



# For Sale

**101± acres  
Henry Co., IL**



## Birkey Farm

**Price  
Reduced**



**Capital  
Agricultural  
Property  
Services, Inc.**

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

**Size:** 101.14± total tax acres,  
98.5± FSA cropland acres

**Location:** Appx. 1.5 miles west of Annawan, Illinois, on  
E 2600th St.; 4± miles southeast of Atkinson;  
10± miles north of Kewanee

**Legal:** Part of Section 8 of Annawan Township  
(T16N), Range 5 East, Henry County, Illinois

**FSA Data:**

Farm #5309	Base Ac.	Dir Yld	CC Yld
Corn	49.9	131	143
Soybeans	49.6	41	49

**Improvements:** 16,000 bu. grain storage with old corn crib

**RE Taxes:** \$2,533.06 (\$25.05/ac.); includes other  
buildings not part of this offering. Final real  
estate taxes will be adjusted upon sale.

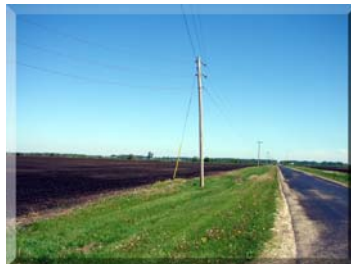
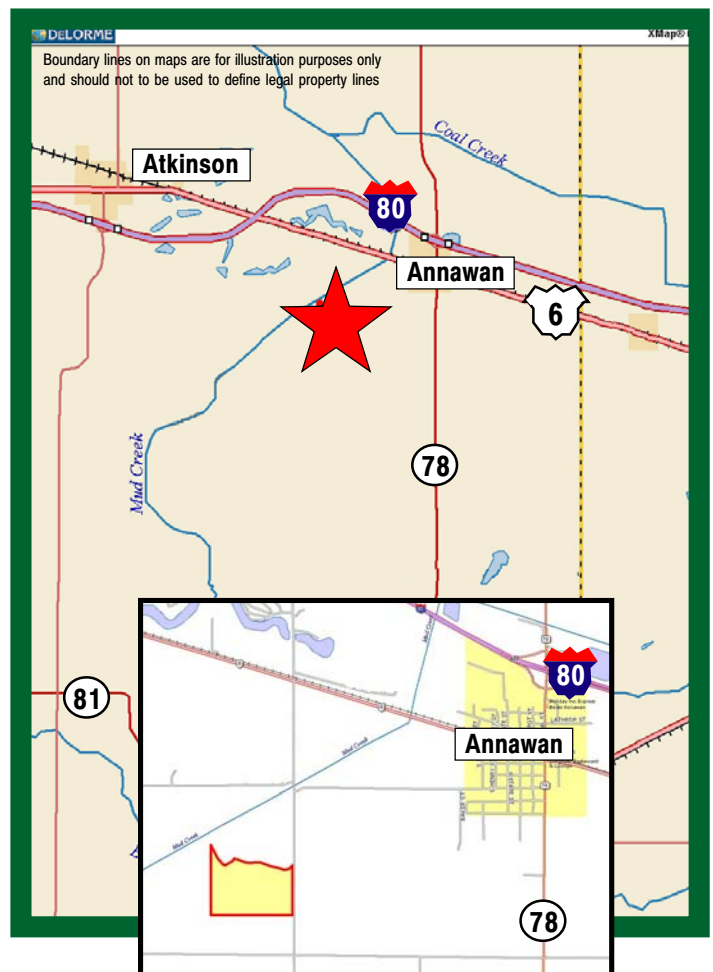
**Price:** ~~\$940,802~~ **\$859,690 (\$8,500/ac.)**

**Closing:** Sale subject to Seller finding suitable  
replacement property. Seller is seeking a  
closing date after September 1, 2011.

**Other:** Drainage ditch runs along north edge of the  
property.  
Seller offers to lease back the property for  
\$350 per tillable acre if someone needs a  
tenant. Would sell without lease back.

