



For Sale

**113± acres
Bureau Co., IL**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 113.29± total tax acres
106.5± FSA tillable acres

Location: South of Wyanet on Wyanet-Walnut Road

Legal: Part of Section 33, Wyanet Township (16N),
Range 8 East, Bureau County, Illinois

Improvements: None

FSA Data:

	Base Ac.	Direct Yield	CC Yield
Corn	98.0	119	119
Soybeans	8.3	29	29

Soils: See Soils Information Map

RE Taxes: \$1,017.46 (appx. \$8.98/ac.)

Price: ~~\$524,100~~ \$446,350 (\$3,950/ac.)

Terms: Cash

Management: Professional farm management available



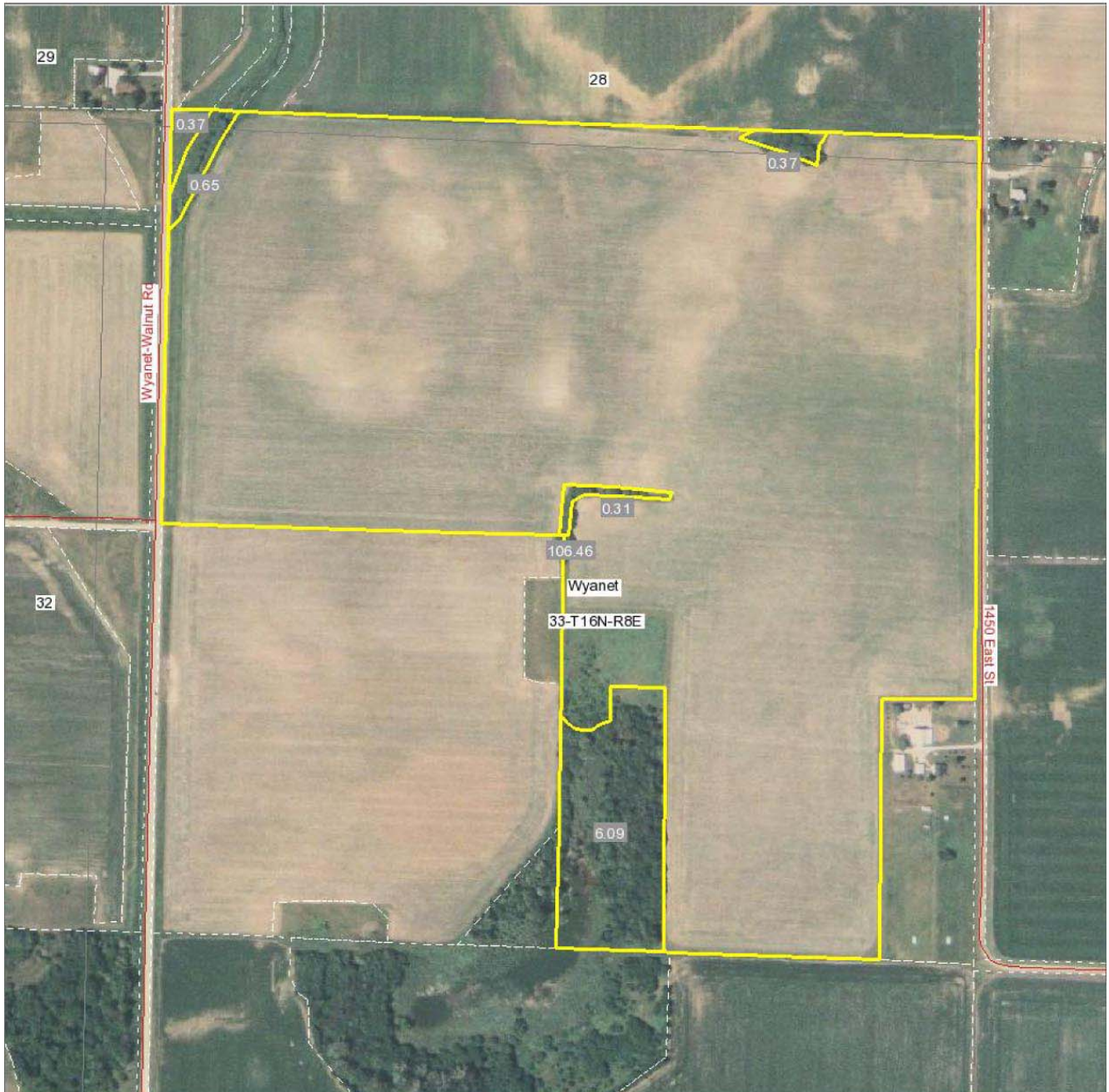
For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
chip_johnston_722@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Wyanet Farm

