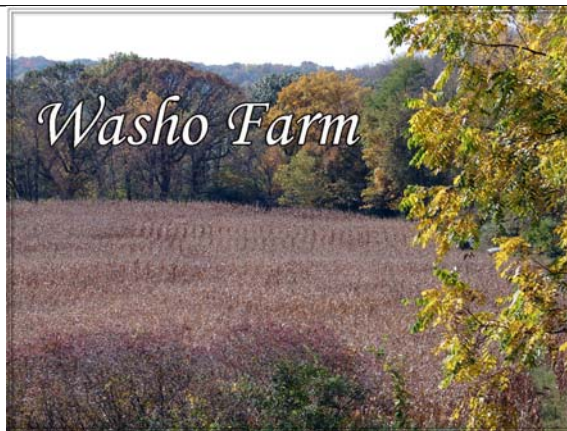




# For Sale

**48± acres**  
**Bureau Co., IL**



*Washo Farm*



**Capital  
Agricultural  
Property  
Services, Inc.**

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

**This is one of the most scenic properties in Bureau County that has an abundance of wildlife with lots of deer and turkey, and has some beautiful locations for building a home.**

- Size:** 47.88± total tax acres, 16.4± est. tillable acres
- Location:** Appx. 3± miles southeast of Princeton, Illinois, at 1300N and 2400 E Roads
- Legal:** Part of Section 36, Princeton Township (T16N), Range 9 East, Bureau County, Illinois
- Improvements:** None
- FSA Data:** To be determined after reconstitution
- Soils:** See soils information page
- RE Taxes:** \$202.96 or \$4.24/ac.
- PIN:** 16-36-200-003
- Price:** \$235,200 (\$4,900/ac.)
- Terms:** Cash
- Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Broker**  
**Serving the Bureau County area**  
**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.

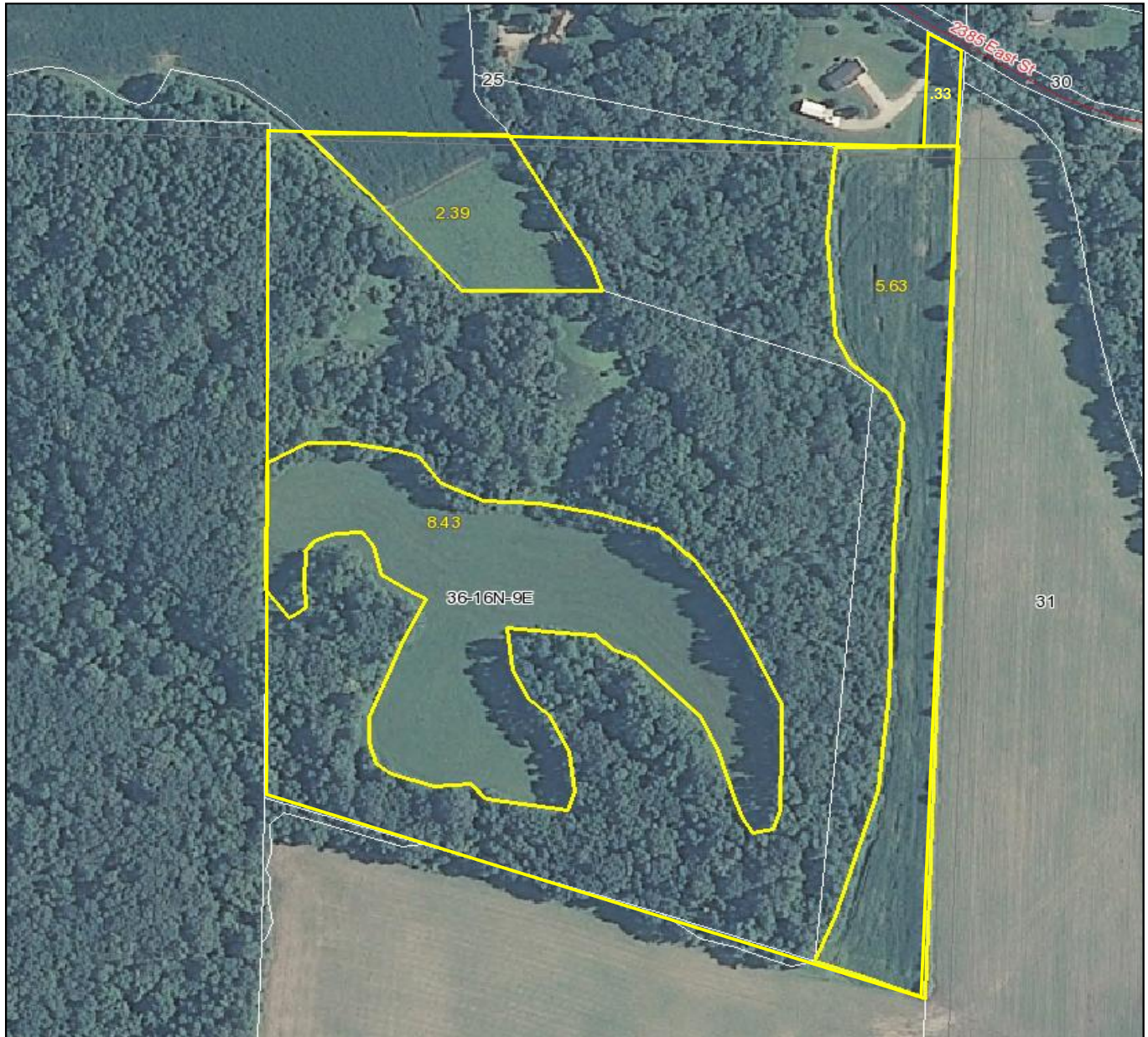
The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