**Terms:** Cash

**Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
**Serving the Henry County area**  
[farms1@comcast.net](mailto:farms1@comcast.net)  
**Tel: (815) 875-2950**  
**Cell: (815) 866-6161**  
**Designated Agent for Seller**

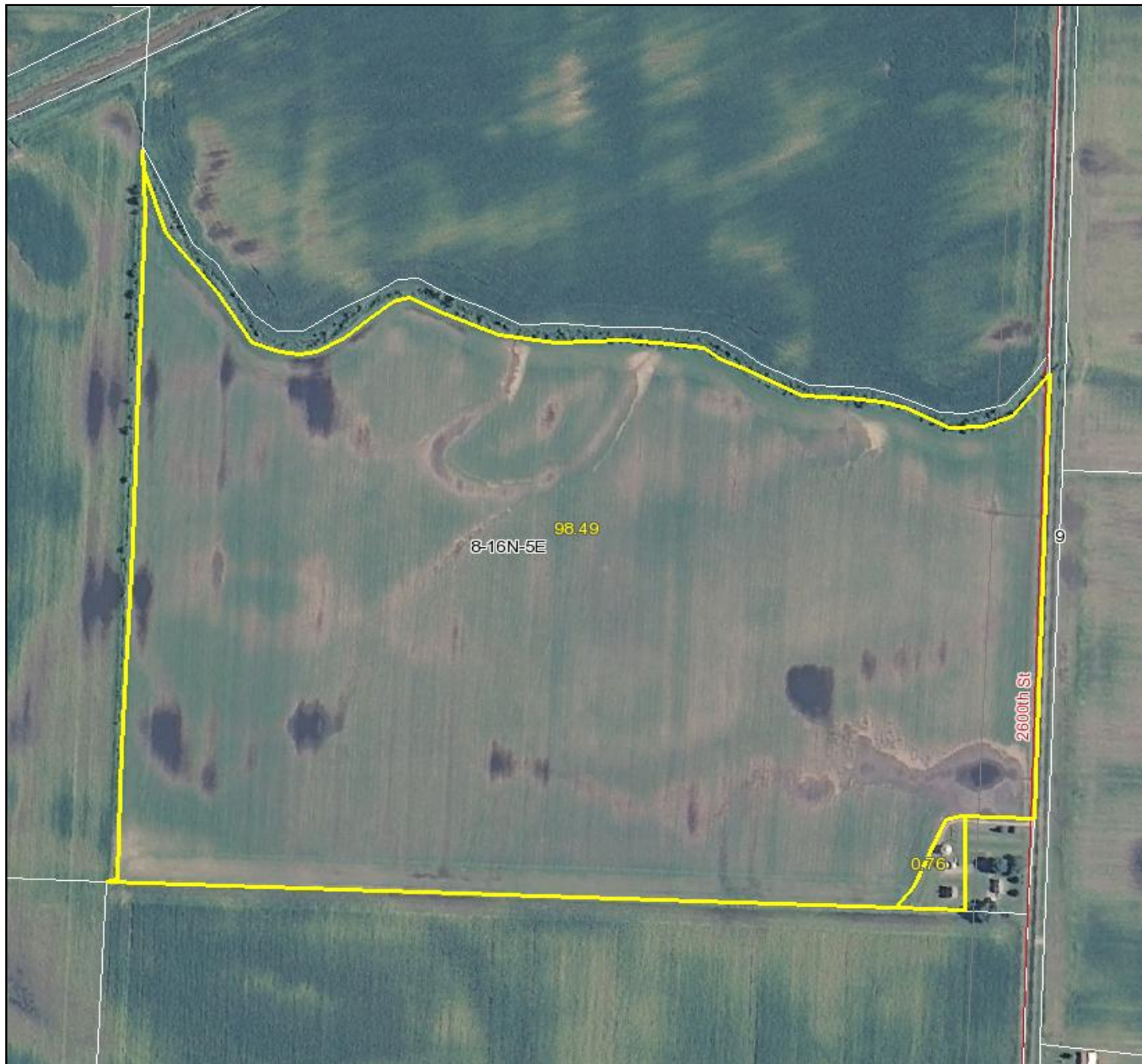
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

# *Birkey Farm*

**101± acres  
Henry County, IL**

**Aerial Map**



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

map center: 41° 23' 10.82, 89° 56' 19.96  
scale: 5691



Capital  
Agricultural  
Property  
Services, Inc.

