



For
Sale

Aemmer-Puetz Farm

193± acres
Iroquois Co., IL



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 193.12± total tax ac., 197.2± FSA cropland ac.
179.2± FSA tillable ac., 16.4± ac. CRP

Location: 1.5± mile south of Greer Station; 6± miles
northeast of Hoopeston, Illinois, on CR 2800 E
Road, one-quarter mile north of CR 100 N

Legal: Part of Section 27, Prairie Green Township
(24N), Range 11 West, Iroquois County,
Illinois

FSA Data: Farm #3657

	Base Ac.	Dir Yld	CC Yld
Corn	94.5	109	141
Soybean	83.2	35	42

CRP Info: 1.11± ac. at \$206 expiring 2010
.4± ac. at \$82 expiring 2017
14.9± ac. at \$2,773 expiring 2018

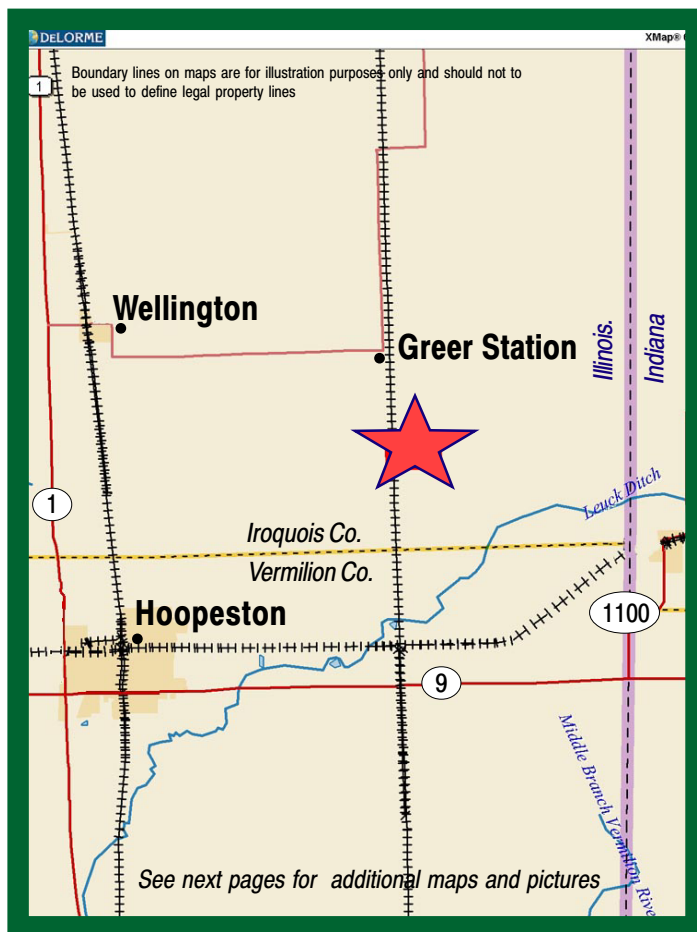
Improvements: None

RE Taxes: \$1,777.20 (\$9.20/ac.)

Price: \$1,081,740 (\$5,600/ac.)

Terms: Cash

Management: Professional farm management available



For further information contact:
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Tel: (217) 359-3300