113± acres
Bureau Co., IL

Aerial Map



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

map center: 41° 19' 56.99, 89° 34' 56.49
scale: 1:5332



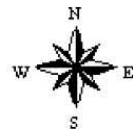
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Map Provided by



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33-16N-8E
Bureau County
Illinois

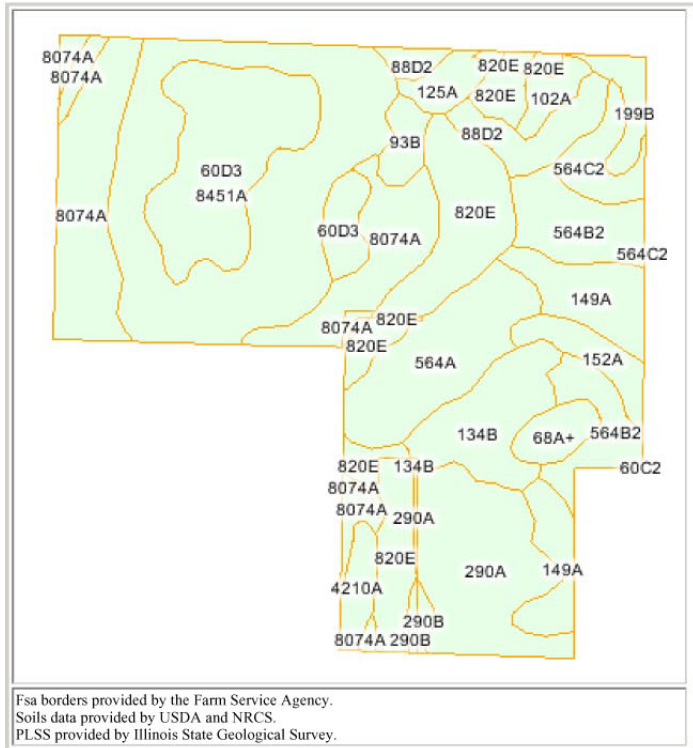


6/20/2008

Wyanet Farm

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Soils Information



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State: **IL**
County: **Bureau**
Location: **33-16N-8E**
Township: **Wyanet**
Acres: **114.3**



