



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Cordova Farm

77± acres

Rock Island County, IL

For further information contact:
Leslie H. "Chip" Johnston
 Real Estate Broker
 801 Warrenville Road, Suite 150
 Lisle, IL 60532
 Tel: (815) 875-2950
 farms1@comcast.net
 Designated Agent for Seller

Property Description

Size: 77.341± total surveyed acres; 74.13± tillable acres

Location: Appx. 2.5± miles east of Cordova, IL, on 171st Ave. 1/4 qtr. mile east of 250th St; 7± miles northwest of Hillsdale; 6.5± miles northeast of Port Byron.

Legal: Part of Section 28, Cordova Township T20 North, Range 2 East, Rock Island Co., IL

Improvements: None

FSA Data:

Farm #	Base Ac.	Direct Yld	CC Yld
#7552			
Corn	51.1	111	111
Soybeans	8.3	31	31

Soils: Sparta loamy sand and Dickinson sandy loam

RE Taxes: \$77.92

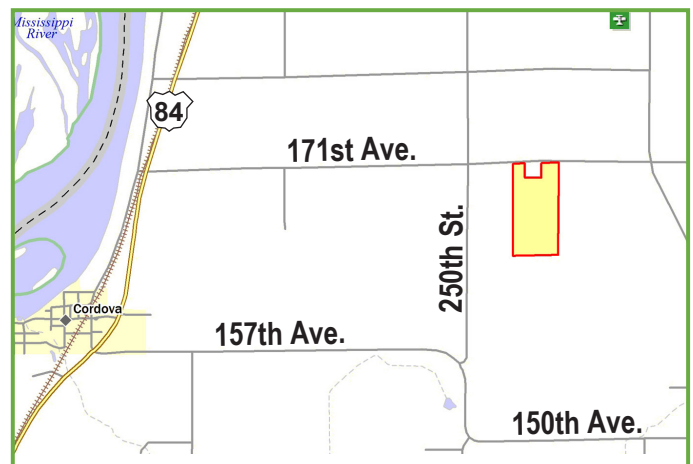
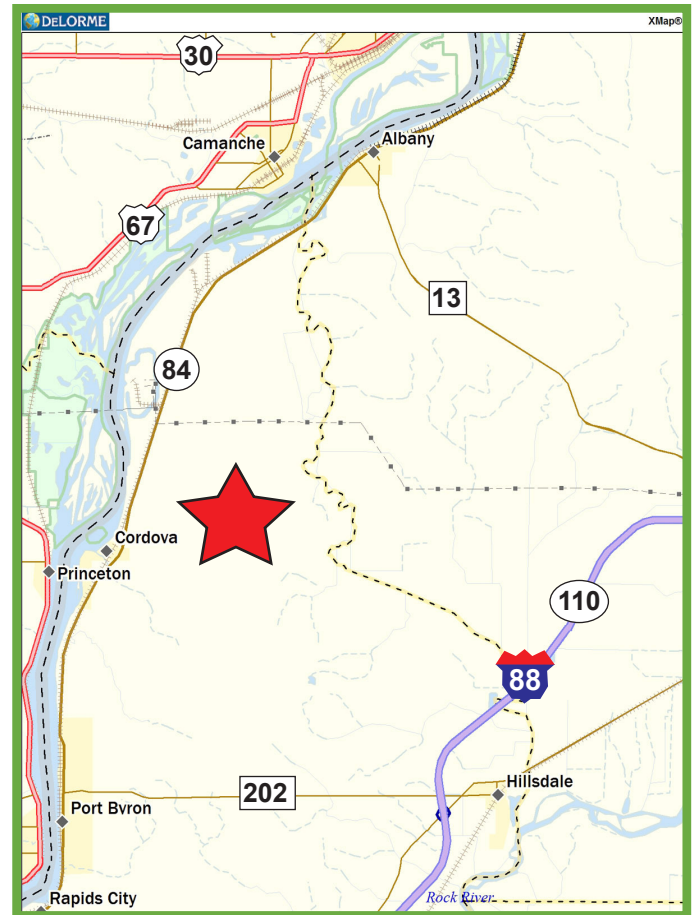
PIN: 03-28-400-004

Price: \$448,572 or \$5,800 per ac.

