



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

**Size:** 24± total tax ac., 19.42± est. till. ac.

**Location:** Appx. 1.5± miles northeast of Malden, on CR 33 (2000 N); 2± miles southwest of Dover; 7.5± miles northeast of Princeton; 7.5± miles southwest of LaMoille

**Legal:** Part of Section 28, Berlin Twp. T17N, R10E, Bureau County, IL

**Improvements:** None

**FSA Data:**

	Base Ac.	Direct Yld	CC Yld
Corn	13.7	102	169
Soybeans	5.1	41	49

**Soils:** Mainly Osco Silt Loam and Muscatune Silt Loam

**RE Taxes:** \$452.52 or \$18.86/ac.

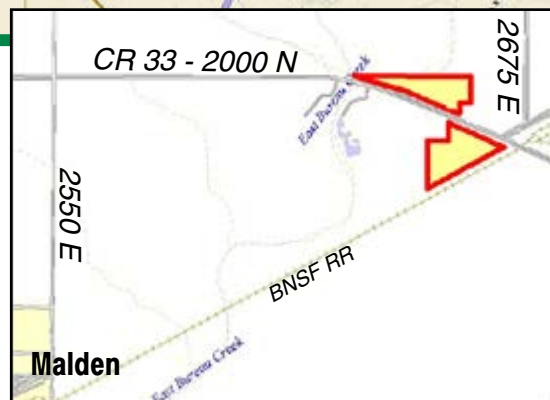
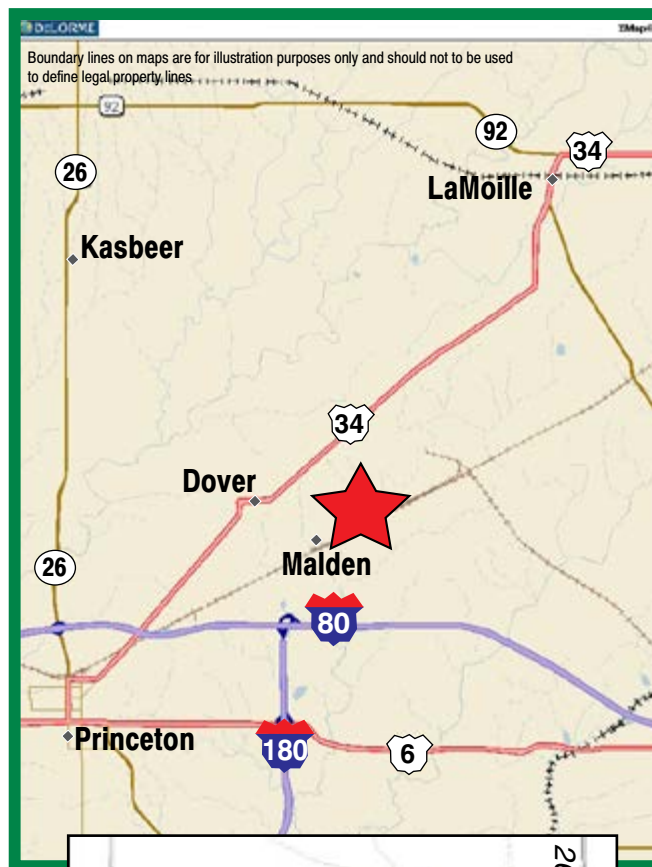
**PIN:** 11-28-200-008

