



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

Deer Camp 5± 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

Zoned for One Single-Family Home & Recreation up to 10 camping units

Size: 4.5± total acres of rural residential lots, woods, trails

Location: Street Address: 16769 1200 N Ave., Wyanet, IL;
Appx. 2.5± miles northwest of Tiskilwa; 4± miles
southeast of Wyanet; 6± miles west of Princeton

Legal: Part of Section 35, Wyanet Township T16 North,
Range 8 East, Bureau Co., IL

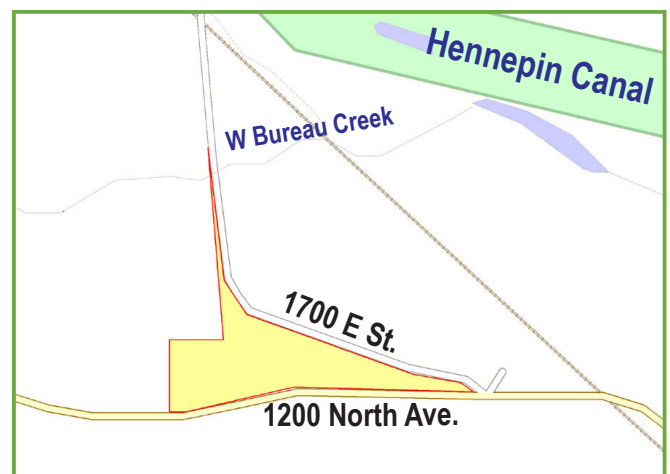
Improvements: Main Electric service installed with multiple camp site
electric services installed. New septic holding tank
installed in 2014. New well pump installed in 2014.
Includes site trailer with central heating and air unit.

RE Taxes: \$231.86

PIN: 15-35-400-006

Price: \$89,000

Showing: Please contact agent



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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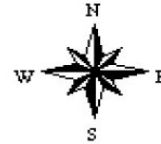
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Aerial Photo & Property Pictures



Map Center
41° 19' 17.75,
89° 32' 1.43



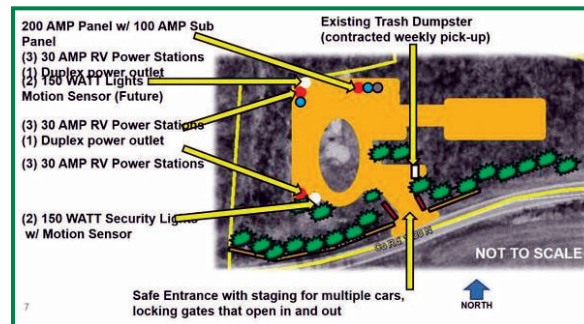
Maps provided by:



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



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