

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten

Broker/Owner

815-718-2244

Jon Windstrup

Broker

815-440-2679

YUKON FARM LLC

Bureau County-4 miles south of Princeton

403.25 Total Acres by survey.

319 Acres of cropland-Includes 14.5 Acres enrolled in CRP (Contract expires in 2016)

Part of Section 31-Princeton Township

Part of Section 36-Wyanet Township

Part of Section 1-Indian Town Township

Part of Section 6-Arispie Township

The "West" part of the farm consists of about 260 total acres with a large, level easy to farm field of 237 NHel tillable acres.

Also has access to Big Bureau Creek and is adjacent to the Hennepin Canal State Trail affording easy access to hiking, biking, fishing and canoeing.

Farm has an excellent recent yield history (Much better than the soil map would indicate)

The "East" part of the farm includes about 143 total acres with 82 tillable acres included the CRP acres.

This parcel also has some nice woods interspersed throughout offering excellent potential home site for seclusion and recreational activities.

CORN BASE- 228.37 Acres PLC Yield-153

SOYBEANS BASE- 76.13 Acres PLC Yield-36

REAL ESTATES TAXES-2014 paid in 2015

\$2,459.18- Total over 5 Tax Parcels.

PRICE-\$5,999/ Acre

POSSESSION-Subject to existing lease for 2016.