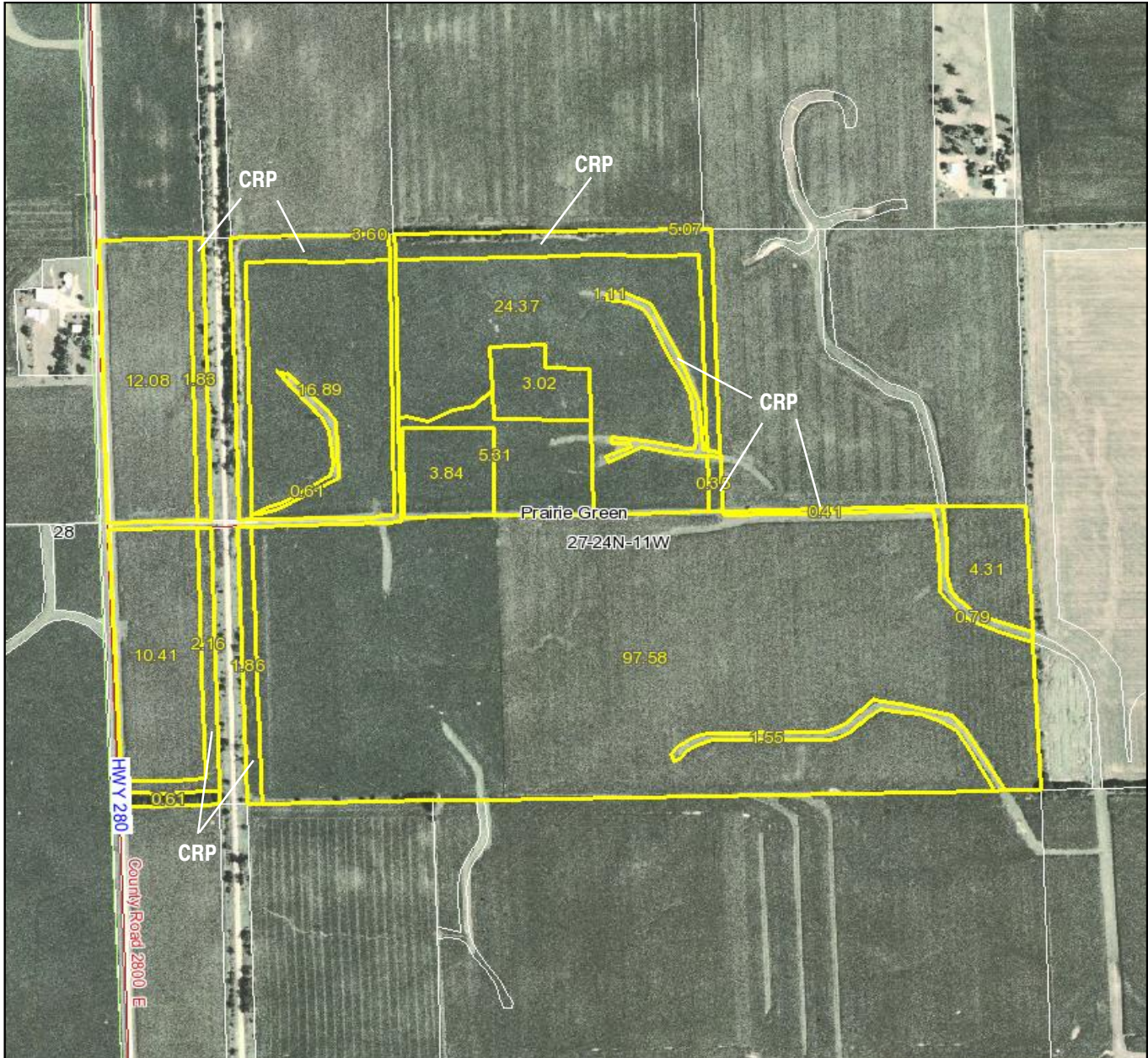
Designated Agent for Seller

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

map center: 40° 30' 40.51, 87° 35' 18.03
scale: 8718



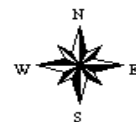
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Maps provided by:



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27-24N-11W
Iroquois County
Illinois



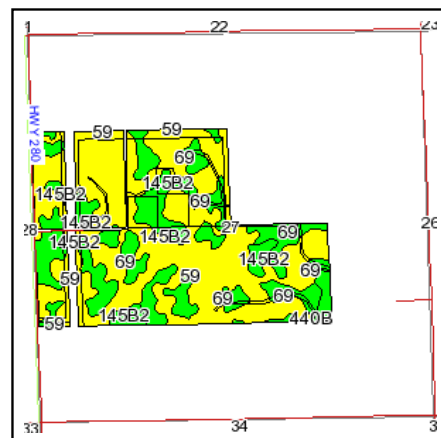
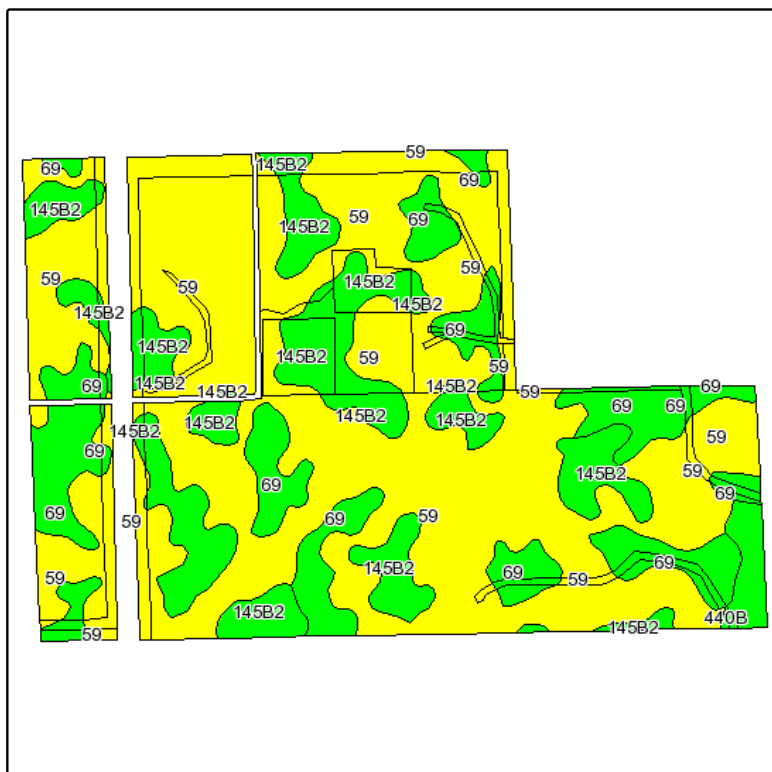
11/20/2009

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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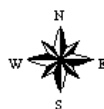
Soils Map



State: **Illinois**
County: **Iroquois**
Location: **027-024N-011W**
Township: **Prairie Green**
Acres: **197.8**
Date: **11/20/2009**



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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.

