



22.15± acres in Bureau County, Illinois Borders the town of Princeton

Wilson Development Property 22.15± acres Bureau County, Illinois

For More
Information: Leslie "Chip" Johnston
Real Estate Salesperson
Tel: 815-875-2950
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Designated Agent for the Seller

Offered by:



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

22± acres in Bureau County, Illinois

Size: 22.15+/- total acres, 21.66± FSA tillable acres

Location: On Fairground Road, just west of Princeton

Legal Description: Part of Section 17, Princeton Township T16N, R9E
Bureau County, Illinois

FSA Data:		<u>Base Ac.</u>	<u>Direct Yield</u>	<u>CC Yield</u>
	Corn	15.3	128	128
	Soybeans	4.6	33	33

Improvements: None

Price: \$166,125

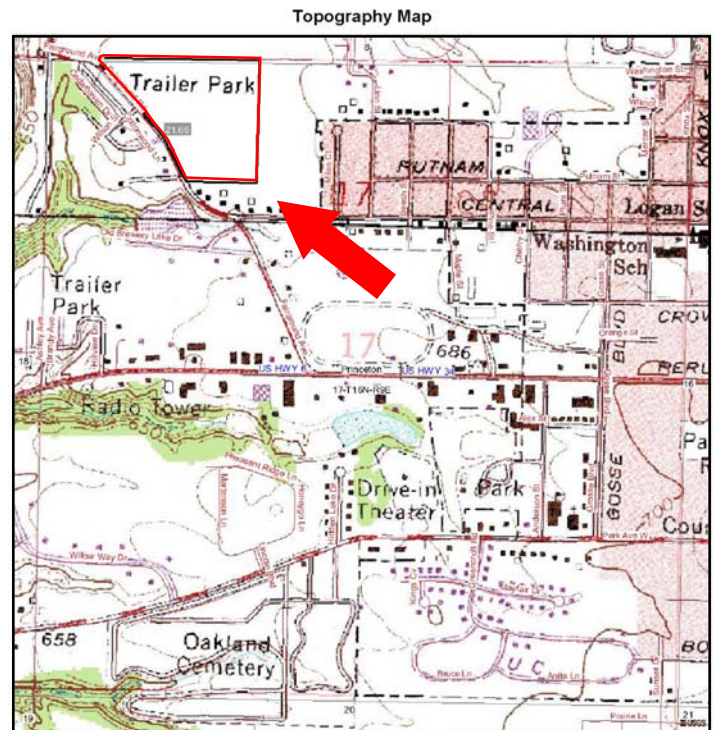
Taxes: \$230 (2007 payable 2008 taxes)

PIN: 16-17-102-001

Possession: At closing, subject to existing lease in place

Zoning: Agricultural

Showing: By appointment only



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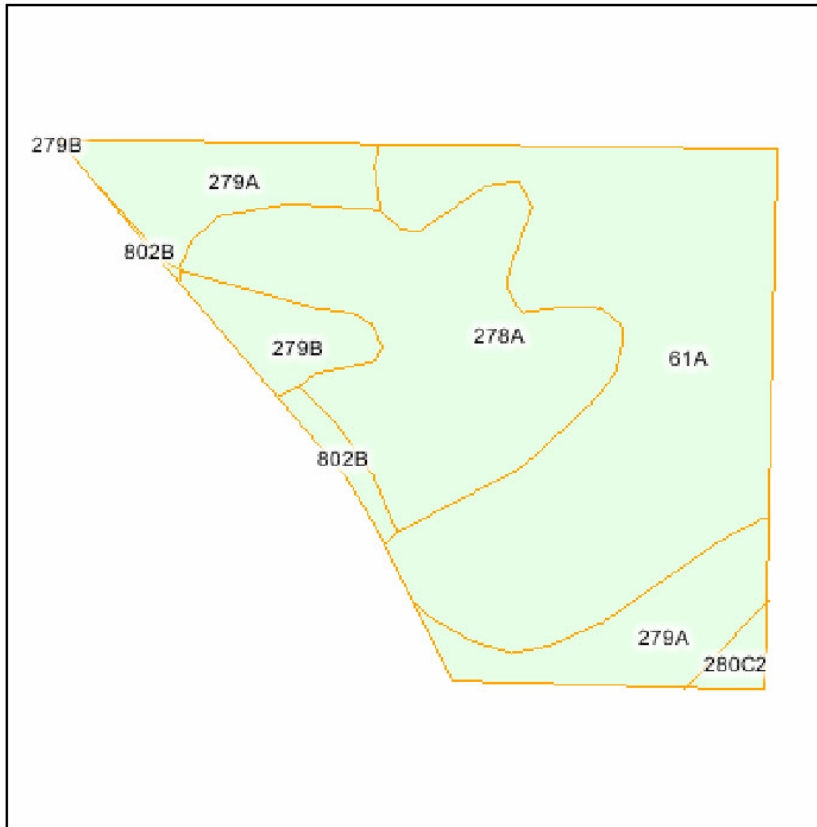
Licensed Real Estate Brokers

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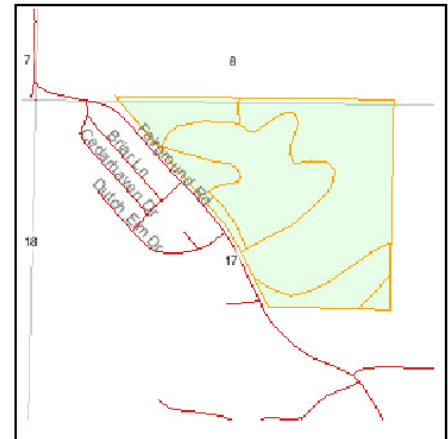
22± acres in Bureau County, Illinois

Soils Map



Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.



State: **IL**
 County: **Bureau**
 Location: **17-16N-9E**
 Township: **Princeton**
 Acres: **21.7**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Com	Oats	Soybeans
61A	Atterberry silt loam, 0 to 2 percent slopes	10.2	47.0%	I	164	88	51
278A	Stronghurst silt loam, 0 to 2 percent slopes	6.1	28.1%	IIw	154	78	48
279A	Rozetta silt loam, 0 to 2 percent slopes	3.7	17.1%	I	148	76	46
279B	Rozetta silt loam, 2 to 5 percent slopes	1.0	4.6%	Ile	147	75	46
802B	Orthents, loamy, undulating	0.4	1.8%	Ile	0	0	0
280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	0.3	1.4%	IIIe	140	72	44
Weighted Average					154	81	48

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