(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

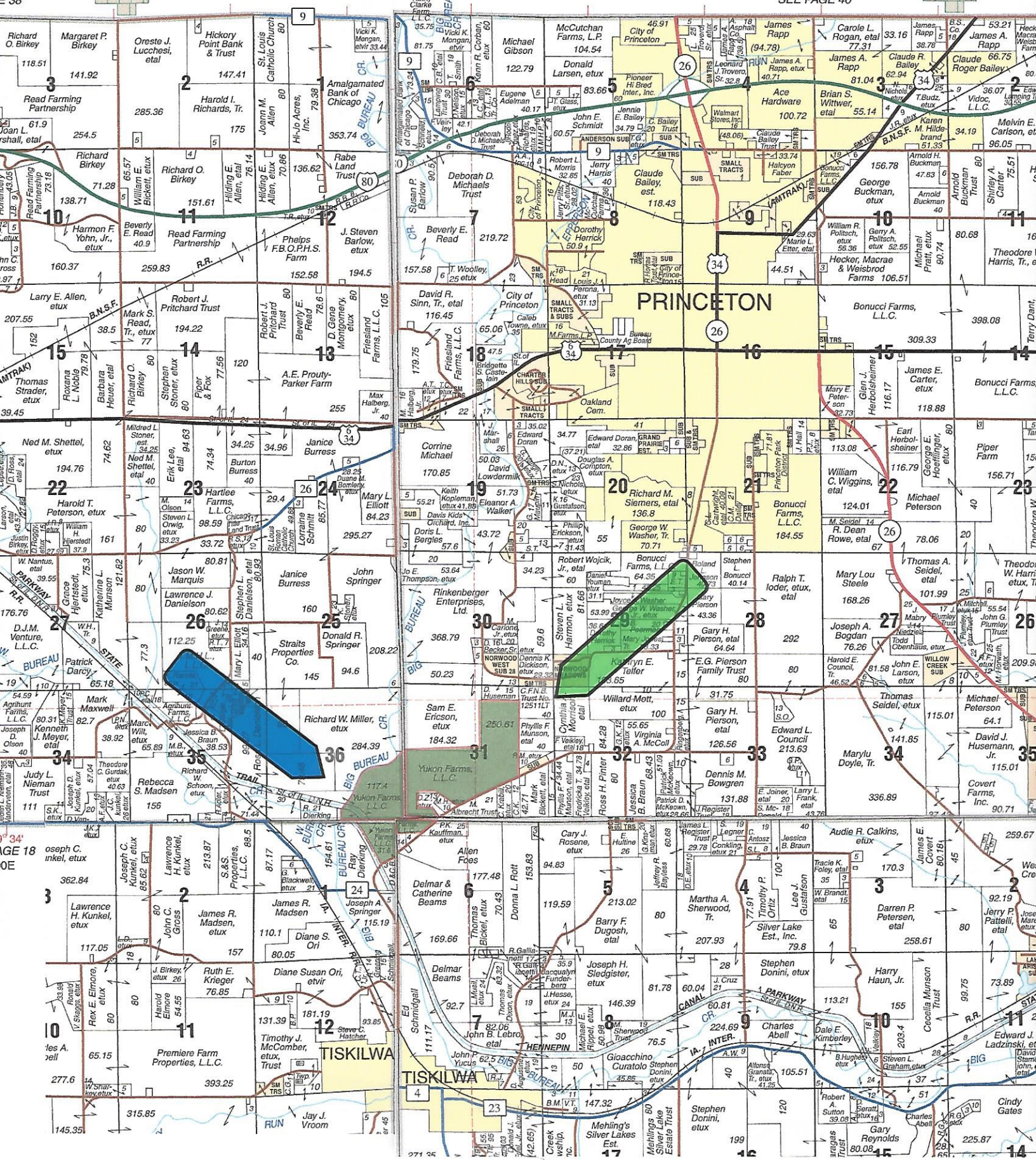
www.sterlinglandcompany.com

T.16N.-R.8E.PRINCETON

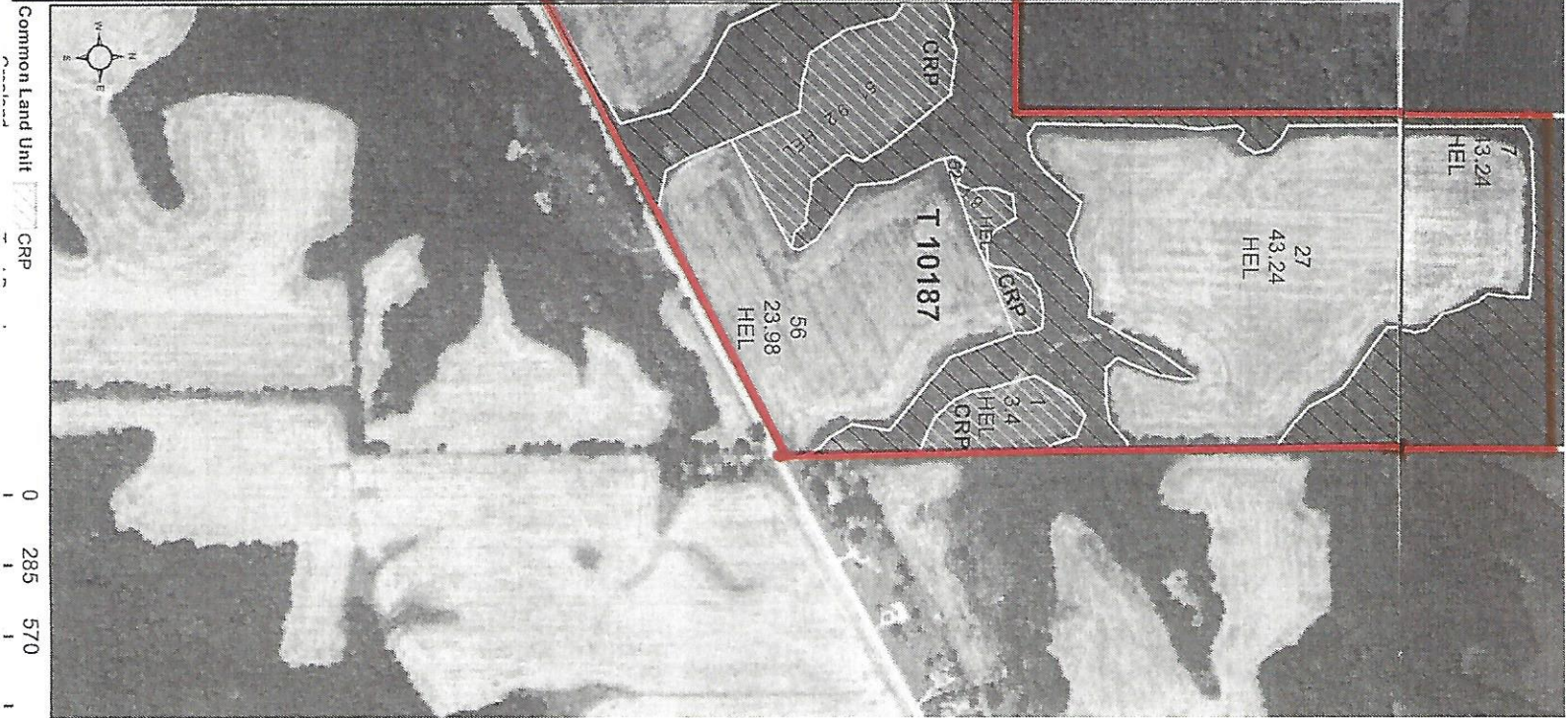
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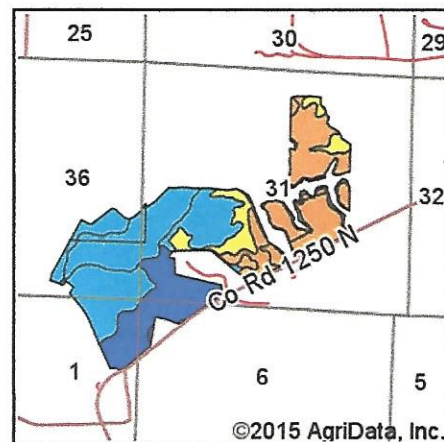
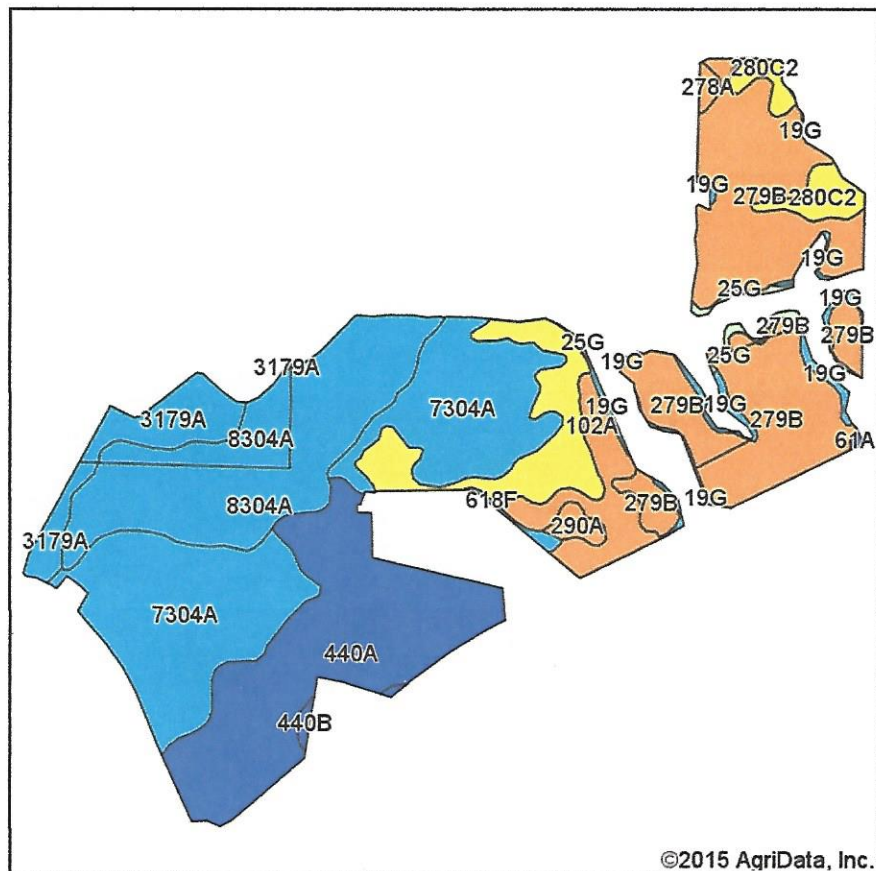


