



**CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES**

# Murphy Trust Farm

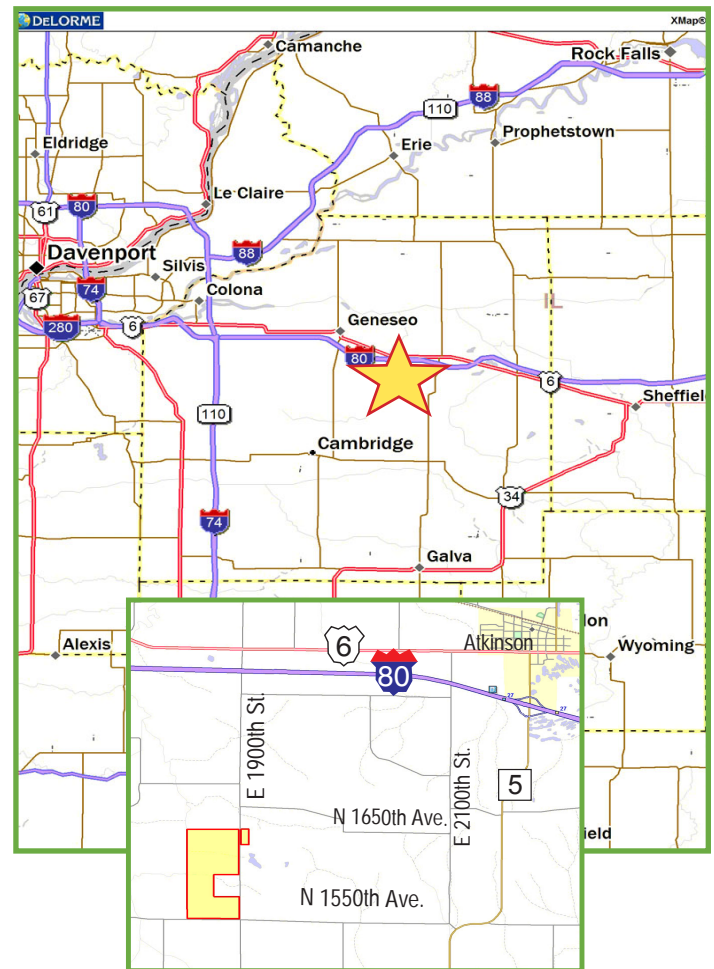
## 287± acres

### Henry County, IL

For further information contact:  
**Timothy A. Harris**  
Managing Broker  
22263 1365 N Road  
Princeton, IL 61356  
Tel: (815) 875-7418  
timothy.a.harris@prudential.com  
Designated Agent for Seller



- Size:** 287.57± total surveyed acres,  
\*278.18± FSA cropland acres, 1.79± acres in CRP
- Location:** 16040 N 1900th Street, appx. 3.5 miles southwest of Atkinson, IL; 8± miles northeast of Cambridge; appx. 12 miles northwest of Kewanee
- Legal:** Part of Sections 7, 8 & 18, Cornwall Twp. T16 North, Range 4 East, Henry County, IL
- Improvements:** None
- FSA Data:\***
- |                 | Base Ac. | PLC Tract Yld |
|-----------------|----------|---------------|
| Farm #2313 Corn | 231.5    | 173           |
| Wheat           | 46.4     | 54            |
- \*Note: There are approximately 3 acres that are included in the FSA cropland and base acres that are not part of this offering, and will need to be adjusted upon reconstitution
- Soils:** Primarily Greenbush Silt Loam, Radford Silt Loam, Sawmill Silt Loam, Raddle Silt Loam, Fayette Silt Loam
- Taxes:** 2014 pay 2015: \$13,157.24 - taxes include house, buildings & 29± acres that are not included as part of this sale
- PIN:** 14-07-400-001-0021 14-08-300-006-0011  
14-18-200-001-0021
- Price:** \$3,163,270 (\$11,000/ac.)
- Terms:** Cash
- Other:** The farm is leased until December 31, 2015
- Terms:** Cash
- Showing:** Please contact agent
- Management:** Professional farm management available