Maps provided by:



©AgriData, Inc. 2011  
www.AgrIDataInc.com

**8-16N-5E  
Henry County  
Illinois**



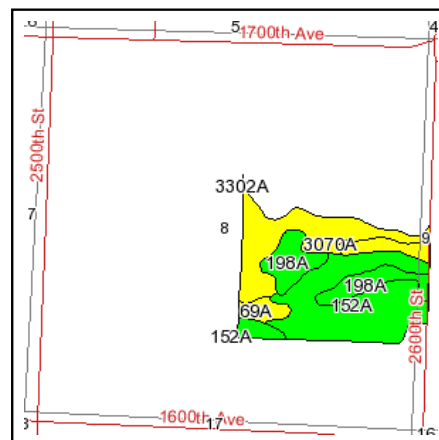
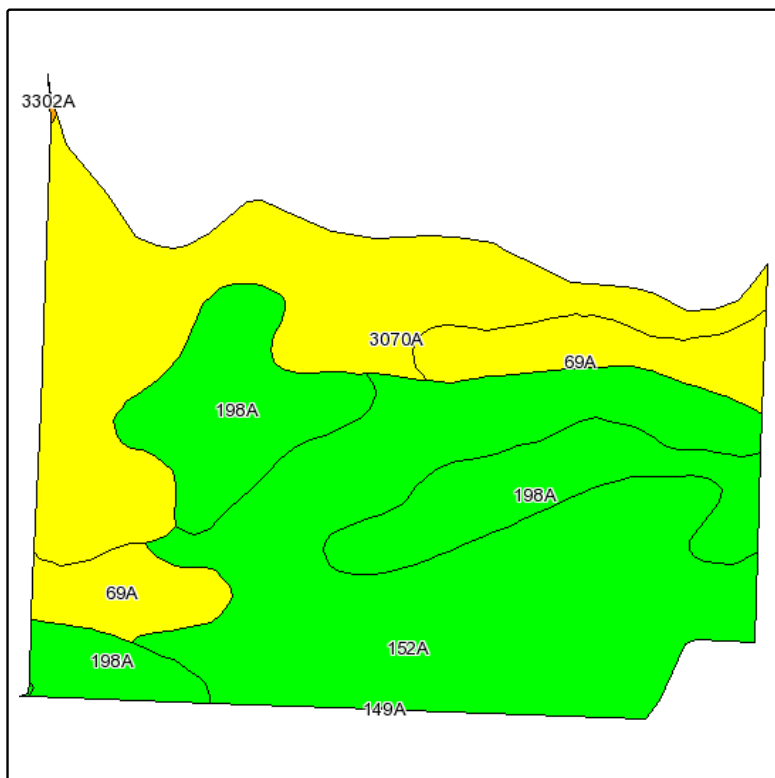
5/24/2011

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

# Birkey Farm

**101± acres**  
**Henry County, IL**

## Soils Map



State: **Illinois**  
County: **Henry**  
Location: **008-016N-005E**  
Township: **Annawan**  
Acres: **98.5**  
Date: **5/23/2011**



Capital  
Agricultural  
Property  
Services, Inc.



Maps provided by:



©AgriData, Inc 2008  
www.AgriDataInc.com

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.

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	41.1	41.7%		195	63	73	144
3070A	Beaucoup silty clay loam, 0 to 2 percent slopes, frequently flooded	26.8	27.2%		176	58	69	132
198A	Elburn silt loam, 0 to 2 percent slopes	21.1	21.4%		197	61	74	143
69A	Milford silty clay loam, 0 to 2 percent slopes	9.5	9.6%		171	57	68	128
<b>Weighted Average</b>					<b>187.8</b>	<b>60.6</b>	<b>71.6</b>	<b>138.8</b>

