

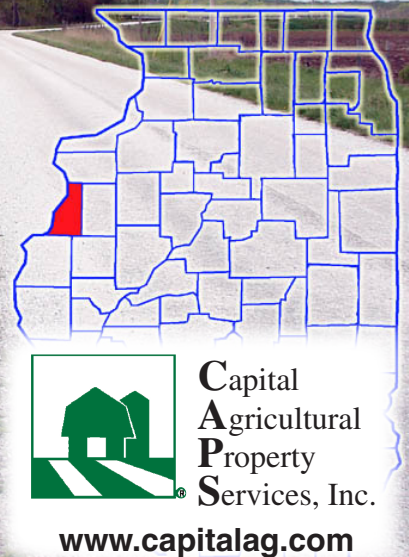
Schlehofer Property

388± ac., Henderson County, Illinois

Great recreational opportunity in Western Illinois south of Lomax, approximately one mile from the Mississippi River. Record class deer, and turkey due to large contiguous timber.

For further information contact:

Leslie H. "Chip" Johnston
Real Estate Broker
801 Warrenville Road, Suite 150
Lisle, Illinois 60532
Tel: (815) 875-2950
farms1@comcast.net



**Six income-producing
tillable/CRP fields**



Spring-fed pond



Picturesque creek



**Mature walnut, cherry
and oak trees**



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Schlehofer Property

388± acres
Henderson County, Illinois

Property Information

Size: 388.17± total tax acres, 76± est. tillable acres. Tillable acreage consists of 42.5± acres in row crops and 33.5± acres CRP

Location: Approximately 2 miles southwest of Lomax, IL, on 175 N Road, just east of 500 E Road; 7.5± miles northwest of La Harpe, IL; 4± miles east of Dallas City, IL; 10.5± miles south of Burlington, IA and the Southeast Iowa Regional. Burlington, IA has over 15 hotels and 140 restaurants with plenty of family and adult activities.

Legal: Part of Sections 28 & 33, Lomax Township, T8 North, Range 6 West; all in Henderson County, Illinois

Improvements: None

FSA Data:

	Base Ac.	Direct Yld	CC Yld
Corn	42.5	116	114

Soils: Primarily Seaton Silt Loam

CRP Info: \$3,521 annually (\$105.10/ac.) through 2016.

RE Taxes: \$1,075.90, or \$2.77/ac.

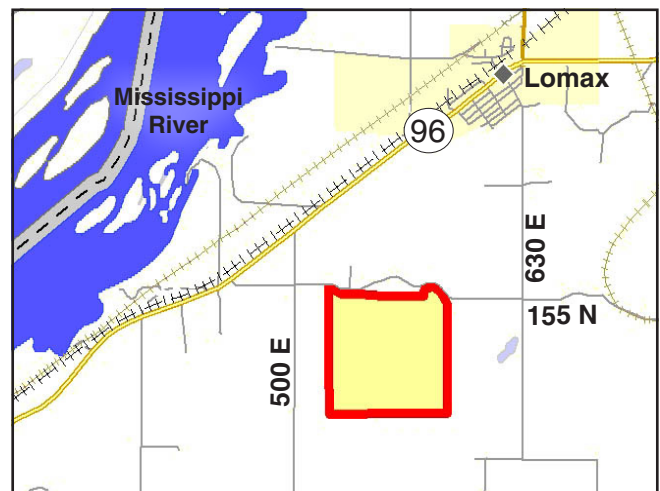
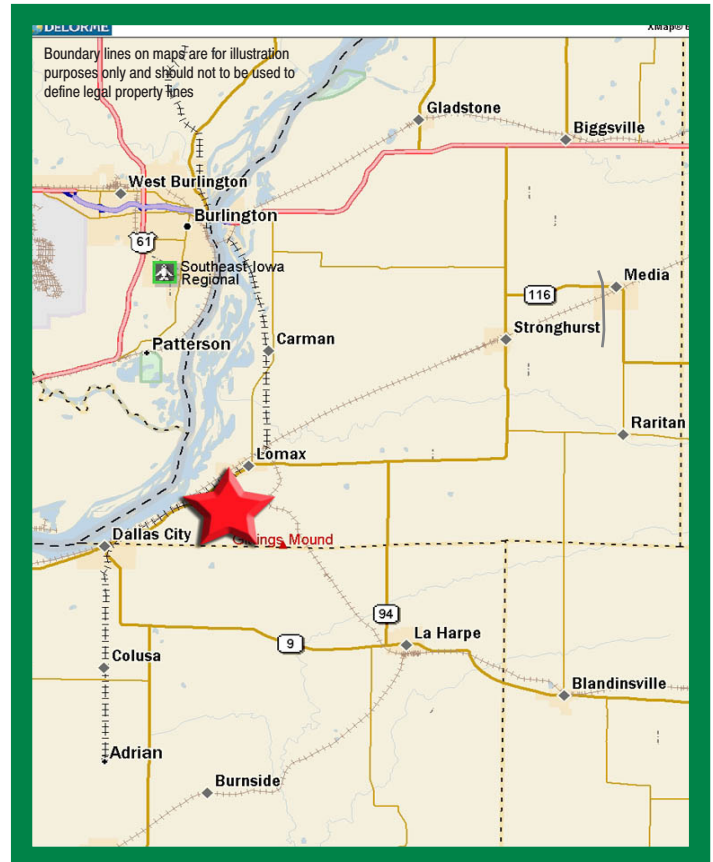
Price: \$1,416,820.50 (\$3,650.00/ac.)