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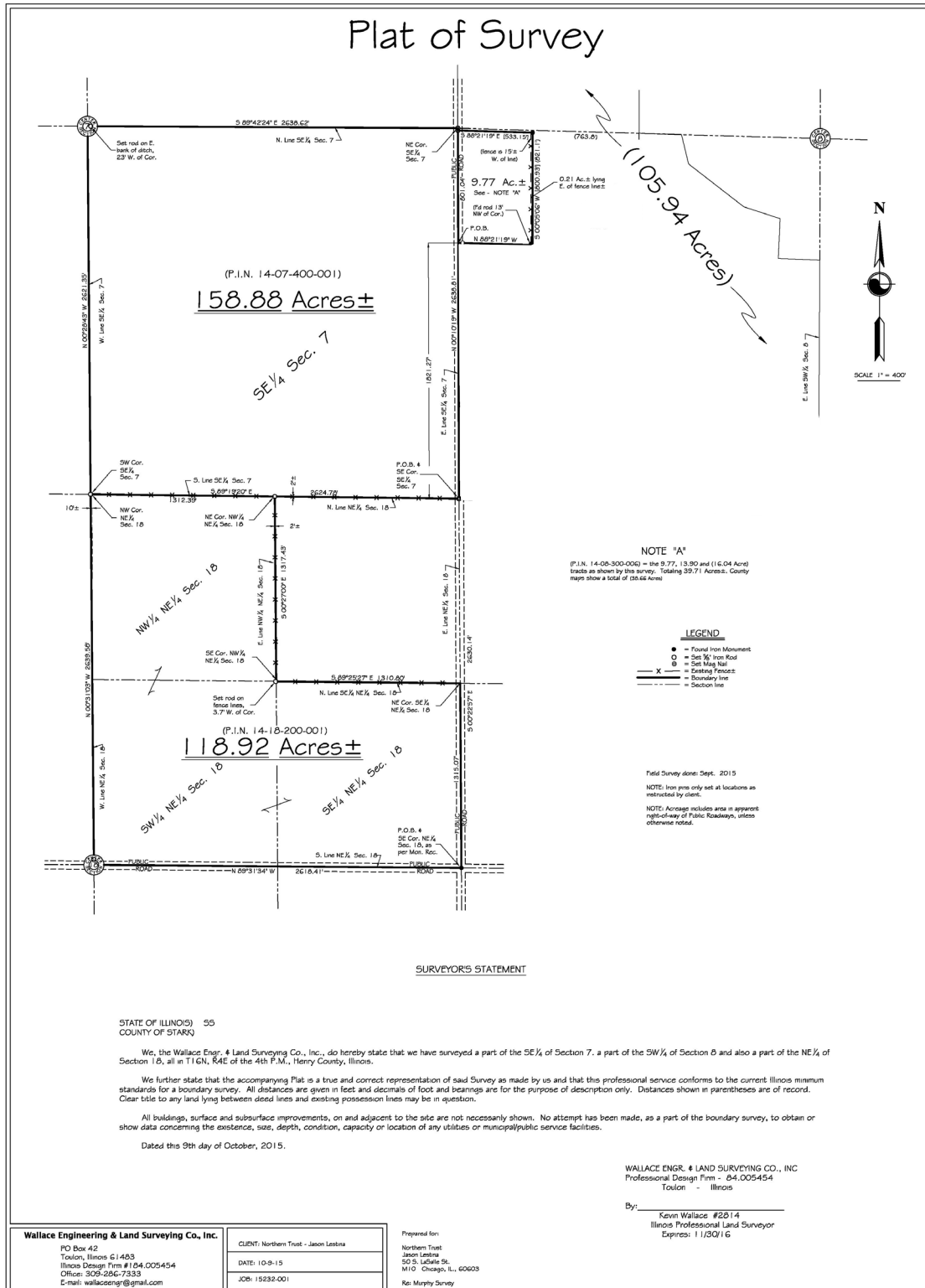


