

Hennepin Hunting



FOR SALE
137± acres
Bureau Co., IL



For further information contact:
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Designated Agent for Seller



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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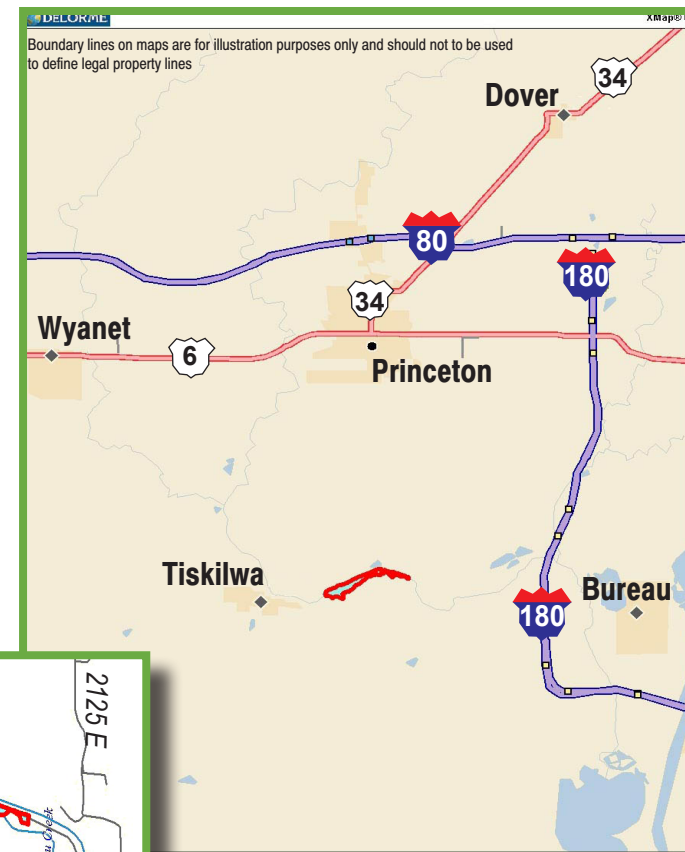
Hennepin Canal

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Property Description

- Size:** 137.31± total tax acres, 27.0± CRP acres
Location: Approximately 1 mi. east of Tiskilwa on 2050 E Road
Legal: Part of Sections 8 and 9, Arispie Township T15 North, Range 9 East, Bureau County, Illinois
Improvements: None
CRP Info: \$3,434 annually through 2016
RE Taxes: \$129.90
Price: \$466,854 (\$3,400/ac.)
Terms: Cash
Showing: Please contact agent
Management: Professional farm management available

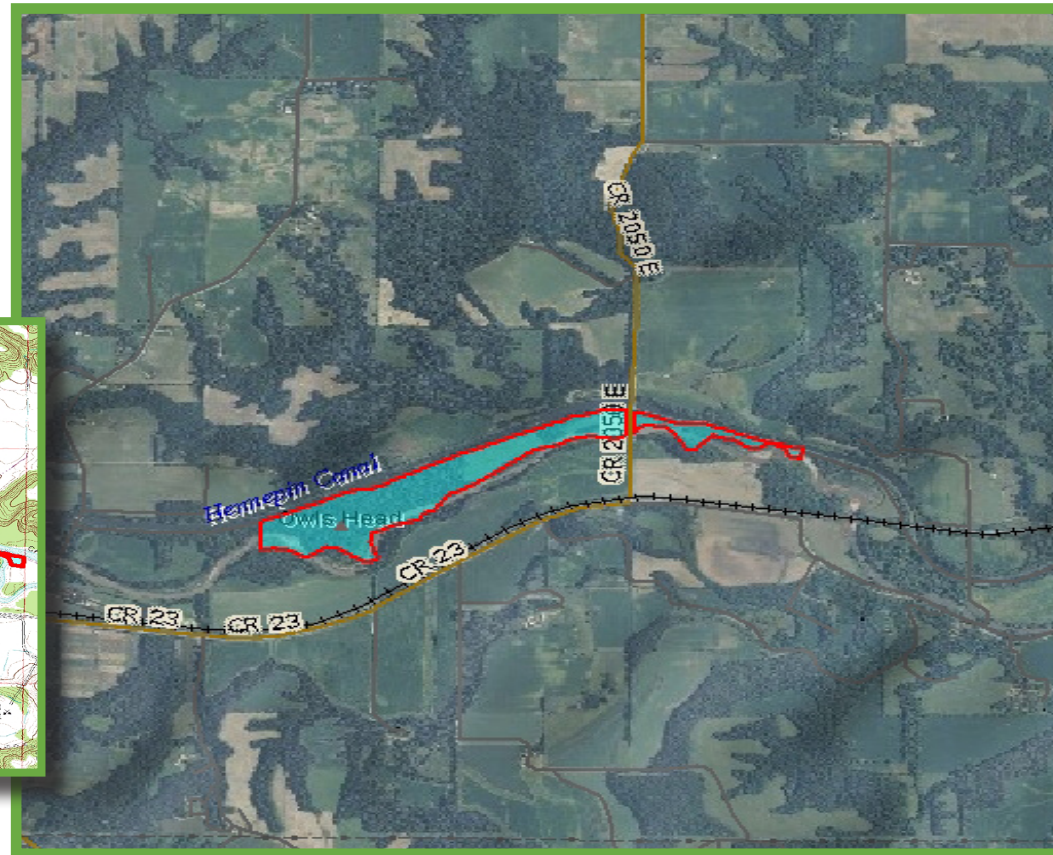
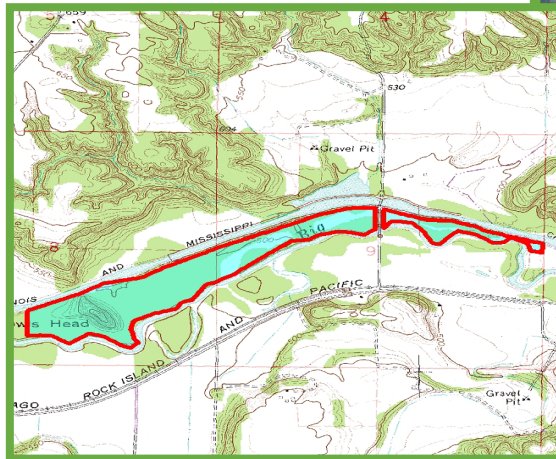