Bureau County, Illinois



Common Land Unit
 CRP
 HEL
 0 285 570

Soil Map



State: **Illinois**
 County: **Bureau**
 Location: **31-16N-9E**
 Township: **Princeton**
 Acres: **318.93**
 Date: **12/10/2015**

Maps Provided By:



Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
7304A	Landes fine sandy loam, 0 to 2 percent slopes, rarely flooded	72.31	22.7%		135	45	55	100
**279B	Rozetta silt loam, 2 to 5 percent slopes	69.30	21.7%		**162	**50	**64	**119
440A	Jasper silt loam, 0 to 2 percent slopes	58.51	18.3%		175	57	71	130
8304A	Landes silt loam, 0 to 2 percent slopes, occasionally flooded	54.09	17.0%		135	45	55	100
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	19.29	6.0%		154	50	61	114
3179A	Minneiska loam, 0 to 2 percent slopes, frequently flooded	13.31	4.2%		138	47	53	104
102A	La Hogue loam, 0 to 2 percent slopes	12.95	4.1%		162	52	71	121
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	7.04	2.2%		**155	**49	**61	**113
**19G	Sylvan silt loam, 35 to 60 percent slopes	4.95	1.6%		**72	**24	**29	**53
**25G	Hennepin loam, 35 to 70 percent slopes	2.15	0.7%		**54	**18	**19	**41
290A	Warsaw loam, 0 to 2 percent slopes	2.14	0.7%		161	52	64	119
278A	Stronghurst silt loam, 0 to 2 percent slopes	1.02	0.3%		171	54	66	125
**440B	Jasper silt loam, 2 to 5 percent slopes	0.81	0.3%		**173	**56	**70	**129
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	0.64	0.2%		**108	**39	**41	**83
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.23	0.1%		**104	**33	**41	**76
61A	Atterberry silt loam, 0 to 2 percent slopes	0.19	0.1%		182	56	71	132
Weighted Average					149.8	48.6	60.4	110.9

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