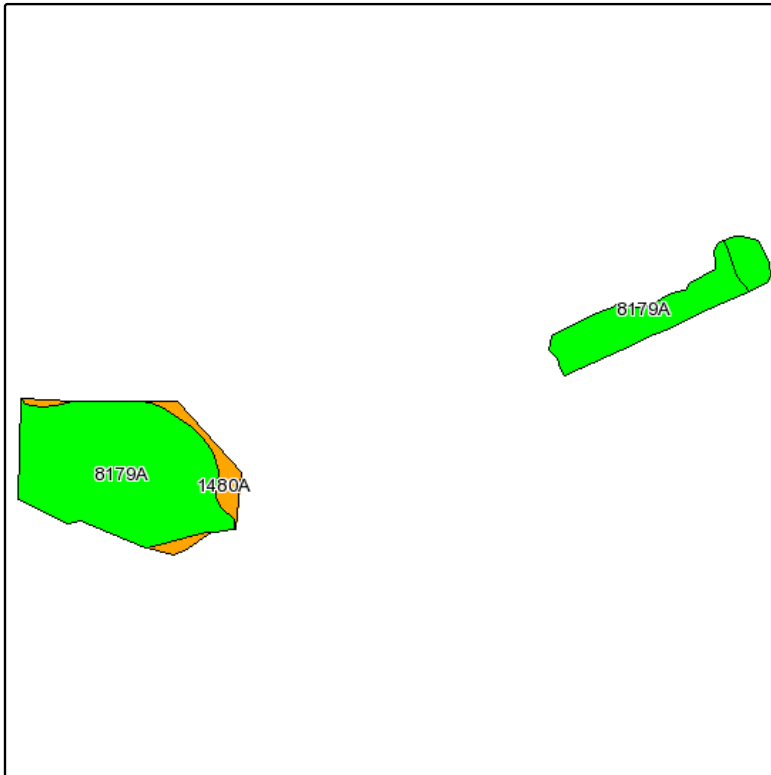
5/17/2010

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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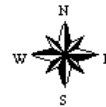
Soils Map



State: **Illinois**
County: **Bureau**
Location: **011-015N-009E**
Township: **Arispie**
Acres: **15.4**
Date: **5/24/2010**



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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.

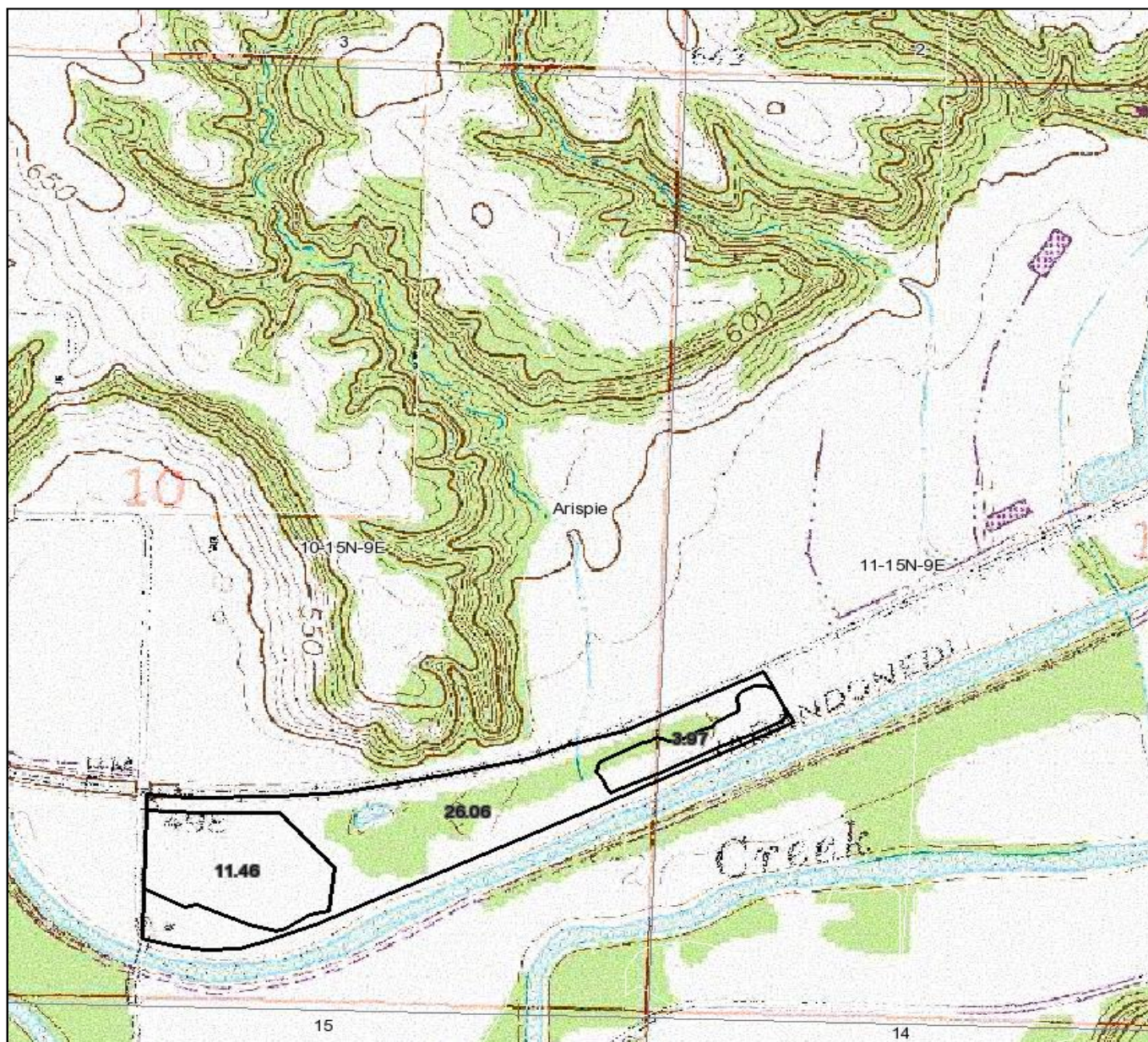
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
8179A	Minneiska loam, 0 to 2 percent slopes, occasionally flooded	13.5	87.8%		Ilw	125	52	42
1480A	Moundprairie silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.2	7.5%		Vw			
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.7	4.7%		Ilw	170	87	54
Weighted Average						117.7	49.7	39.4

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Topography Map



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map center: 41° 17' 57.38, 89° 26' 1
scale: 10134



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