



For Sale

73± acres
Bureau Co., IL



Rasmussen Farm



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 73± total acres
76± FSA cropland acres
Exact acres subject to survey and FSA reconstitution

Location: Approximately 2.5 miles south and west of Manlius, Illinois, on 675 East Road

Legal: Part of Section 30, Manlius Township (17N), Range 7 East, Bureau County, Illinois

FSA Data:

	Base Ac.*	Dir Yld	CC Yld
Corn	44	134	134
Soybeans	32	31	31

*Exact acres to be determined after reconstitution

Improvements: None

RE Taxes: \$2,963.38 (\$37.04/ac.) includes buildings not offered as part of sale

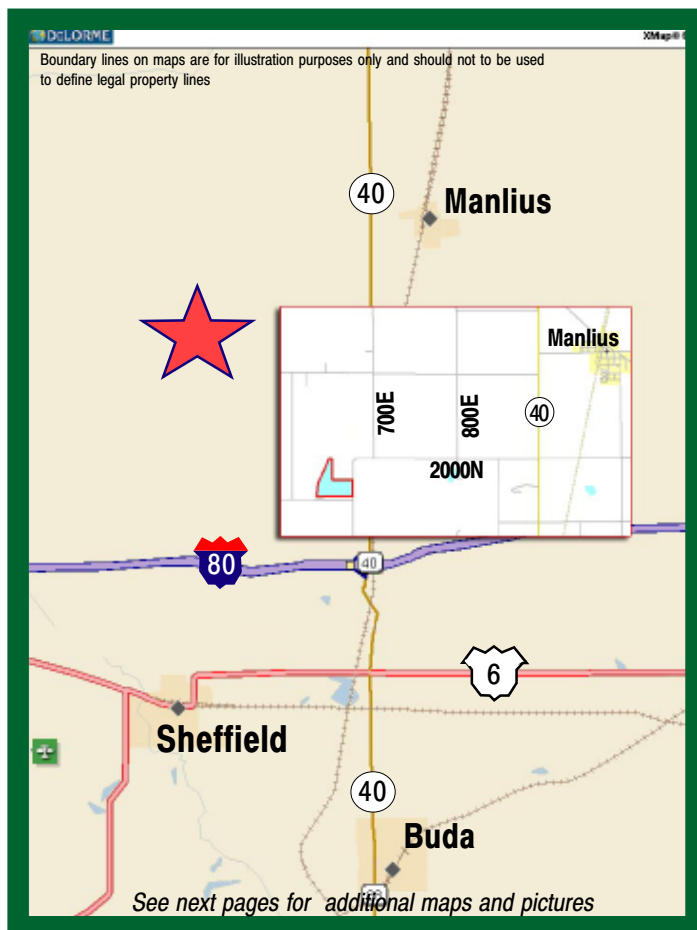
PIN: 08-30-100-002

Price: \$492,750 (\$6,750/ac.)

Other: Farm is leased for 2010

Terms: Cash

Management: Professional farm management available



For further information contact:
Timothy A. Harris, AFM, Real Estate Broker
timothy.a.harris@prudential.com
Tel: (815) 875-7418
801 Warrenville Road, Suite 150
Lisle, IL 60532
Designated Agent for Seller