**Price:** ~~\$219,000~~ \$189,600 or \$7,900/ac.

**Terms:** Cash

**Showing:** Please contact agent

**Management:** Professional farm management available



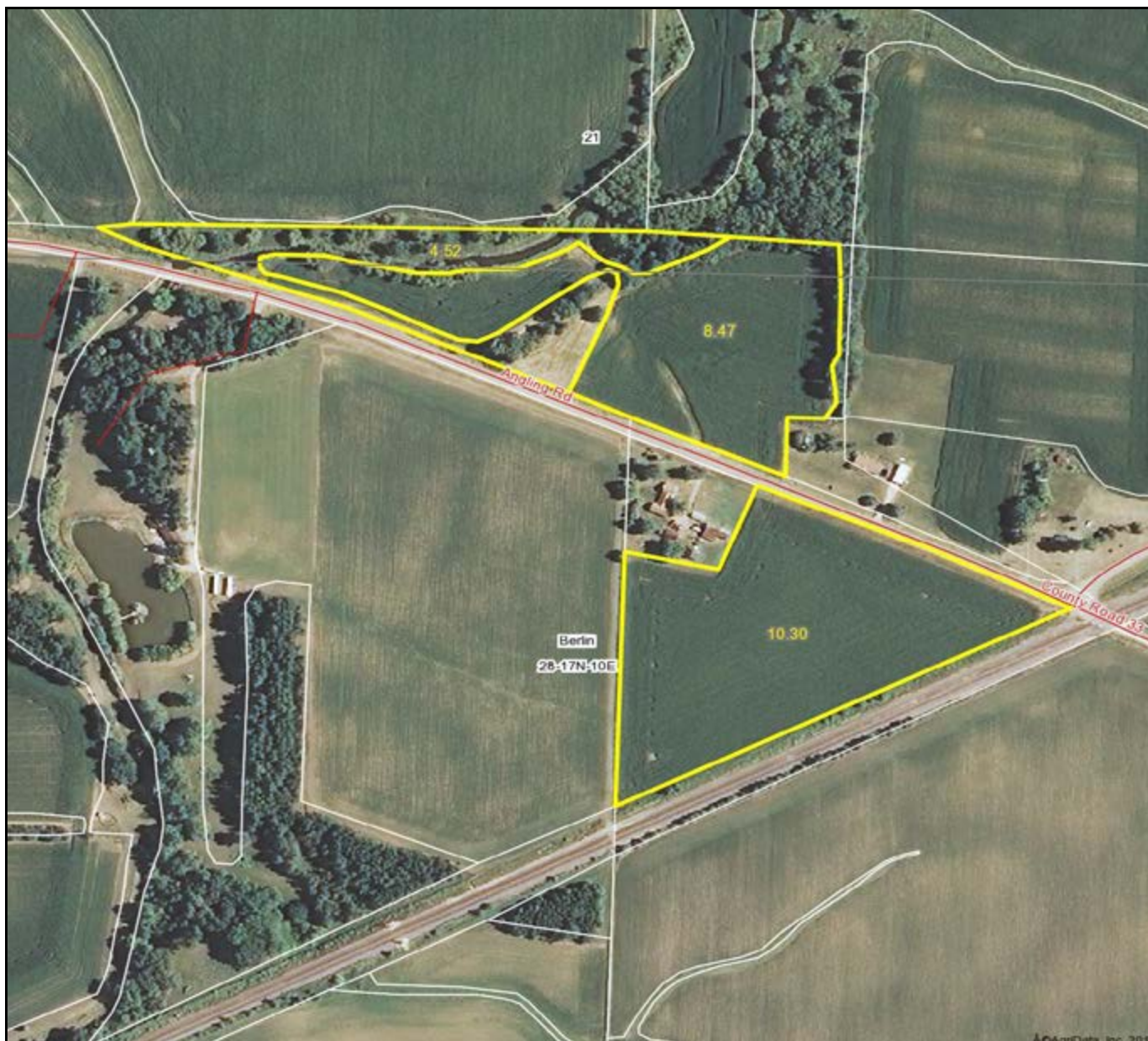
**For further information contact:**  
**Leslie H. "Chip" Johnston**  
**Real Estate Broker, Designated Agent for Seller**  
**801 Warrenville Road, Suite 150**  
**Lisle, IL 60532**  
**Tel: (815) 875-2950**  
**Cell: (815) 866-6161**  
**farms1@comcast.net**