Terms: Cash

Showing: Please call to schedule an appointment

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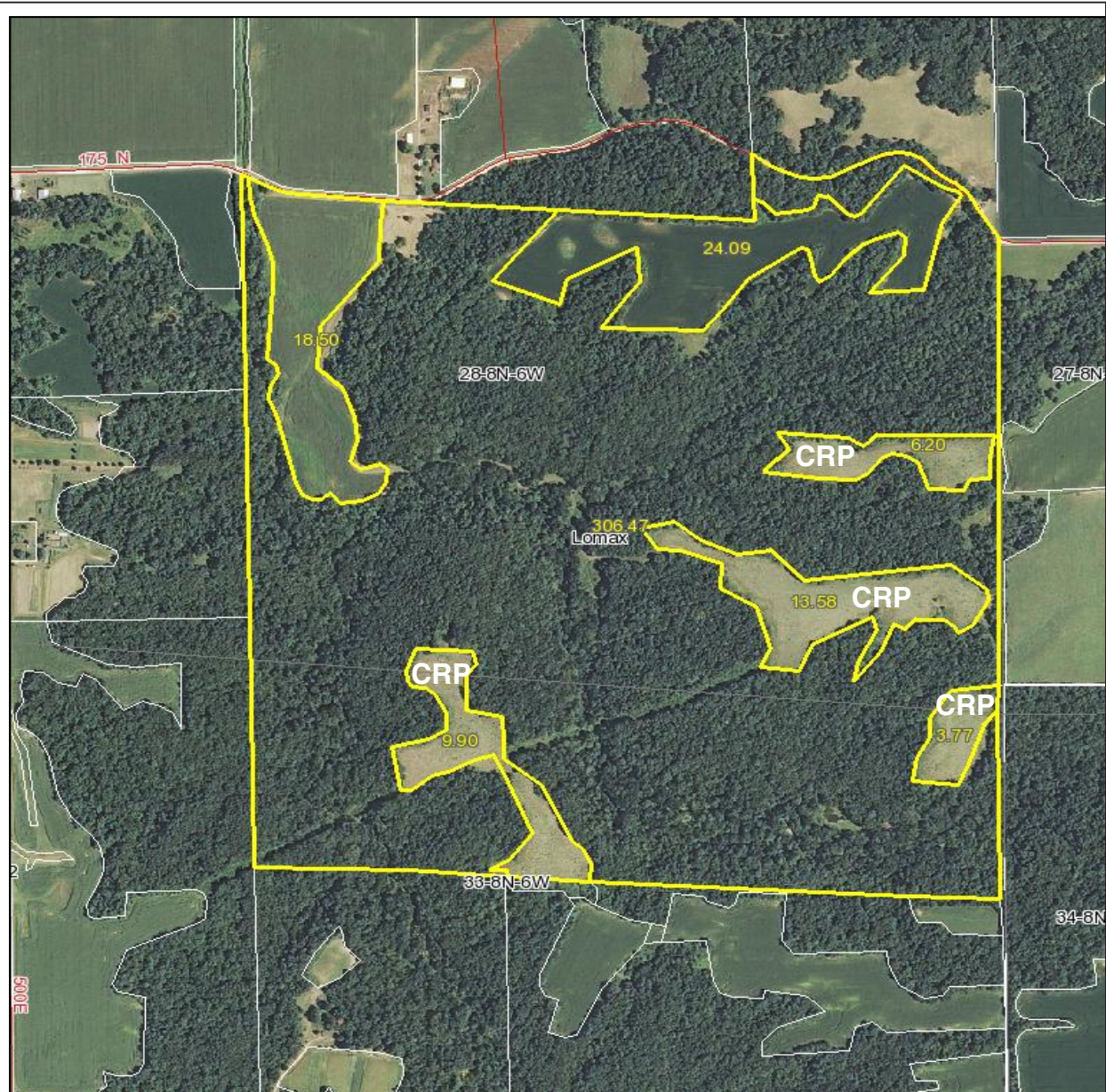
Designated Agent for Seller