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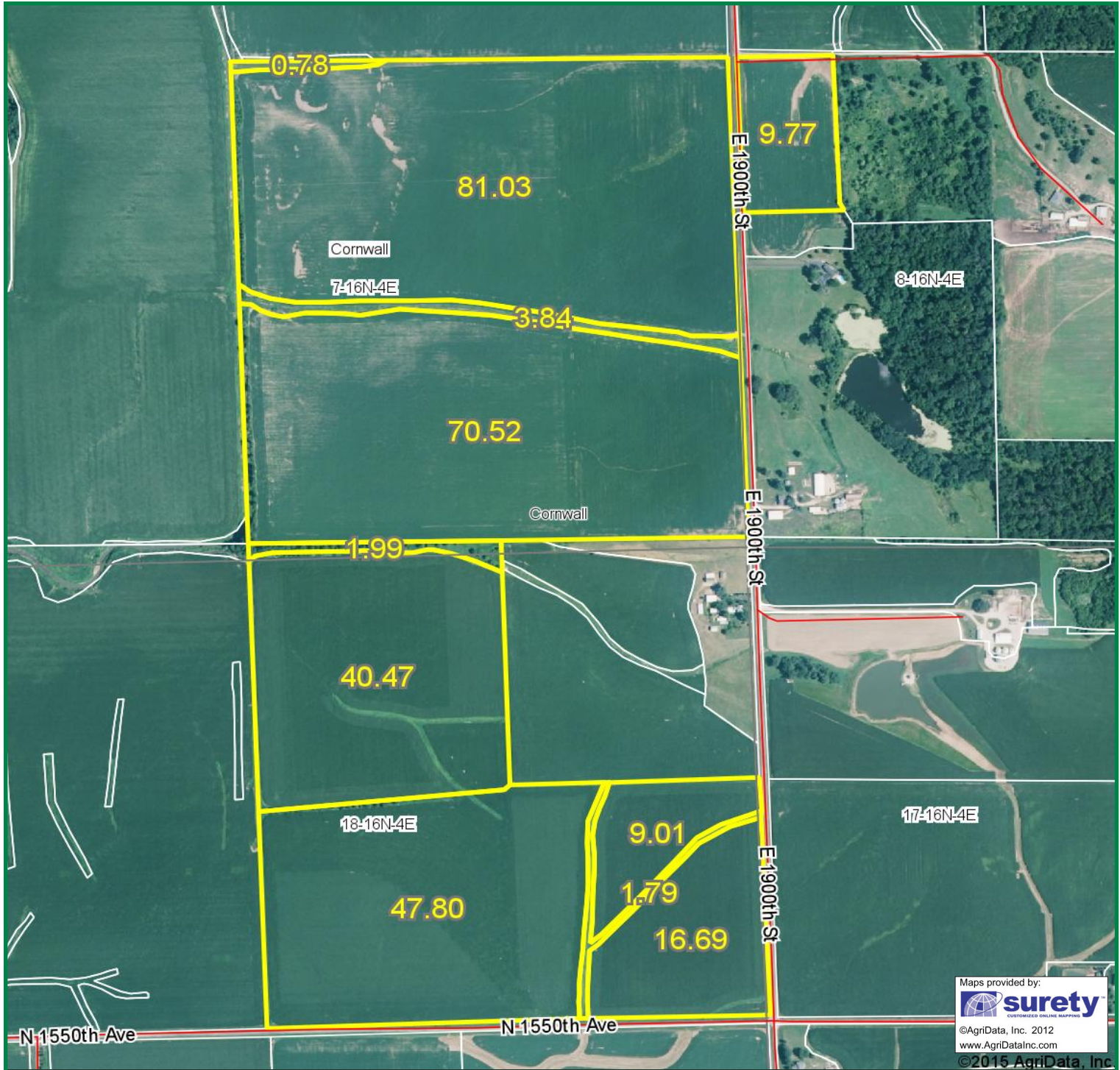
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### Aerial Photo



