



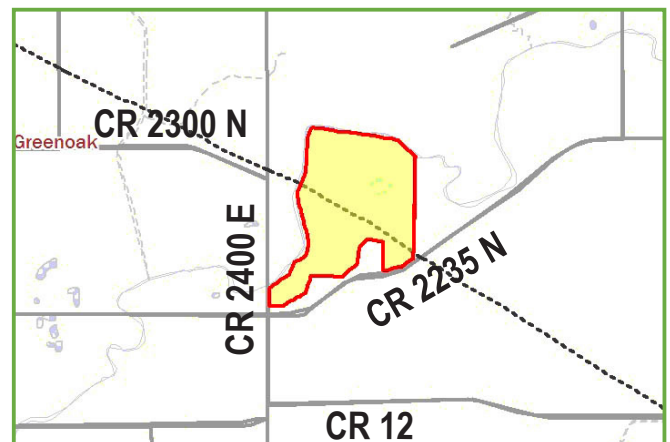
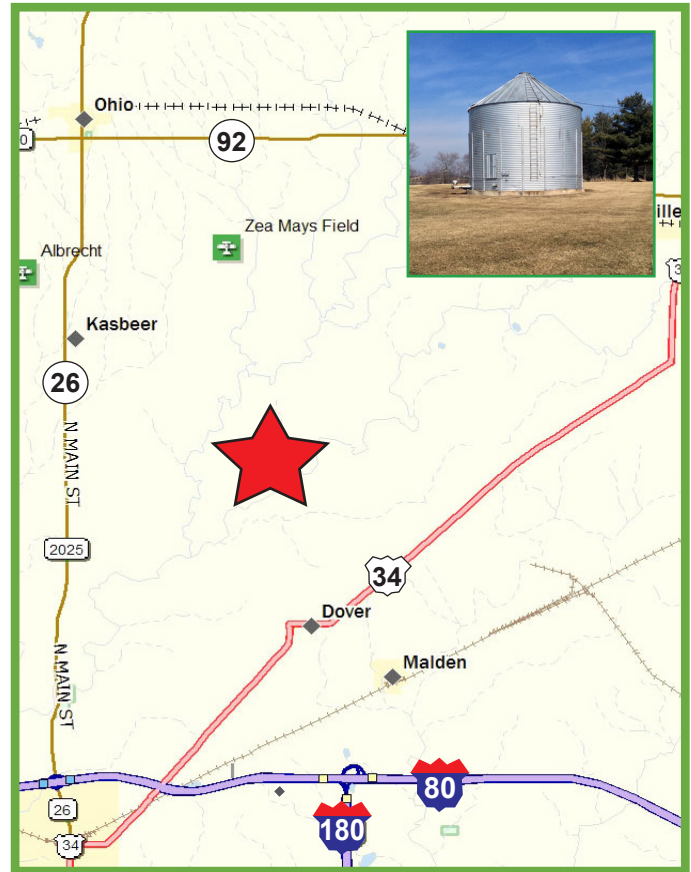
**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Berlin Farm *139± acres* *Bureau County, IL*

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

Property Description

- Size:** 139± total tax acres, 125.44± FSA cropland acres
- Location:** Appx. 3± miles north of Dover at CR 2400 N and CR 2235 N Roads; 3± miles southeast of Kasbeer; 6± miles southwest of Van Orin
- Legal:** Part of Sections 6 and 7, Berlin Township T17 North, Range 10 East, Bureau Co., IL
- Improvements:** 10,000 bushel grain bin
- FSA Data:**
- | Farm #8621 | Base Ac. | Direct Yld | CC Yld |
|-------------|----------|------------|--------|
| Tract #9434 | Corn | 106.5 | 123 |
| | Soybeans | 9.8 | 41 |
- Soils:** Mainly Landes Fine Sandy Loam and Lawson Silt Loam
- RE Taxes:** \$1,835.56
- PIN:** 11-06-300-001 11-06-300-002
11-07-100-010
- Price:** ~~\$1,345,550~~ \$1,313,550 or \$9,450 per ac.
- Other:** Price includes fall tillage, 2014 fertilizer, chemicals and crop insurance.
- Showing:** Please contact agent
- Management:** Professional farm management available