Schlehofer Property

388+ acres
Henderson County, Illinois

Aerial Photo



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

map center: 40° 39' 10.85, 91°

scale: 11185



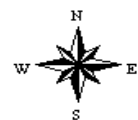
**Capital
Agricultural
Property
Services, Inc.**

Maps provided by:



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28-8N-6W
Henderson County
Illinois



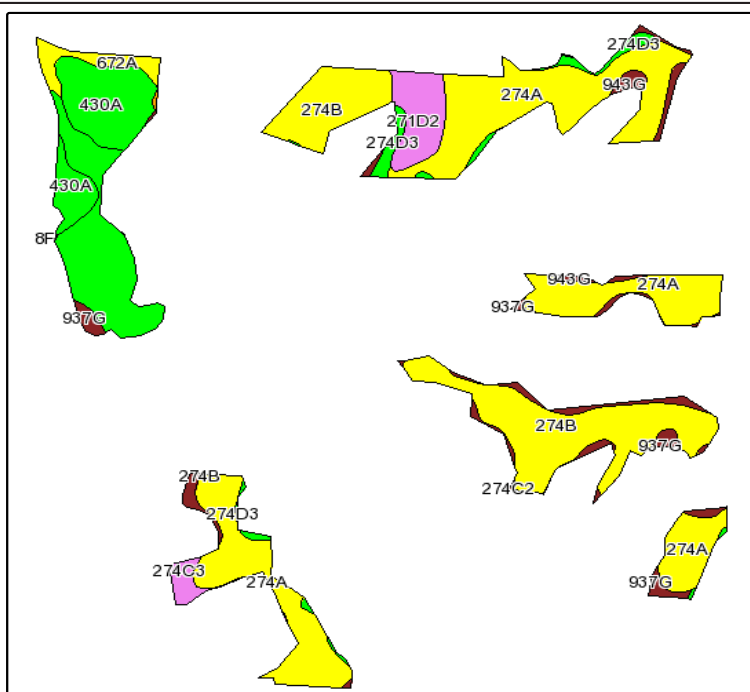
3/21/2012

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

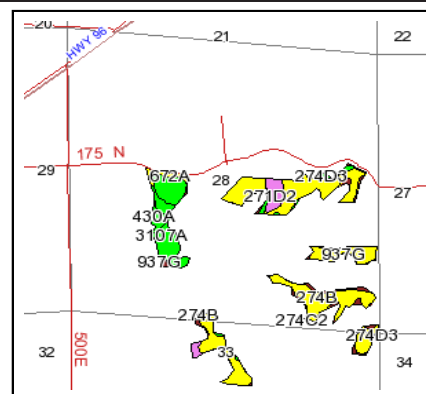
Schlehofer Property

388+ acres
Henderson County, Illinois

Soils Information



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.



State: **Illinois**
 County: **Henderson**
 Location: **033-008N-006W**
 Township: **Lomax**
 Acres: **76**
 Date: **3/21/2012**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
274A	Seaton silt loam, 0 to 2 percent slopes	29.3	38.5%		166	51	64	120
**274B	Seaton silt loam, 2 to 5 percent slopes	17.1	22.5%		**164	**50	**63	**119
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	8.5	11.2%		189	60	71	139
430A	Raddle silt loam, 0 to 2 percent slopes	7.6	10.1%		189	59	73	138
**937G	Seaton-Hickory silt loams, 35 to 60 percent slopes	3.7	4.9%		**71	**23	**28	**52
**271D2	Timula silt loam, 10 to 18 percent slopes, eroded	3.6	4.7%		**138	**45	**53	**101
**274D3	Seaton silt loam, 10 to 18 percent slopes, severely eroded	2	2.6%		**134	**41	**52	**97
672A	Crescent loam, 0 to 2 percent slopes	1.8	2.4%		158	51	64	117
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	1.4	1.9%		**78	**24	**30	**57
**274C3	Seaton silt loam, 5 to 10 percent slopes, severely eroded	0.9	1.2%		**143	**44	**55	**103
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	0.1	0.1%		**154	**47	**60	**112
Weighted Average					161.7	50.1	62.2	117.5