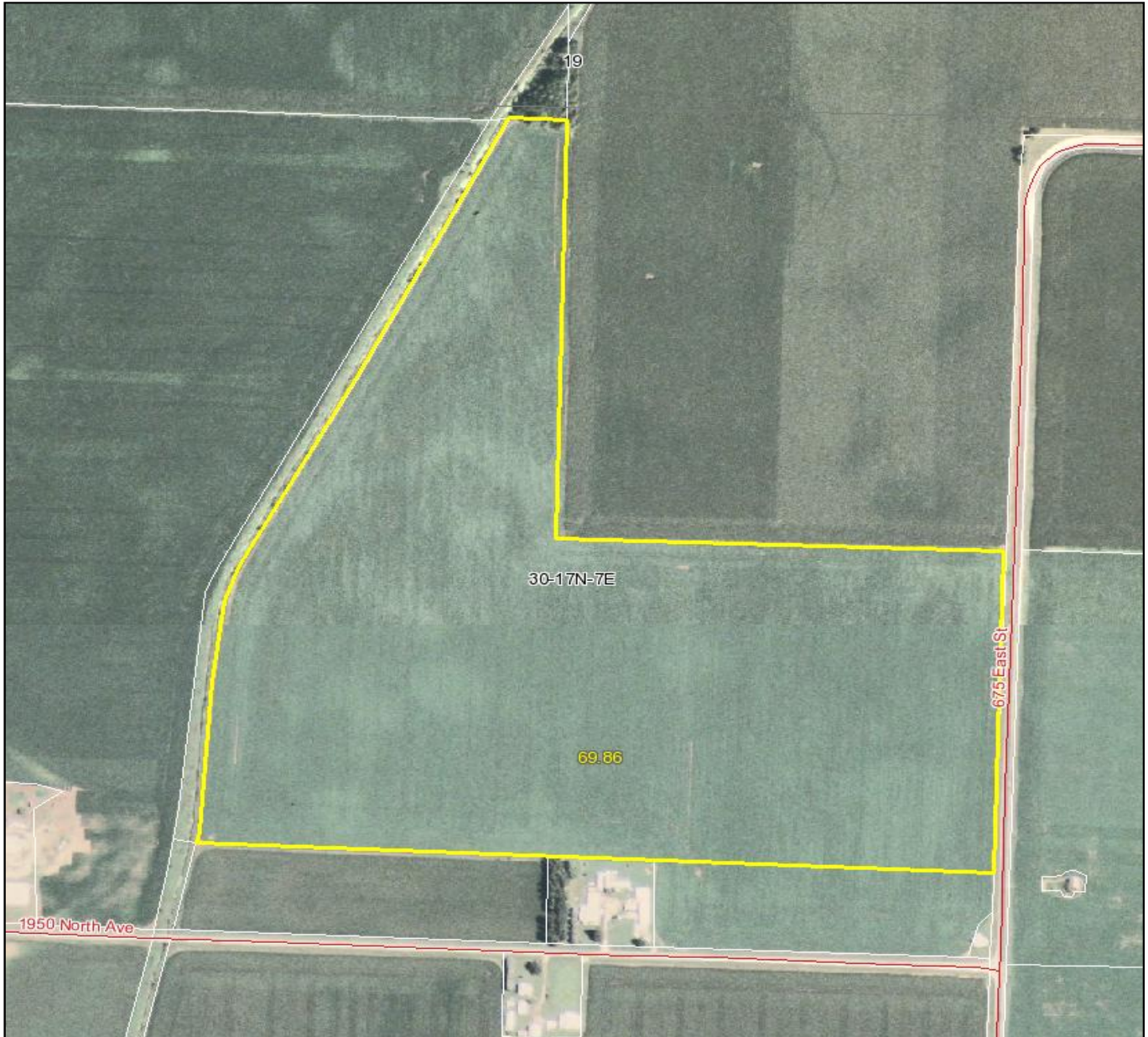
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

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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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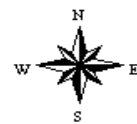
Maps provided by:



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30-17N-7E
Bureau County
Illinois

map center: 41° 26' 4.32, 89° 43' 57.42
scale: 5819



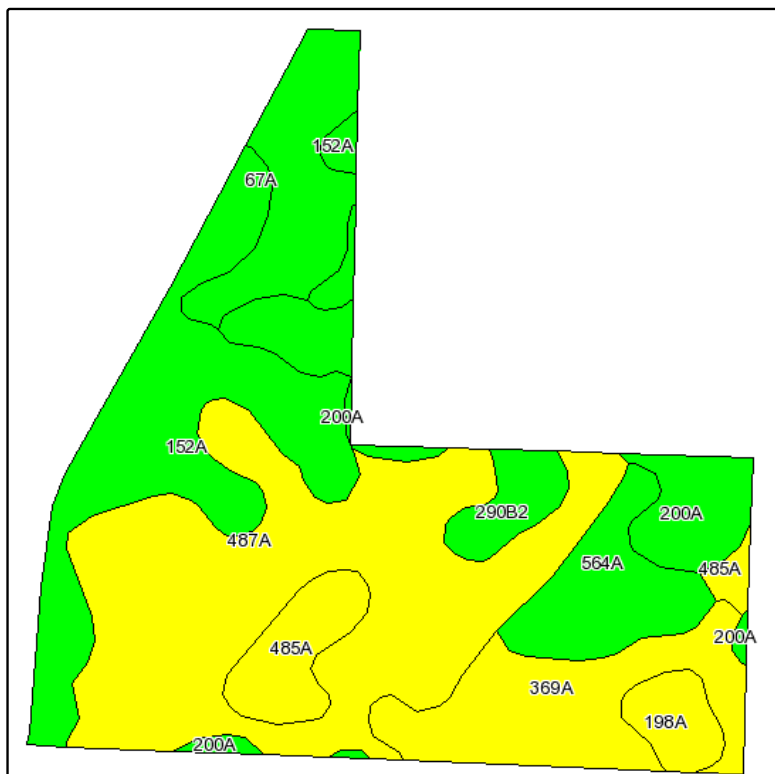
4/5/2010

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

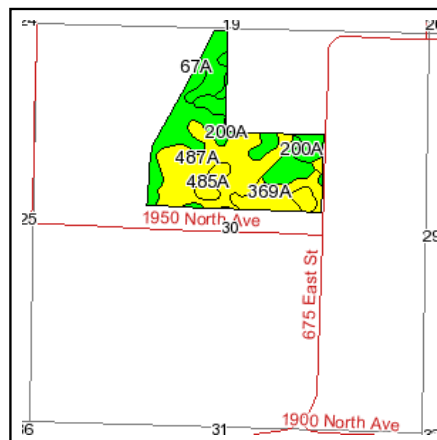
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Soils Map



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: **030-017N-007E**
Township: **Manlius**