**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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)

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

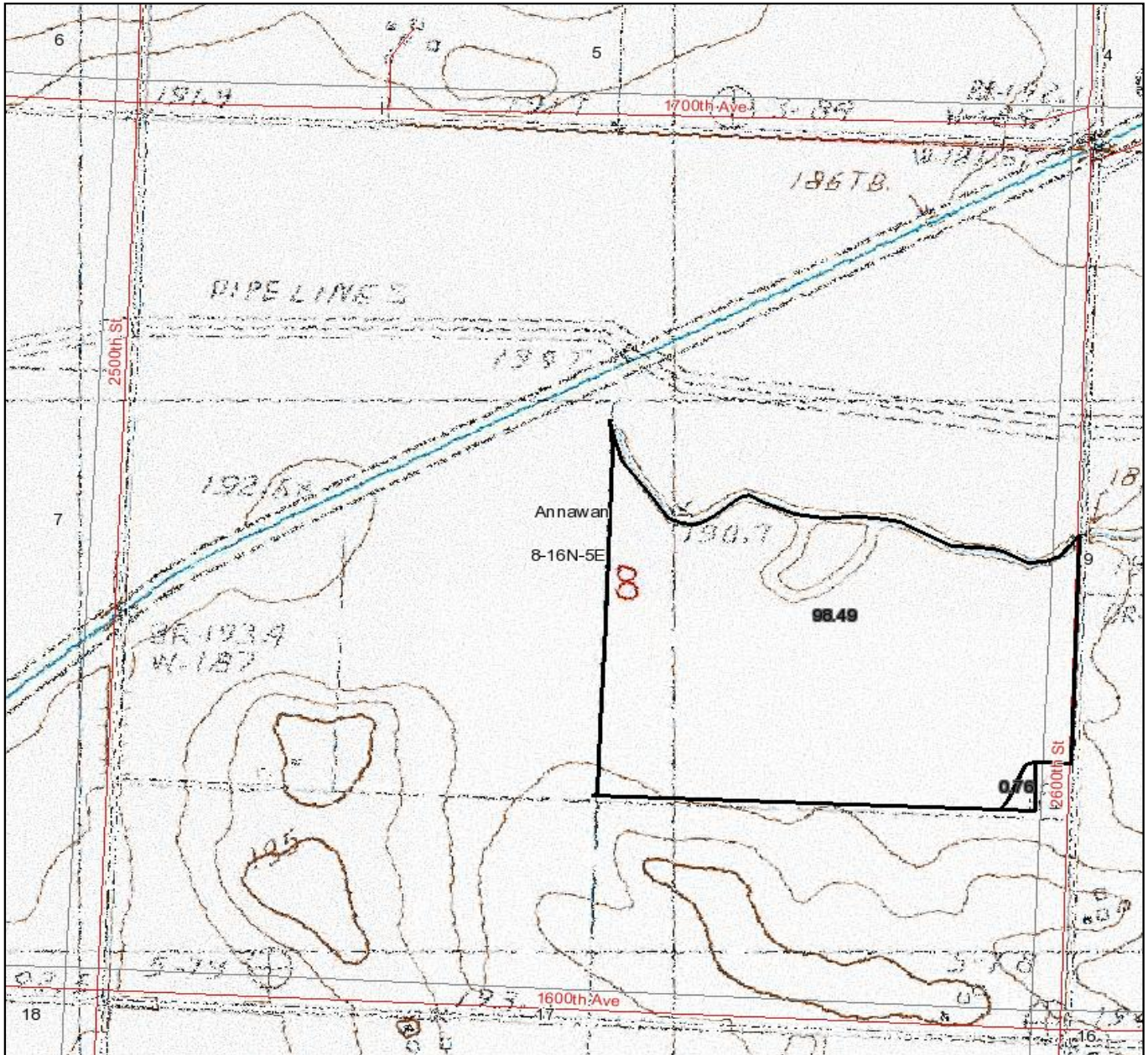
Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



# Birkey Farm

101± acres  
Henry County, IL

## Topography Map



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



Capital  
Agricultural  
Property  
Services, Inc.

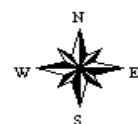
Maps provided by:



©AgriData, Inc. 2011  
www.AgriDataInc.com

8-16N-5E  
Henry County  
Illinois

map center: 41° 23' 15.48, 89° 56' 39.15  
scale: 10957



5/24/2011

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