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

# Ramos Farm

24+ acres  
Bureau County, Illinois

## Aerial Photo



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



Maps provided by:



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28-17N-10E  
Bureau County  
Illinois

map center: 41° 26' 6.2, 89° 20' 43.94  
scale: 4123

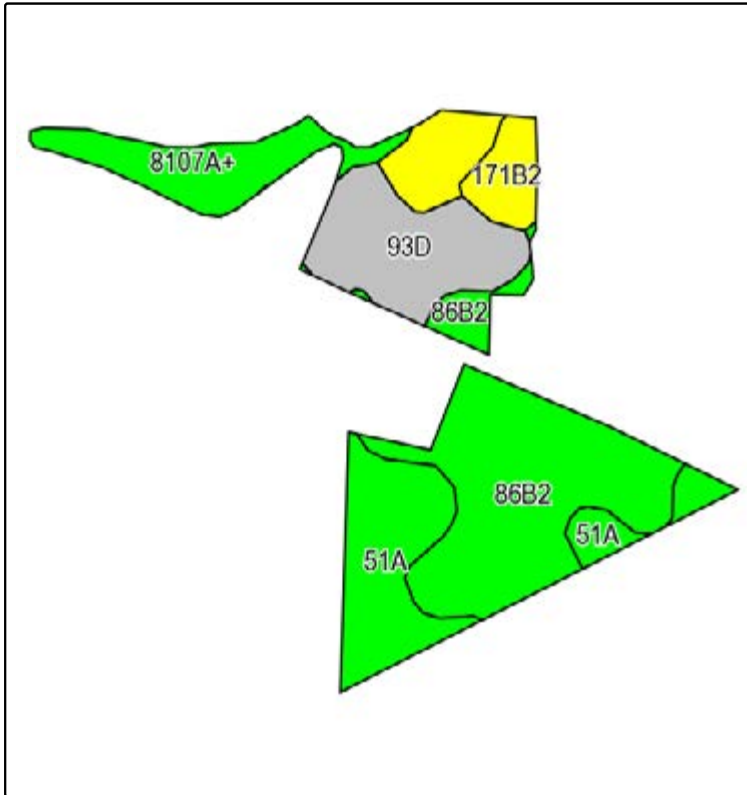


9/11/2013

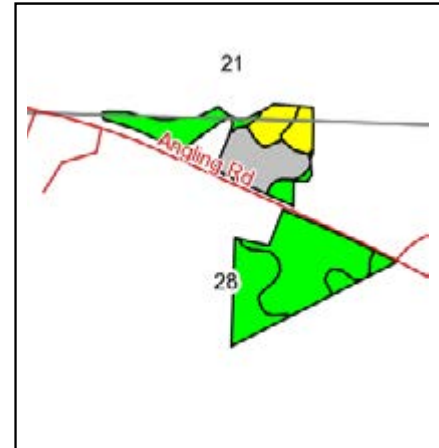
FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey

*Ramos Farm*  
**24+ acres**  
**Bureau County, Illinois**

# Soils Information



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



State: **Illinois**  
 County: **Bureau**  
 Location: **28-17N-10E**  
 Township: **Berlin**  
 Acres: **18.77**  
 Date: **9/11/2013**



