



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 160± total tax acres, 70.2± FSA tillable acres, 54.0± acres CRP, balance in timber, creek and waterways

Location: 11± miles northwest of Henry; 18± miles southwest of Princeton; 9 miles east of Bradford, at 1725 East and 00 North Roads

Legal: Part of Section 31, Wheatland Township (14N), Range 9 East, Bureau County, Illinois

FSA Data:

	Base Ac.	Dir Yld	CC Yld
Corn	70.2	123	123

CRP Info:

- .6± ac. at \$94 expiring 2013
- 12.5± ac. at \$2,157 expiring 2019
- 40.9± ac. at \$7,776 expiring 2021
- Total: 54± acres at \$10,017 annually

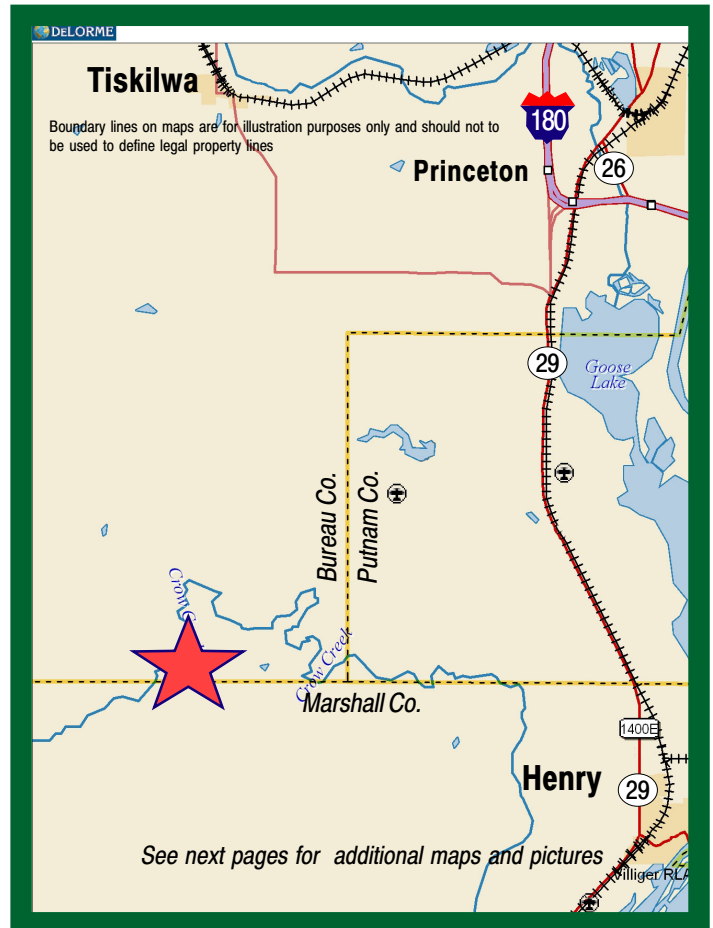
Improvements: None

RE Taxes: To be determined after split from building site

Price: \$944,000 (\$5,900/ac.)

Terms: Cash

Management: Professional farm management available



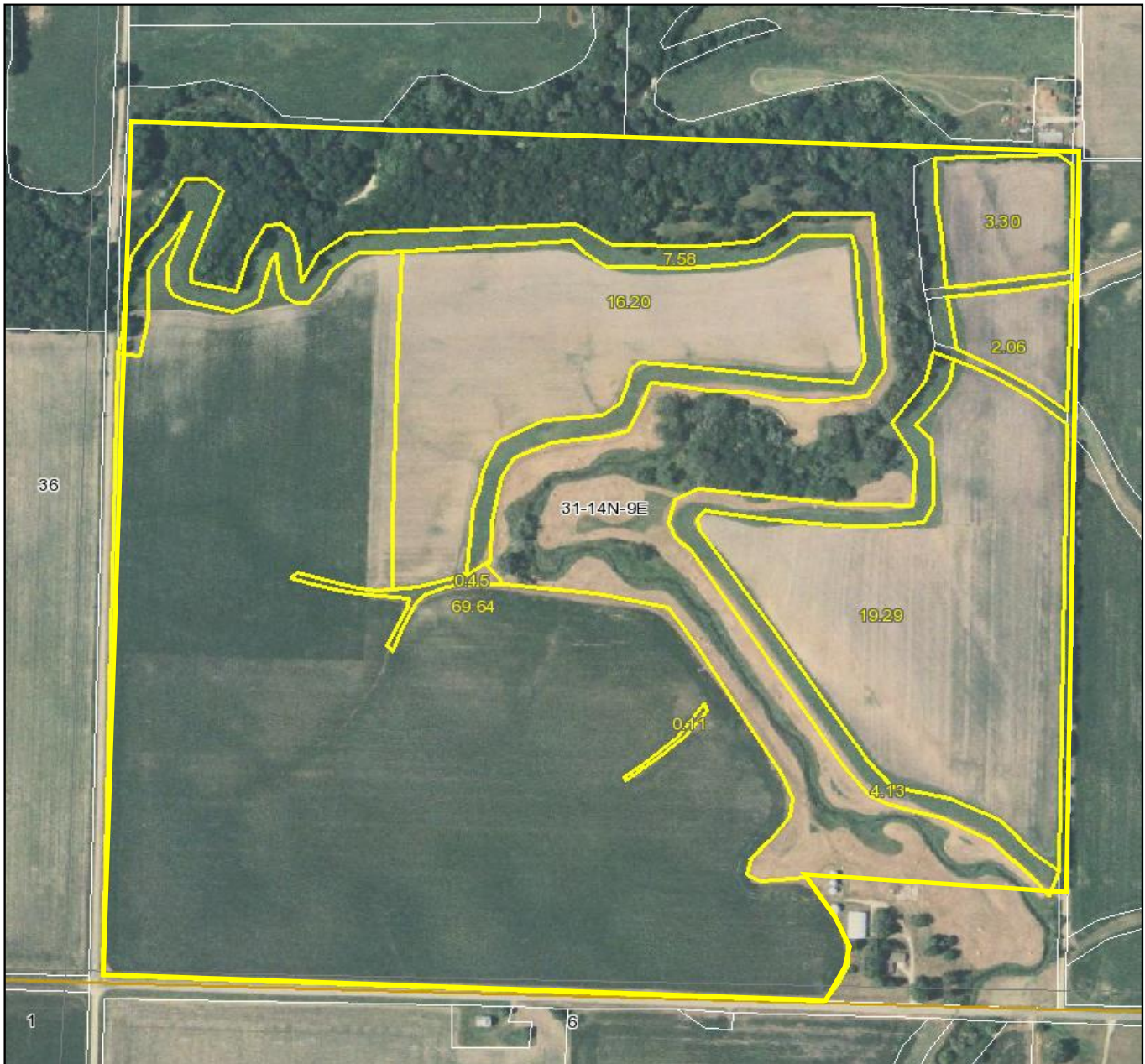
For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
chip_johnston_722@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161
Designated Agent for Seller

