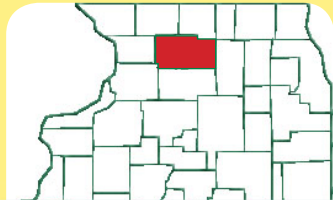


Ogle Co. Farm



FOR SALE
344± acres
Ogle Co., 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

Willing to Divide



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Ogle Co. Farm

Table of Contents

Property Description:	3
Aerial Photo & Topography Map	4
Soils Information:	5-6
Property Photographs:	7
Disclaimer:	8



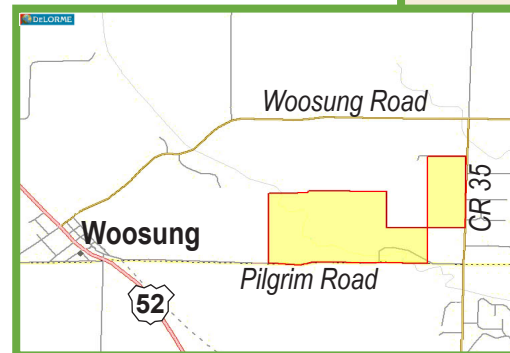
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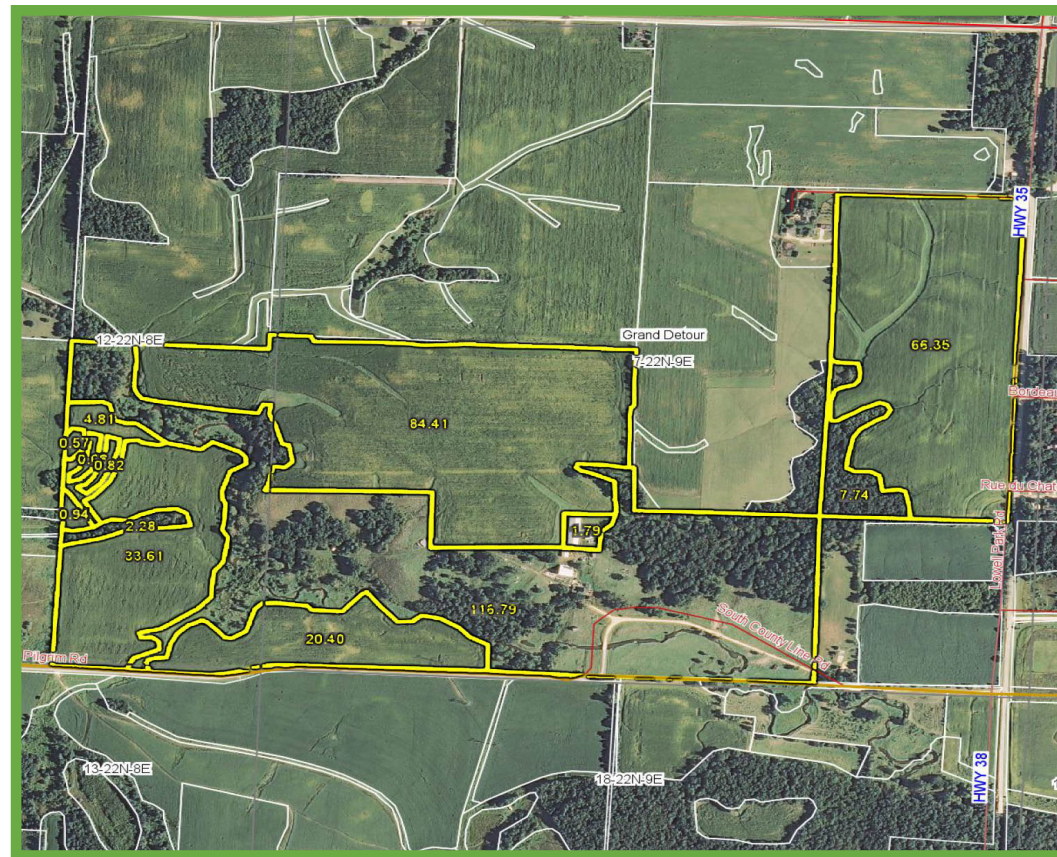
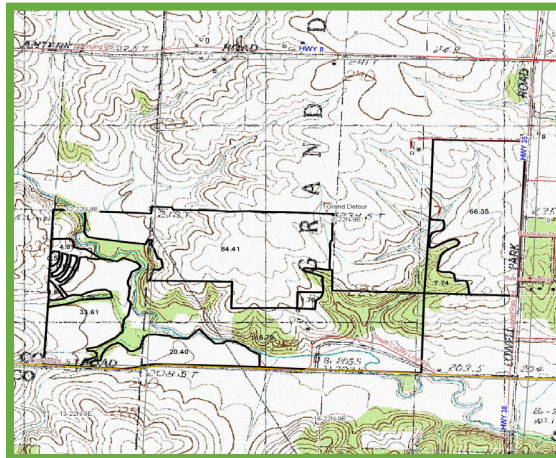
Property Description