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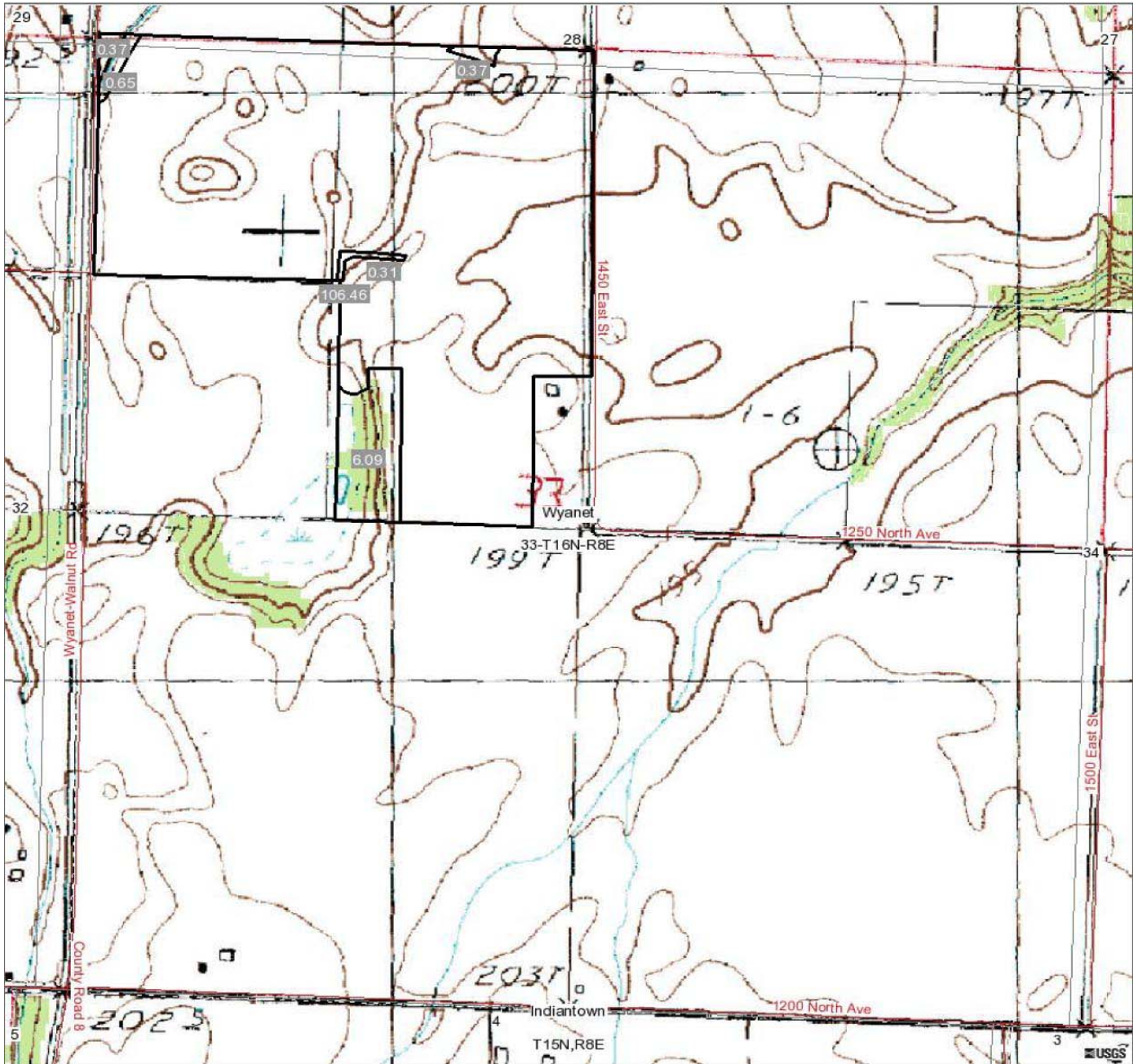
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	20.1	17.6%	IIw	171	87	55
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	15.5	13.6%	IIw	167	89	53
820E	Hennepin-Casco complex, 12 to 30 percent slopes	12.5	10.9%	VIe	0	0	0
60D3	La Rose clay loam, 10 to 18 percent slopes, severely eroded	11.9	10.4%	IVe	113	53	37
290A	Warsaw loam, 0 to 2 percent slopes	9.6	8.4%	IIs	145	73	46
564A	Waukegan silt loam, 0 to 2 percent slopes	7.7	6.7%	IIs	146	73	47
564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	7.2	6.3%	IIe	139	69	45
149A	Brenton silt loam, 0 to 2 percent slopes	6.2	5.4%	I	176	95	54
134B	Camden silt loam, 2 to 5 percent slopes	5.5	4.8%	IIe	148	77	46
88D2	Sparta sand, 7 to 15 percent slopes, eroded	3.6	3.1%	VIIs	0	0	0
564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	2.4	2.1%	IIIe	136	68	44
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.2	1.9%	IIw	175	90	57
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	1.7	1.5%	IIw	173	89	57
199B	Plano silt loam, 2 to 5 percent slopes	1.6	1.4%	IIe	173	92	53
125A	Selma loam, 0 to 2 percent slopes	1.6	1.4%	IIw	157	80	51
4210A	Lena muck, ponded, depressional, 0 to 2 percent slopes	1.6	1.4%	Vw	0	0	0
93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	1.4	1.2%	IVs	0	0	0
102A	La Hogue loam, 0 to 2 percent slopes	1.3	1.1%	I	146	72	47
290B	Warsaw loam, 2 to 5 percent slopes	0.7	0.6%	IIe	144	72	46
Weighted Average					128	65	41

Wyanet Farm

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Topography Map



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

map center: 41° 19' 43.82, 89° 34' 39.91
scale: 1:8944



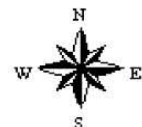
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