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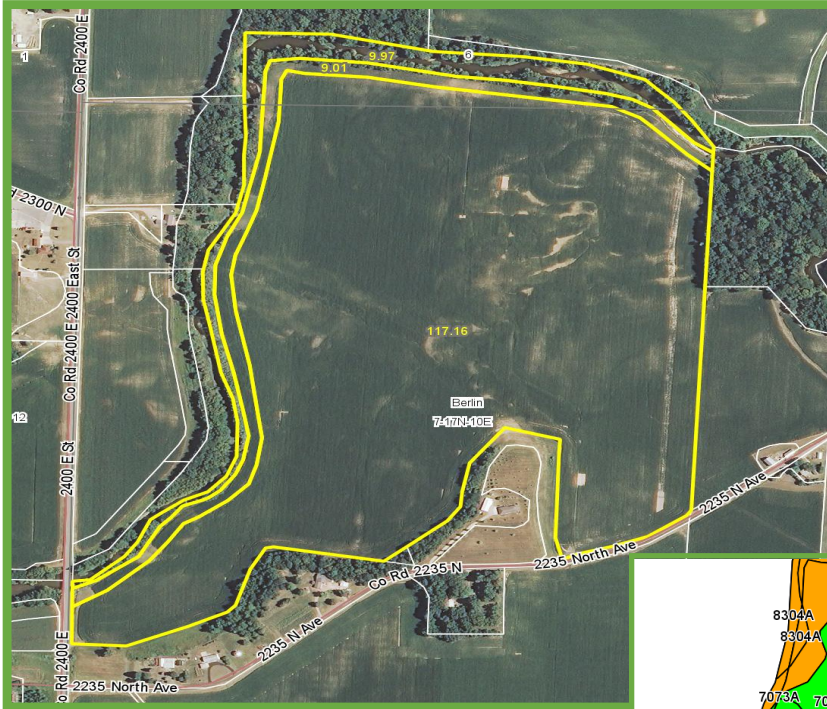
Berlin Farm

139± acres

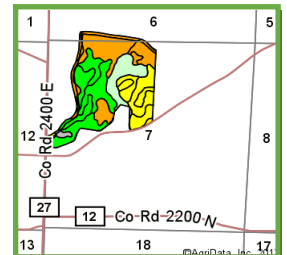
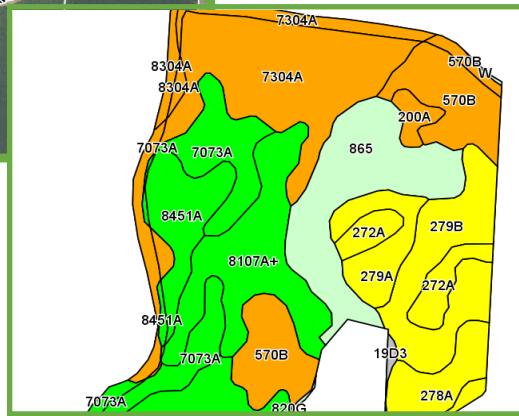
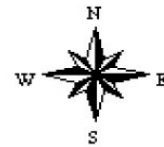
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Aerial Photo & Soils Map



Map Center
41° 28' 35.72
89° 23' 15.16
Scale: 6846



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.

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
7304A	Landes fine sandy loam, 0 to 2 percent slopes, rarely flooded	24.56	19.5%		135	45	55	100
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	17.59	13.9%		190	61	73	140
865	Pits, gravel	14.75	11.7%					
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.58	10.8%		189	60	71	139
**570B	Martinsville silt loam, 2 to 5 percent slopes	13.31	10.5%		**153	**49	**62	**113
**279B	Rozetta silt loam, 2 to 5 percent slopes	12.02	9.5%		**162	**50	**64	**119
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	10.89	8.6%		181	59	71	134
278A	Stronghurst silt loam, 0 to 2 percent slopes	5.02	4.0%		171	54	66	125
279A	Rozetta silt loam, 0 to 2 percent slopes	4.87	3.9%		164	51	65	120
272A	Edgington silt loam, 0 to 2 percent slopes	4.14	3.3%		166	54	65	124
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	1.46	1.2%		**108	**39	**41	**83
8304A	Landes silt loam, 0 to 2 percent slopes, occasionally flooded	1.42	1.1%		135	45	55	100
200A	Orio loam, 0 to 2 percent slopes	1.36	1.1%		147	48	59	110
440A	Jasper silt loam, 0 to 2 percent slopes	0.59	0.5%		175	57	71	130
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.32	0.3%		**122	**40	**49	**90
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	0.21	0.2%		**57	**19	**22	**43
W	Water	0.08	0.1%					
Weighted Average					144.3	46.4	56.7	106.5

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