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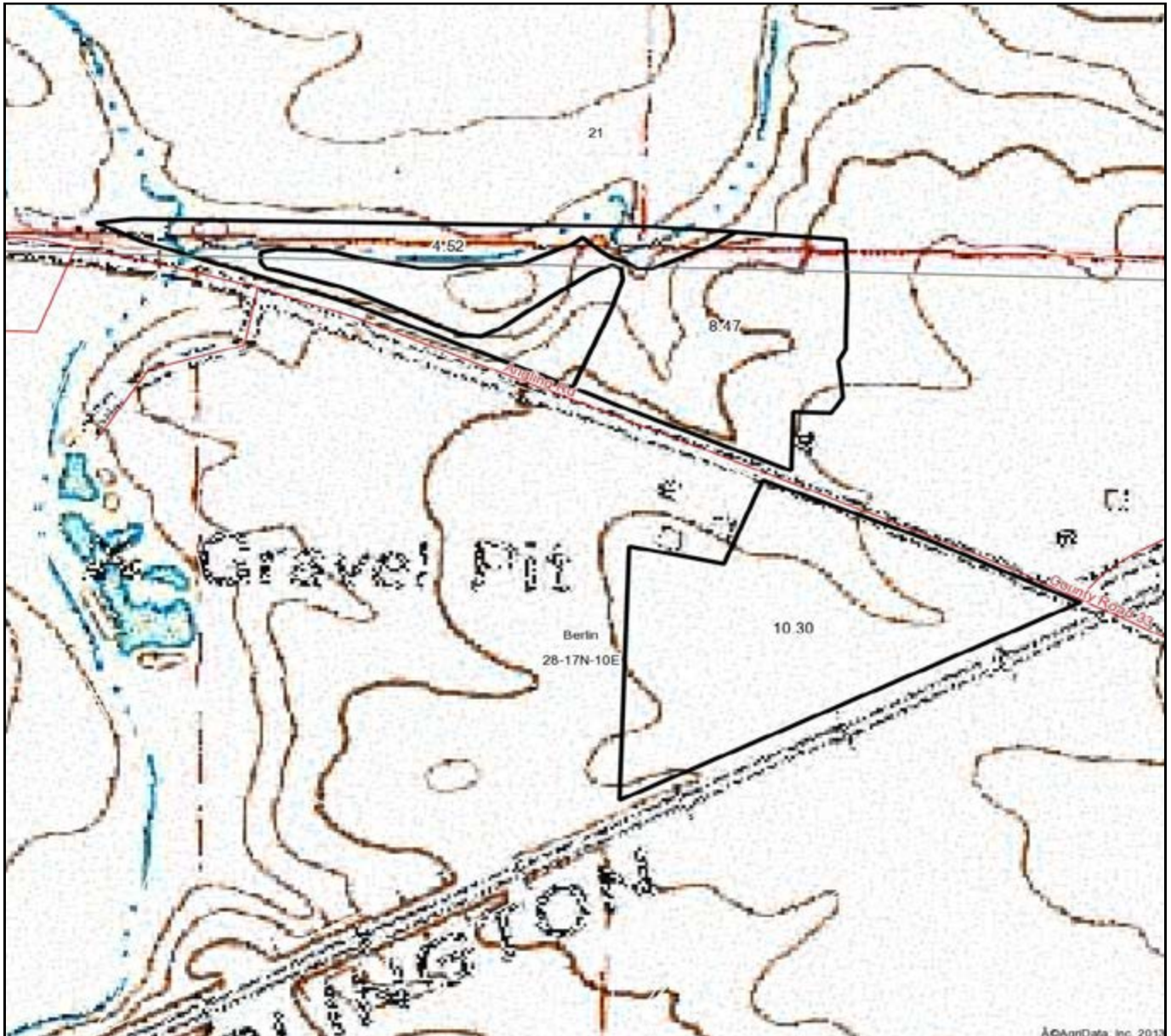
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	6.98	37.2%		**181	**57	**71	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	3.93	20.9%		200	64	75	147
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	3.31	17.6%		**105	**37	**39	**81
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.35	12.5%		189	60	71	139
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	1.23	6.6%		**174	**55	**68	**128
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.97	5.2%		**178	**56	**69	**131
<b>Weighted Average</b>					<b>172</b>	<b>55.1</b>	<b>65.9</b>	<b>127.5</b>

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*Ramos Farm*  
**24+ acres**  
**Bureau County, Illinois**

# Topography Map



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**28-17N-10E**  
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