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Reed Farm

160± acres
Bureau County, IL

Aerial Map



Boundary lines on maps are for illustration purposes only and should not to be used to define legal property lines



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Maps provided by:

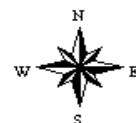


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31-14N-9E
Bureau County
Illinois

map center: 41° 9' 9.15, 89° 31' 11.14

scale: 5685



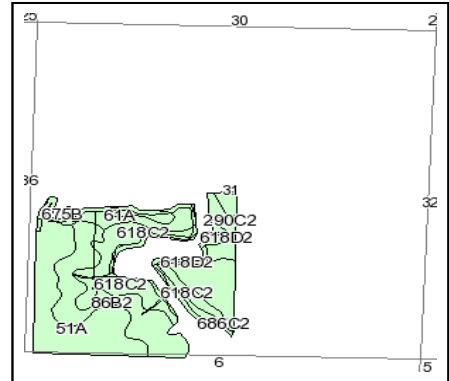
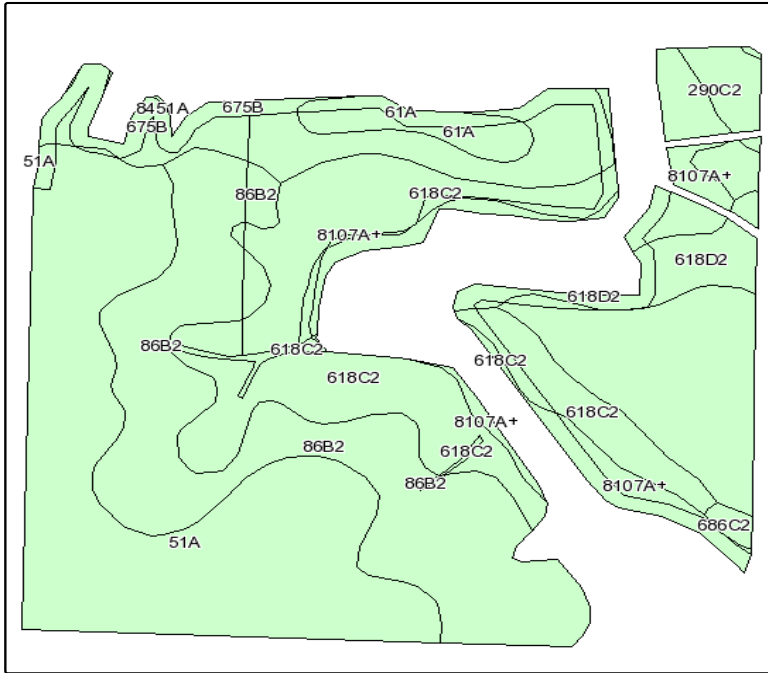
5/13/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

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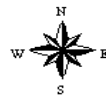
Soils Map



State: **Illinois**
County: **Bureau**
Location: **031-014N-009E**
Township: **Wheatland**
Acres: **122.7**



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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	Corn	Oats	Soybeans
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	39.3	32.0%	Ile	163	87	51
51A	Muscataine silt loam, 0 to 2 percent slopes	32.9	26.8%	I	180	94	57
618C2	Senachwine silt loam 5 to 10 percent slopes, eroded	22.8	18.6%	IIle	124	59	40
675B	Greenbush silt loam, 2 to 5 percent slopes	10.4	8.5%	Ile	164	86	51
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	8.3	6.8%	IIw	170	87	54
618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	3.8	3.1%	IVe	119	57	39
61A	Atterberry silt loam, 0 to 2 percent slopes	2.9	2.4%	I	164	88	51
290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	1.8	1.5%	IIle	135	68	43
686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	0.5	0.4%	IIle	156	83	49
Weighted Average					159.2	82.5	50.3

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Topography Map