# *Washo Farm*

**48± acres**  
**Bureau Co., IL**

## **Aerial Map**



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



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Agricultural  
Property  
Services, Inc.

Maps provided by:

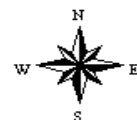


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**36-16N-9E**  
**Bureau County**  
**Illinois**

map center: 41° 19' 58.06, 89° 23' 42.61  
scale: 3704



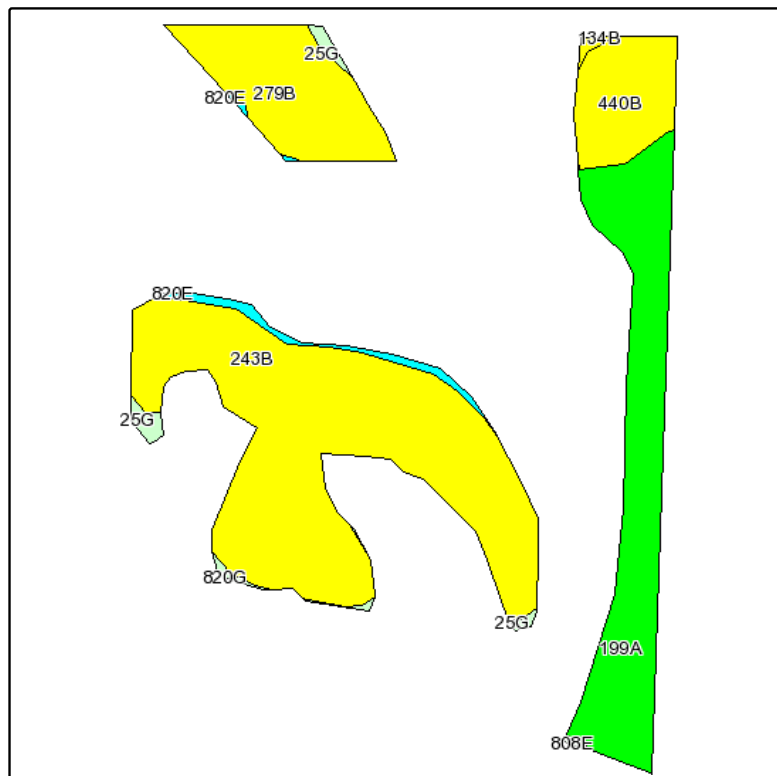
10/12/2011

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

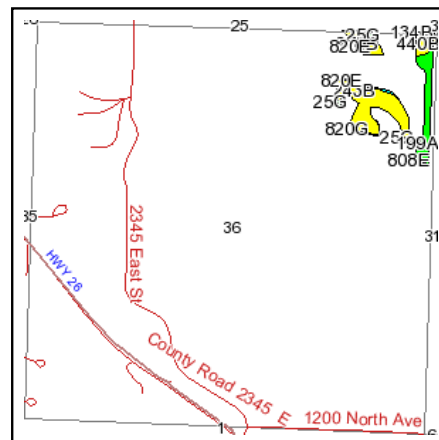
# Washo Farm

**48± acres**  
**Bureau Co., IL**

## 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: **Bureau**  
Location: **036-016N-009E**  
Township: **Princeton**  
Acres: **16.4**  
Date: **10/12/2011**



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Maps provided by:



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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 |
|-------------------------|---|-------|------------------|-------------------------------------|--------------|---------------|-------------|--|
| **243B                  | St. Charles silt loam, 2 to 5 percent slopes    | 7.9   | 48.2%            |                                     | **166        | **51          | **64        | **121  |
| 199A                    | Plano silt loam, 0 to 2 percent slopes          | 4.1   | 24.9%            |                                     | 194          | 60            | 74          | 142  |
| **279B                  | Rozetta silt loam, 2 to 5 percent slopes        | 2.3   | 13.9%            |                                     | **162        | **50          | **64        | **119  |
| **440B                  | Jasper silt loam, 2 to 5 percent slopes         | 1.5   | 8.9%             |                                     | **173        | **56          | **70        | **129  |
| **820E                  | Hennepin-Casco complex, 12 to 30 percent slopes | 0.3   | 1.8%             |                                     | **98         | **33          | **37        | **73   |
| **25G                   | Hennepin loam, 35 to 70 percent slopes          | 0.2   | 1.3%             |                                     | **54         | **18          | **19        | **41   |
| **820G                  | Hennepin-Casco complex, 30 to 60 percent slopes | 0.1   | 0.4%             |                                     | **57         | **19          | **22        | **43   |
| <b>Weighted Average</b> |   |       |                  |                                     | <b>168.9</b> | <b>52.4</b>   | <b>65.4</b> | <b>123.7</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

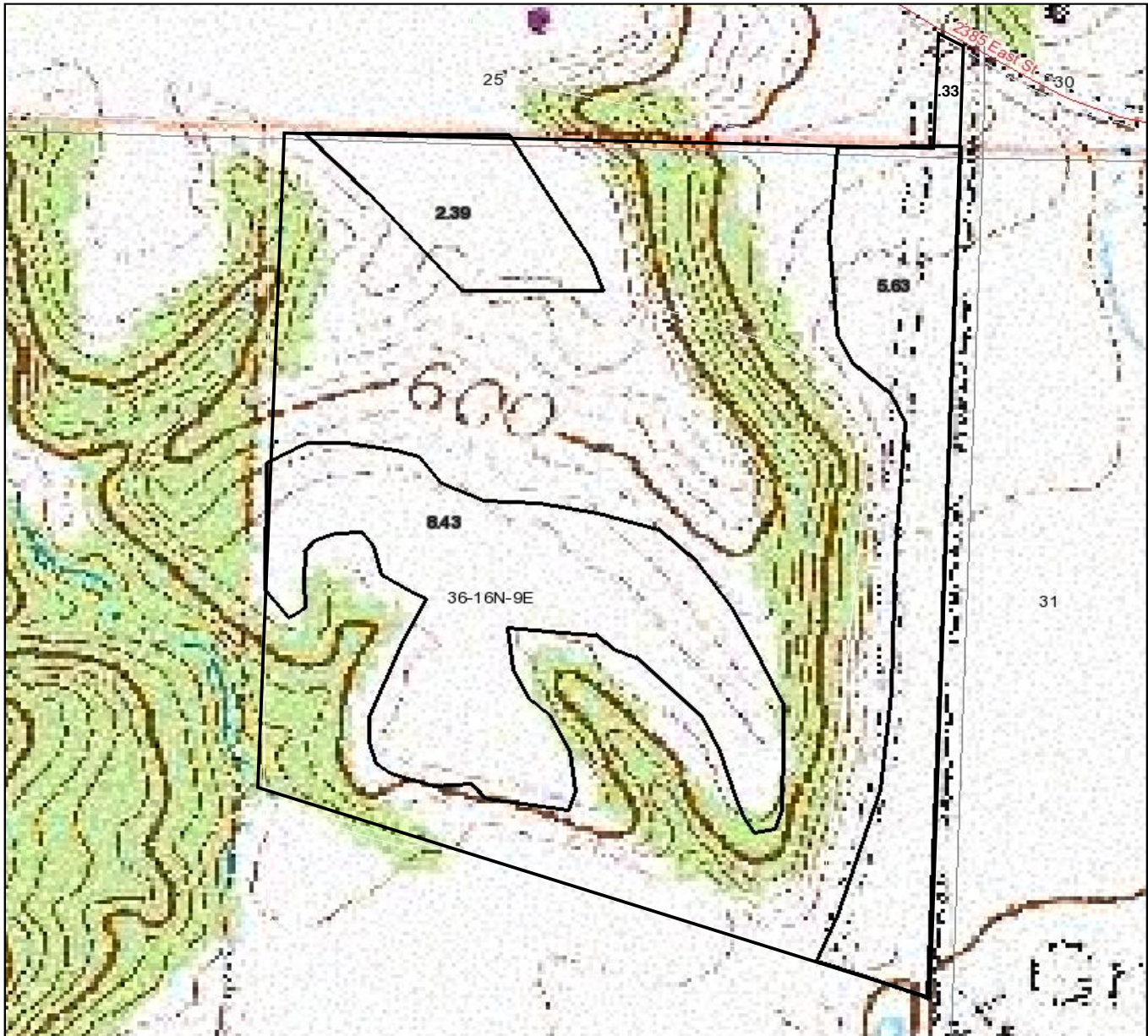
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# Washo Farm

48± acres  
Bureau Co., IL

## Topography Map



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map center: 41° 19' 58.06, 89° 23' 42.61

scale: 3704



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**36-16N-9E**  
**Bureau County**  
**Illinois**



10/12/2011

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