- Size:** 343.66± total tax acres, 212.6± FSA till. acres
- Location:** 1± mi. east of Woosung on Pilgrim Road; 3± mi. north of Dixon city limits, 4.5± mi. west of Grand Detour; 6.5± mi. south of Polo
- Legal:** Part of Section 7, Grand Detour Township T22 North, Range 9 East, & Part of Section 12, Woosung Township T22 North, Range 8 East all in Ogle County, Illinois
- Improvements:** 66' x 216' Wick pole building with 19 ft. clearance under tresses
45' x 90' dairy barn with hay mow and additional 27' x 60' newer pole building
15' x 17' milkhouse
Old farmhouse that is in need of repairs
Garage, silo, machine sheds, two grain bins
- FSA Data:**
- | | | Base Ac. | Direct Yld | CC Yld |
|------------|----------|----------|------------|--------|
| Farm #6681 | Corn | 41.5 | 104 | 104 |
| | Soybeans | 23.3 | 35 | 35 |
| Farm #5811 | Corn | 71.1 | 104 | 104 |
| | Soybeans | 38.7 | 40 | 40 |
- Soils:** Mainly Fayette, Lawson and Greenbush Silt Loams
- RE Taxes:** \$5,787.76
- PIN:** 21-07-200-008 21-07-300-003 21-07-300-002
20-12-400-003
- Price:** \$2,792,690
- Terms:** Cash
- Showing:** Please do not drive up to house without sales agent present
- Management:** Professional farm management available

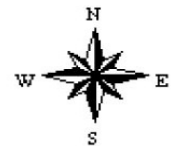


Aerial Photo & Topography Map

344± acres
7-22N-9E, 12-22N-8E
Ogle County, Illinois



Map Center
41° 54' 31.05
89° 30' 24.69
Scale: 11313



Maps provided by:



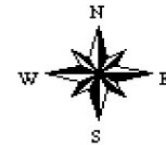
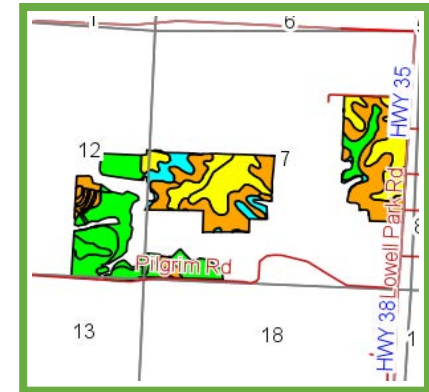
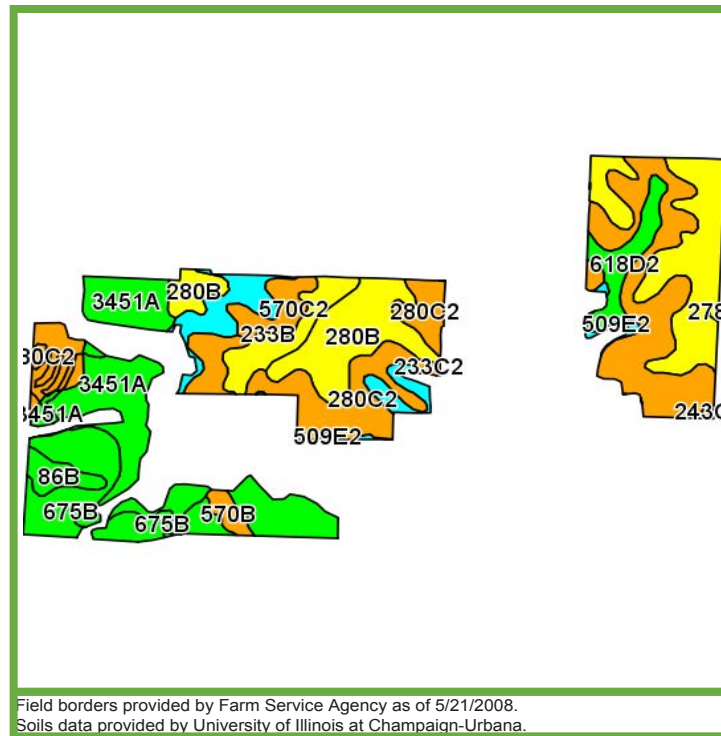
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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Soils Information

State: Illinois
 County: Ogle
 Location: 7-22N-9E, 12-22N-8E
 Township: Grand Detour/Woosung
 Acres: 212.6
 Date: 2/19/2013



Maps provided by:



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Soils Information *continued*

State: Illinois
County: Ogle
Location: 7-22N-9E, 12-22N-8E
Township: Grand Detour/Woosung
Acres: 212.6
Date: 2/19/2013

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
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	63	29.7%		**155	**49	**61	**113
**280B	Fayette silt loam, 2 to 5 percent slopes	49	23.0%		**165	**52	**65	**121
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	37.5	17.6%		190	61	73	140
**675B	Greenbush silt loam, 2 to 5 percent slopes	19.7	9.3%		**182	**57	**69	**133
**233B	Birkbeck silt loam, 2 to 5 percent slopes	8.9	4.2%		**165	**51	**65	**121
**509D2	Whalan loam, 10 to 18 percent slopes, eroded	8.1	3.8%		**109	**35	**45	**80
**618D2	Senachwine loam, 10 to 18 percent slopes, eroded	7.9	3.7%		**130	**42	**52	**95
**570C2	Martinsville silt loam, 5 to 10 percent slopes, eroded	5.9	2.8%		**144	**46	**59	**106
**509E2	Whalan loam, 18 to 25 percent slopes, eroded	4.9	2.3%		**92	**29	**38	**68
**86B	Osco silt loam, 2 to 5 percent slopes	4	1.9%		**189	**59	**74	**140
**570B	Martinsville silt loam, 2 to 5 percent slopes	2.4	1.1%		**153	**49	**62	**113
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	0.7	0.3%		**155	**48	**61	**113
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	0.3	0.1%		**156	**48	**60	**113
278A	Stronghurst silt loam, 0 to 2 percent slopes	0.2	0.1%		171	54	66	125
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.1	0.0%		**182	**57	**69	**133
Weighted Average					162.4	51.4	63.6	119

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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Property Photographs

Potential building sites available in minimum of 40 acres per lot. Willing to divide.



Majority of non-tillable acreage is fenced pasture. Some pasture acres could be converted to cropland.



Disclaimer

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This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

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