



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Dynes #2 Farm *160± acres* *Henry 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: 160± total tax acres, 154.62± FSA cropland acres

Location: Appx. 1.5± miles west of Annawan, IL, on N 1700th Ave. and E 2600th St.; 10.5± miles north of Kewanee; 10.5± miles south of Hooppole. The property is located approximately 5± from the Patriot Renewal Fuel ethanol plant.

Legal: Part of Section 5, Annawan Township T16 North, Range 5 East, Henry Co., IL

Improvements: None

FSA Data:

Farm #85	Base Ac.	Direct Yld	CC Yld
Corn	77.6	143	149
Soybeans	77.0	42	50

Soils: Mainly Drummer Silty Clay Loam and Elburn Silt Loam

RE Taxes: \$5,774.60 or \$36,09/ac.

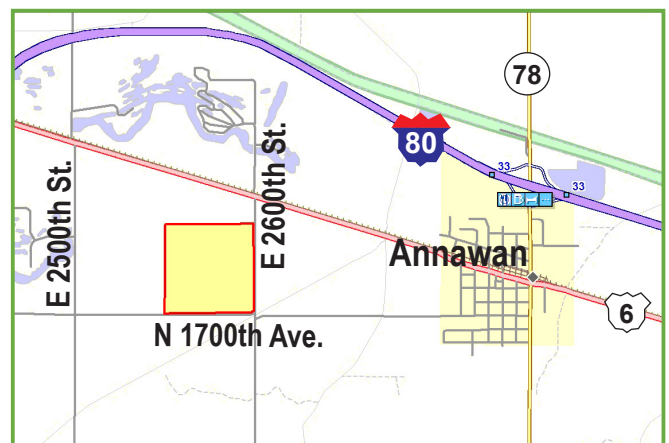
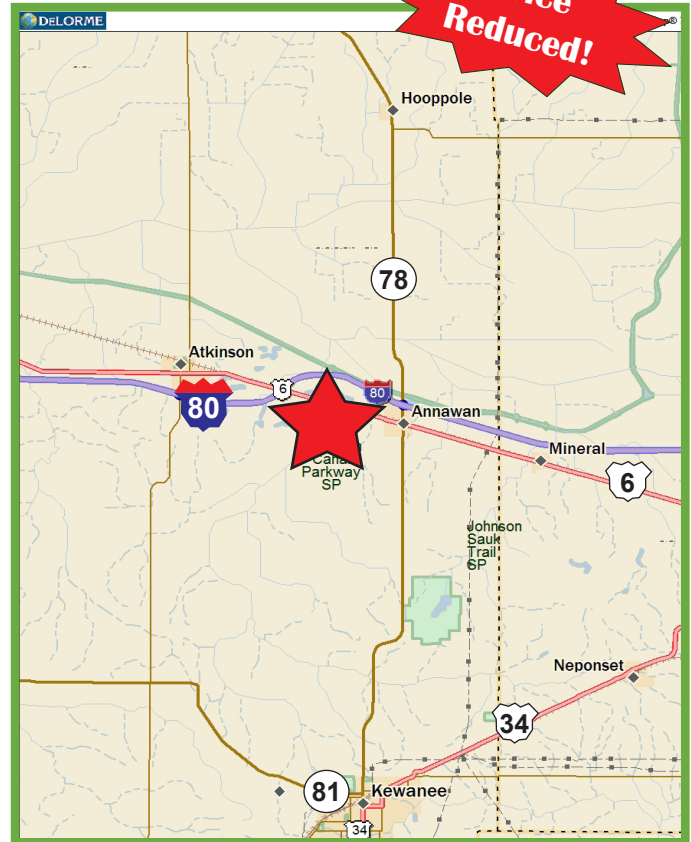
Drainage Tax: \$719.56

PIN: 15-05-400-001

Price: ~~\$2,016,000~~ to \$1,952,000 or \$12,200 per ac.

Showing: Please contact agent

Management: Professional farm management available



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



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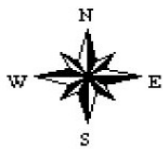
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Aerial Photo & Soils Map



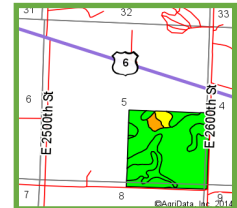
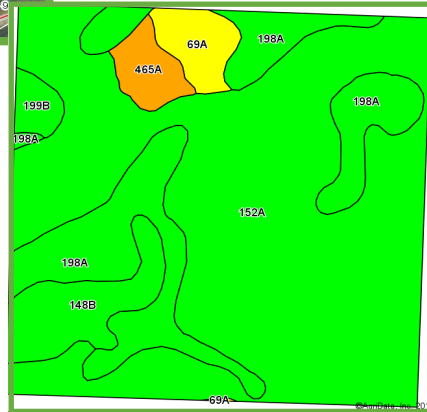
Map Center
41° 23' 52.24
89° 56' 19.42
Scale: 5255



Maps provided by:



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

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

Area Symbol: IL073, Soil Area Version: 9								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	101.28	65.5%		195	63	73	144
198A	Elburn silt loam, 0 to 2 percent slopes	31.87	20.6%		197	61	74	143
**148B	Proctor silt loam, 2 to 5 percent slopes	9.82	6.4%		**183	**57	**69	**134
69A	Milford silty clay loam, 0 to 2 percent slopes	5.00	3.2%		171	57	68	128
465A	Montgomery silty clay, 0 to 2 percent slopes	4.23	2.7%		148	49	58	110
**199B	Plano silt loam, 2 to 5 percent slopes	2.42	1.6%		**192	**59	**73	**141
Weighted Average					192.5	61.6	72.4	141.7

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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.

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