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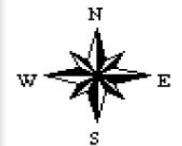
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Aerial Photo & Topography Map

137± acres
8, 9-15N-9E
Bureau County, Illinois



Map Center
41° 17' 59.85
89° 27' 21.15
Scale: 5217



Maps provided by:



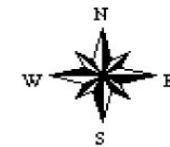
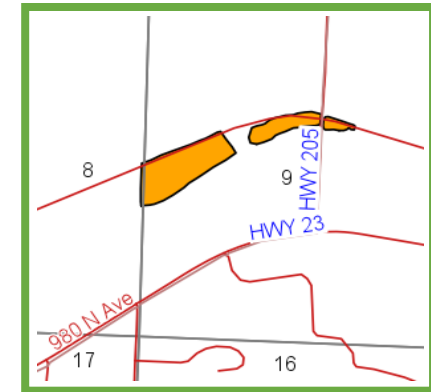
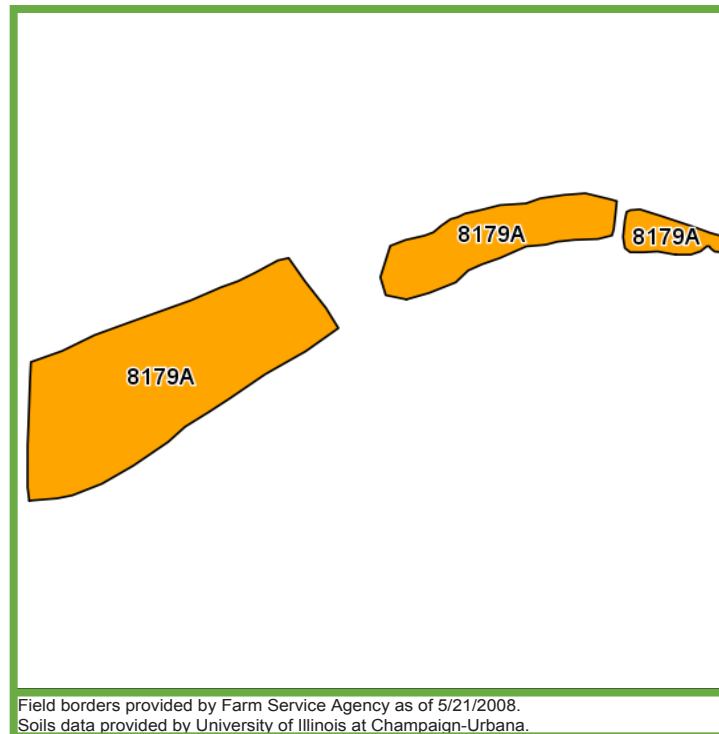
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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Soils Information

State: Illinois
County: Bureau
Location: 8, 9-15N-9E
Township: Arispie
Acres: 27
Date: 4/22/2013



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
8179A	Minneiska loam, 0 to 2 percent slopes, occasionally flooded	27	100.0%		138	47	53	104
Weighted Average					138	47	53	104

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

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