Date: **4/5/2010**



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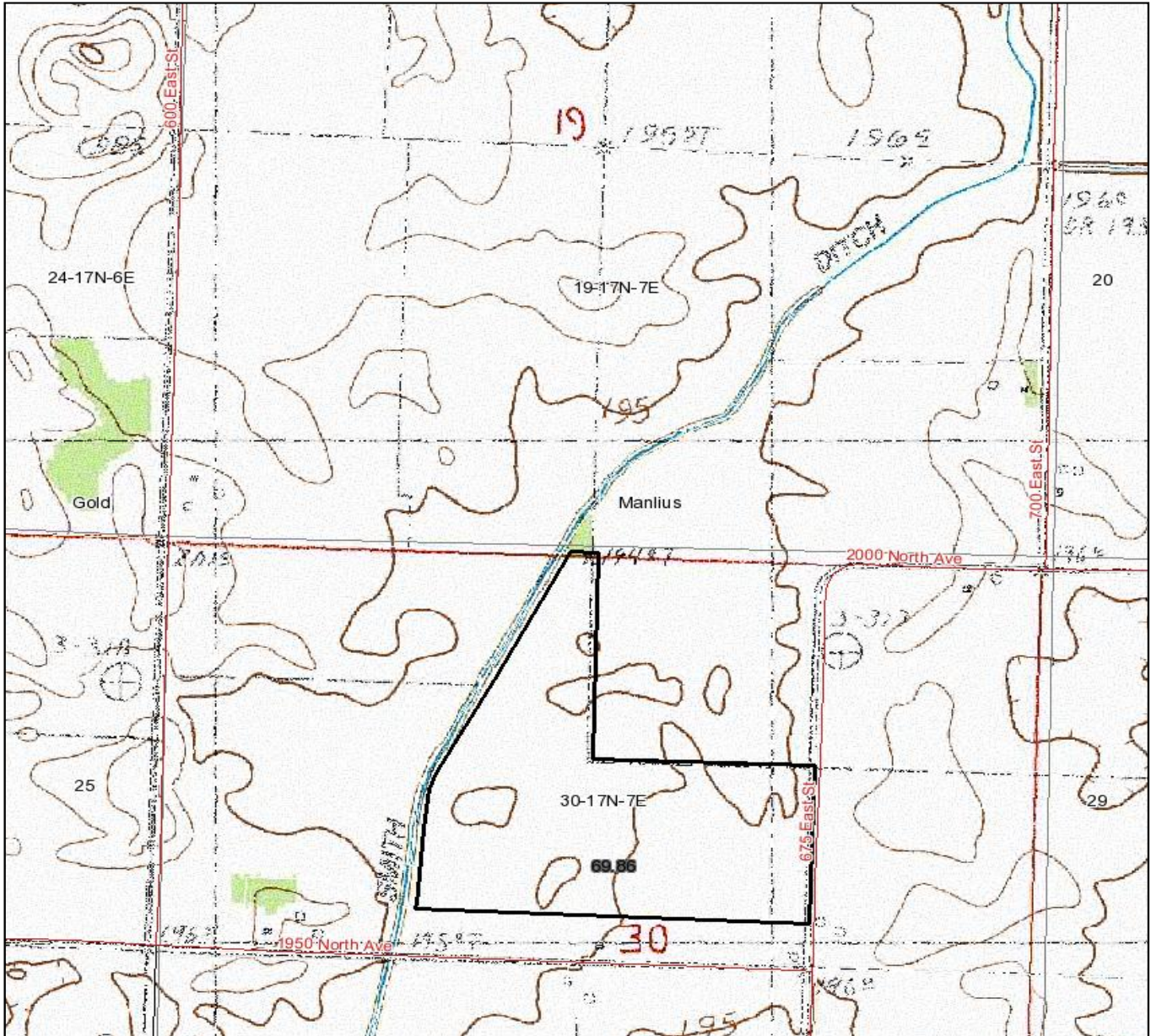
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
487A	Joyce silt loam, 0 to 2 percent slopes	24.6	35.2%		I	162	86	51
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.9	19.9%		IIw	175	90	57
369A	Waupecan silt loam, 0 to 2 percent slopes	8	11.5%		I	170	92	53
67A	Harpster silty clay loam, 0 to 2 percent slopes	5.8	8.3%		IIw	164	80	52
564A	Waukegan silt loam, 0 to 2 percent slopes	4.8	6.9%		IIIs	146	73	47
290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	3.8	5.4%		IIe	138	69	44
200A	Orio loam, 0 to 2 percent slopes	3.7	5.3%		IIw	133	64	43
485A	Richwood silt loam, 0 to 2 percent slopes	3.5	5.1%		I	168	92	52
198A	Elburn silt loam, 0 to 2 percent slopes	1.8	2.6%		I	178	85	55
Weighted Average						162.8	84.5	51.7

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Topography Map



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19-17N-7E
Bureau County
Illinois

map center: 41° 26' 19.04, 89° 44' 0.06
scale: 11808



4/5/2010

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