



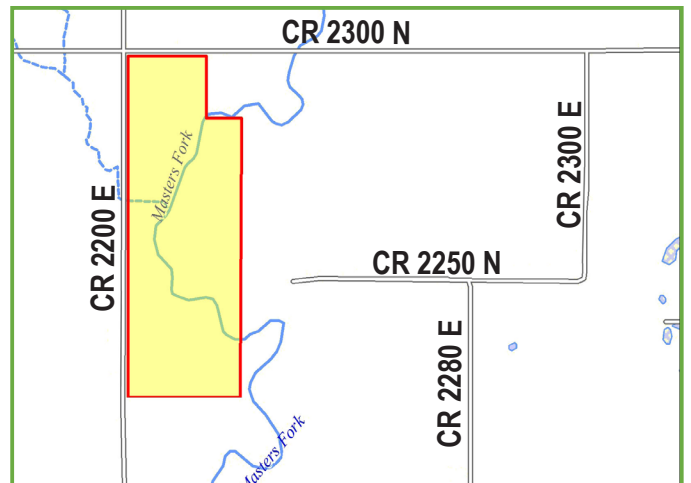
**CAPITAL
AGRICULTURAL
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Redmer Farm 115± acres Bureau County, IL

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:** 115± est. total acres, 83.1± FSA cropland acres
9.8± CRP acres
- Location:** Appx. 3.5± miles northwest of Dover, IL, on E 2200th St. and N 2300th Ave.; 8.5± miles southwest of LaMoille; 7.5± miles north and east of Princeton.
- Legal:** Part of Section 11, Dover Township T17 North, Range 9 East, Bureau Co., IL
- Improvements:** 40' x 72' Wick machine shed, 12' sliding door on north side, 8' x 16' overhead door on west side, 1/2 concrete floor, and 1/4 is insulated
- FSA Data:**
- | Farm # | Base Ac. | Direct Yld | CC Yld |
|----------|----------|------------|--------|
| #7765 | | | |
| Corn | 66.3 | 123 | 123 |
| Soybeans | 16.8 | 46 | 46 |
- CRP Info:** \$2,618 annually through 2023
- Soils:** Mainly Greenbush Silt Loam and La Hogue Loam
- RE Taxes:** \$1,978.08 or \$17.34/ac.
- PIN:** 10-11-100-006
- Price:** \$914,250 or \$7,950 per ac.
- Showing:** Please contact agent
- Management:** Professional farm management available



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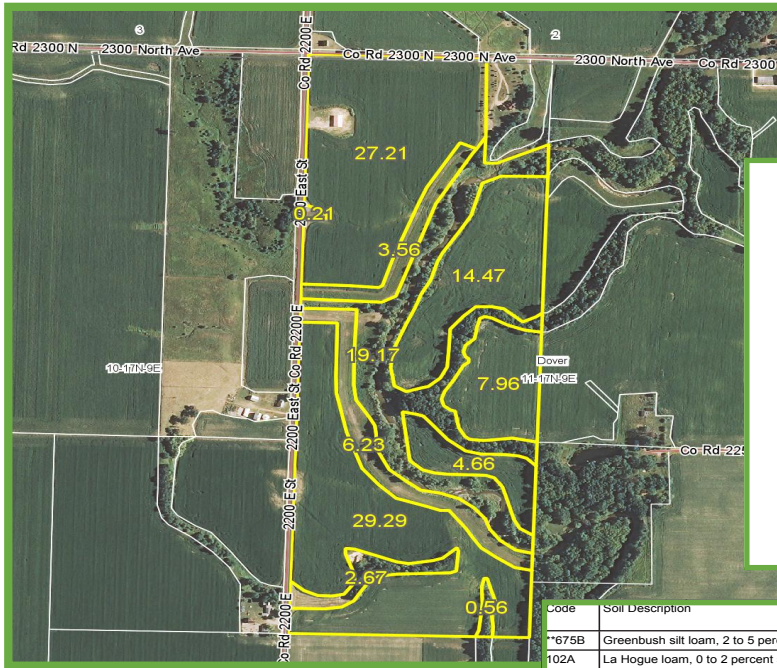
Redmer Farm

115± acres

Bureau County, IL

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Aerial Photo & Soils Map

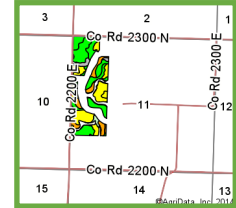


Maps provided by:

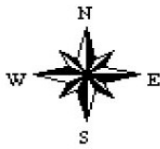


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Map Center
41° 28' 29.55
89° 25' 50.61
Scale: 7512



Field borders provided by Farm Service Agency as of 5/21/2008.

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

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
**675B	Greenbush silt loam, 2 to 5 percent slopes	15.26	18.3%		**182	**57	**69	**133
102A	La Hogue loam, 0 to 2 percent slopes	11.20	13.4%		162	52	71	126
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	7.58	9.1%		181	59	71	134
279A	Rozetta silt loam, 0 to 2 percent slopes	6.74	8.1%		164	51	65	120
3179A	Minneiska loam, 0 to 2 percent slopes, occasionally flooded	5.74	6.9%		138	47	53	104
3107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.19	6.2%		189	60	71	139
675A	Greenbush silt loam, 0 to 2 percent slopes	4.62	5.5%		184	58	70	134
51A	Muscataune silt loam, 0 to 2 percent slopes	4.24	5.1%		200	64	75	147
440A	Jasper silt loam, 0 to 2 percent slopes	3.97	4.7%		175	57	71	130
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	3.18	3.8%		**135	**44	**53	**99
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	2.81	3.4%		**105	**37	**39	**81
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	2.31	2.8%		**57	**19	**22	**43
87A	Dickinson sandy loam, 0 to 2 percent slopes	2.06	2.5%		142	46	56	104
**243B	St. Charles silt loam, 2 to 5 percent slopes	1.99	2.4%		**166	**51	**64	**121
**570B	Martinsville silt loam, 2 to 5 percent slopes	1.73	2.1%		**153	**49	**62	**113
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.71	2.0%		**162	**50	**64	**119
278A	Stronghurst silt loam, 0 to 2 percent slopes	1.02	1.2%		171	54	66	125
51A	Atterberry silt loam, 0 to 2 percent slopes	0.57	0.7%		182	56	71	132
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	0.57	0.7%		**108	**39	**41	**83
3179A	Minneiska loam, 0 to 2 percent slopes, frequently flooded	0.42	0.5%		138	47	53	104
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	0.35	0.4%		**98	**33	**37	**73
1480A	Moundprairie silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	0.27	0.3%		162	50	61	117
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.06	0.1%		**104	**33	**41	**76
Weighted Average					164.3	52.6	64.5	121.3

Area Symbol: IL011, Soil Area Version: 11

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.

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