Other: Seller is a licensed Illinois real estate broker

Showing: Please contact agent

Management: Professional farm management available



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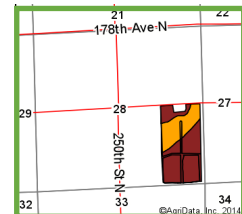
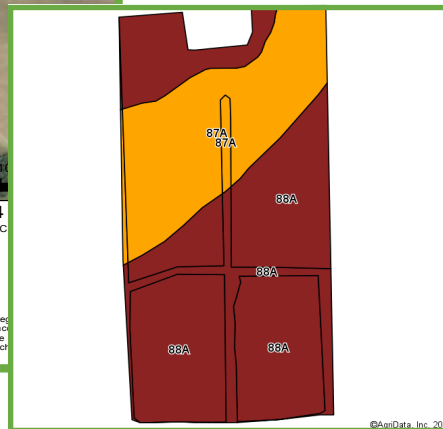
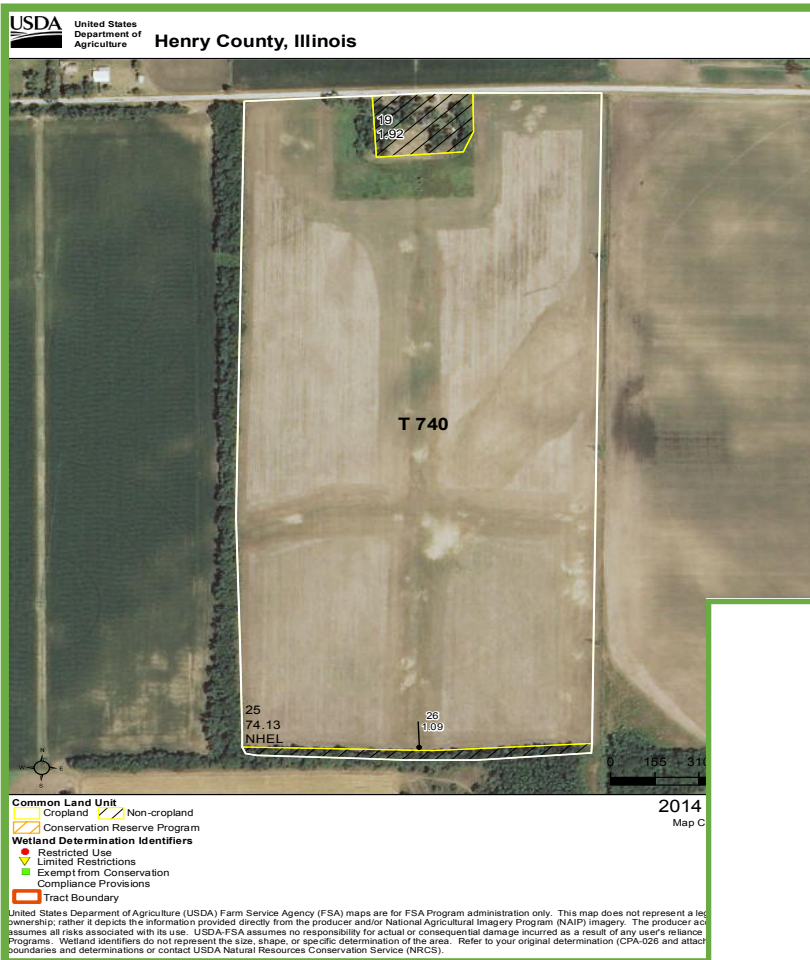
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Aerial Photo & Soils Map



Area Symbol: IL161, Soil Area Version: 9

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
88A	Sparta loamy sand, 0 to 2 percent slopes	50.76	68.5%	[Red Box]	119	41	50	92
87A	Dickinson sandy loam, 0 to 2 percent slopes	23.37	31.5%	[Yellow Box]	142	46	56	104
Weighted Average					126.3	42.6	51.9	95.8

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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: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

Maps provided by:



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

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