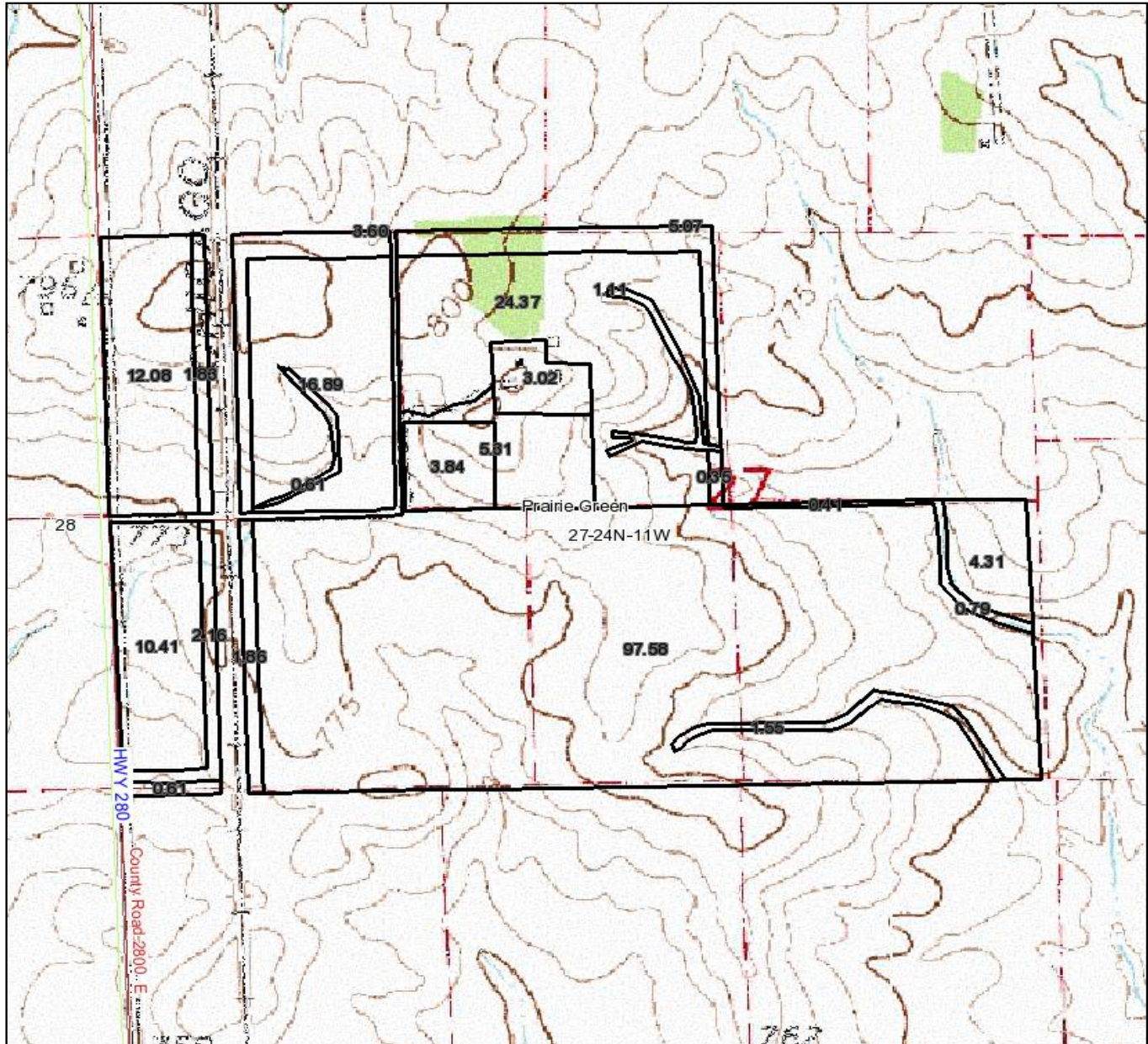
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
59	Lisbon silt loam	125	63.2%		I	155	92	51
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	36.4	18.4%		Ile	133	81	44
69	Milford silty clay loam	33.5	17.0%		Ilw	131	81	48
440B	Jasper silt loam, 1 to 5 percent slopes	2.9	1.5%		Ile	125		44
Weighted Average						146.6	86.8	49.1

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Topography Map



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CUSTOMIZED ONLINE MAPPING

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