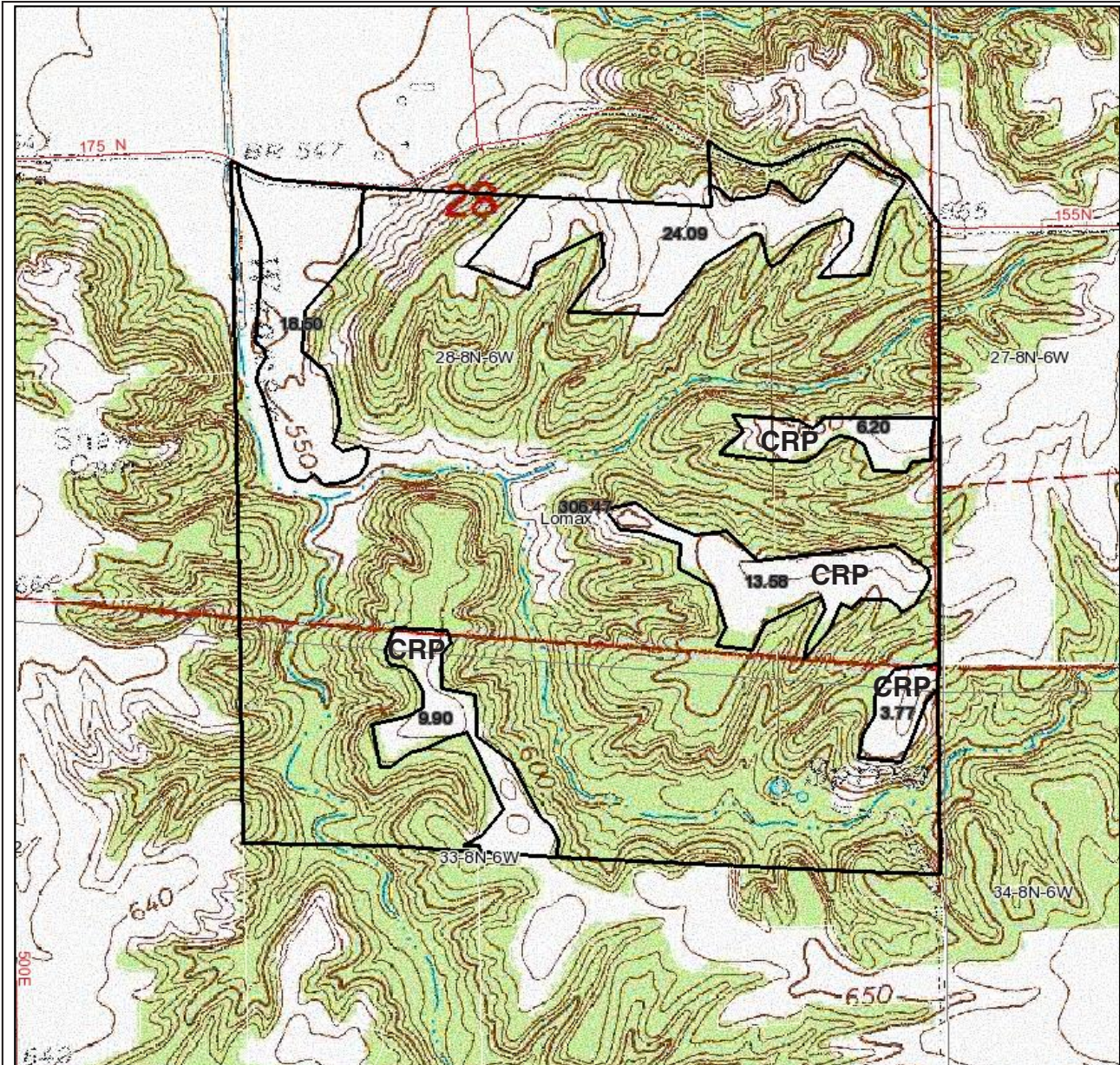
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained 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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Topography Map



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map center: 40° 39' 10.85, 91° 5' 16.23

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