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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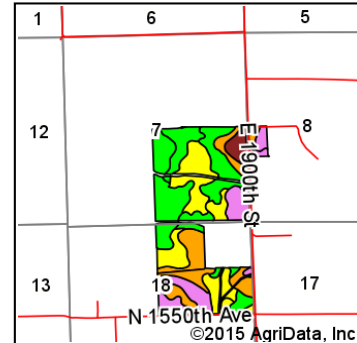
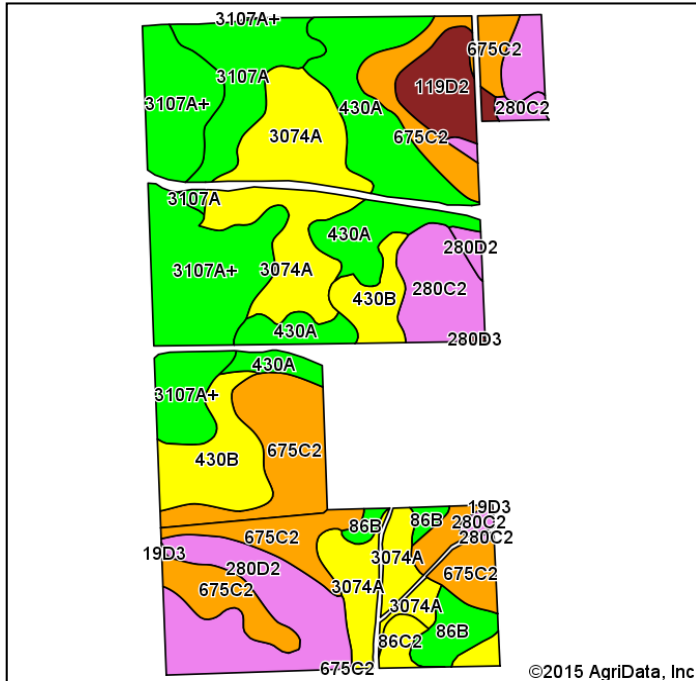
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## Soils Map



State: **Illinois**  
County: **Henry**  
Location: **7-16N-4E**  
Township: **Cornwall**  
Acres: **275.29 \***  
Date: **11/6/2015**



Soils data provided by USDA and NRCS.

| Area Symbol: IL073, Soil Area Version: 10 |  |       |                  |                                     |              |               |             |  |
|---|--|-------|------------------|-------------------------------------|--------------|---------------|-------------|--|
| 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 |
| **675C2                                   | Greenbush silt loam, 5 to 10 percent slopes, eroded                    | 51.55 | 18.7%            |                                     | **171        | **54          | **65        | **125  |
| 3074A                                     | Radford silt loam, 0 to 2 percent slopes, frequently flooded           | 44.70 | 16.2%            |                                     | 186          | 58            | 73          | 136  |
| 3107A+                                    | Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash | 43.00 | 15.6%            |                                     | 189          | 60            | 71          | 139  |
| 430A                                      | Raddle silt loam, 0 to 2 percent slopes                                | 34.78 | 12.6%            |                                     | 189          | 59            | 73          | 138  |
| **280D2                                   | Fayette silt loam, 10 to 18 percent slopes, eroded                     | 29.63 | 10.8%            |                                     | **149        | **47          | **59        | **109  |
| **430B                                    | Raddle silt loam, 2 to 5 percent slopes                                | 19.92 | 7.2%             |                                     | **187        | **58          | **72        | **137  |
| 3107A                                     | Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded     | 16.03 | 5.8%             |                                     | 189          | 60            | 71          | 139  |
| **280C2                                   | Fayette silt loam, 5 to 10 percent slopes, eroded                      | 14.89 | 5.4%             |                                     | **155        | **49          | **61        | **113  |
| **119D2                                   | Elco silt loam, 10 to 18 percent slopes, eroded                        | 9.97  | 3.6%             |                                     | **134        | **44          | **53        | **100  |
| **86B                                     | Osco silt loam, 2 to 5 percent slopes                                  | 7.99  | 2.9%             |                                     | **189        | **59          | **74        | **140  |
| **86C2                                    | Osco silt loam, 5 to 10 percent slopes, eroded                         | 2.55  | 0.9%             |                                     | **178        | **56          | **70        | **131  |
| **19D3                                    | Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded       | 0.14  | 0.1%             |                                     | **122        | **40          | **49        | **90   |
| **280D3                                   | Fayette silty clay loam, 10 to 18 percent slopes, severely eroded      | 0.14  | 0.1%             |                                     | **135        | **43          | **53        | **99   |
| <b>* Weighted Average</b>                 |  |       |                  |                                     | <b>176.7</b> | <b>55.6</b>   | <b>68.1</b> | <b>129.5</b>                                   |

\*Weighted averages are estimated based upon approximate FSA cropland acres.  
Exact cropland acres will need to be determined after reconstitution.

Area Symbol: IL073, Soil Area Version: 10

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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