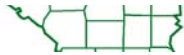




# For Sale

**26± acres**  
**Marshall Co., IL**



Capital  
Agricultural  
Property  
Services, Inc.

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

**Size:** 26.69± total tax acres  
27.3± FSA cropland acres

**Location:** Approximately 2.5 miles northwest of Varna,  
5.5± miles southwest of Magnolia, on CR  
900 N and 2000 E

**Legal:** Part of Section 19 of Roberts Township  
(T30N), Range 1 West, Marshall County,  
Illinois

**FSA Data:**

Farm #3716	Base Ac.	Dir Yld	CC Yld
Corn	9.5	103	103
Soybeans	5.0	27	27
Wheat	5.7	45	45

**Improvements:** None

**RE Taxes:** \$253.16 (\$9.49/ac.)

**Price:** \$200,175 (\$7,500/ac.)

**Terms:** Cash

**Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
**Serving the Marshall 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

# Marshall County Farm

26± acres  
Marshall County, 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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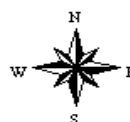
Maps provided by:



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19-30N-1W  
Marshall County  
Illinois

map center: 41° 3' 20.44, 89° 15' 45.59  
scale: 4230



9/6/2011

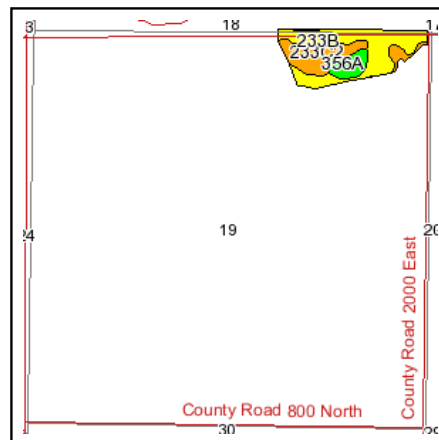
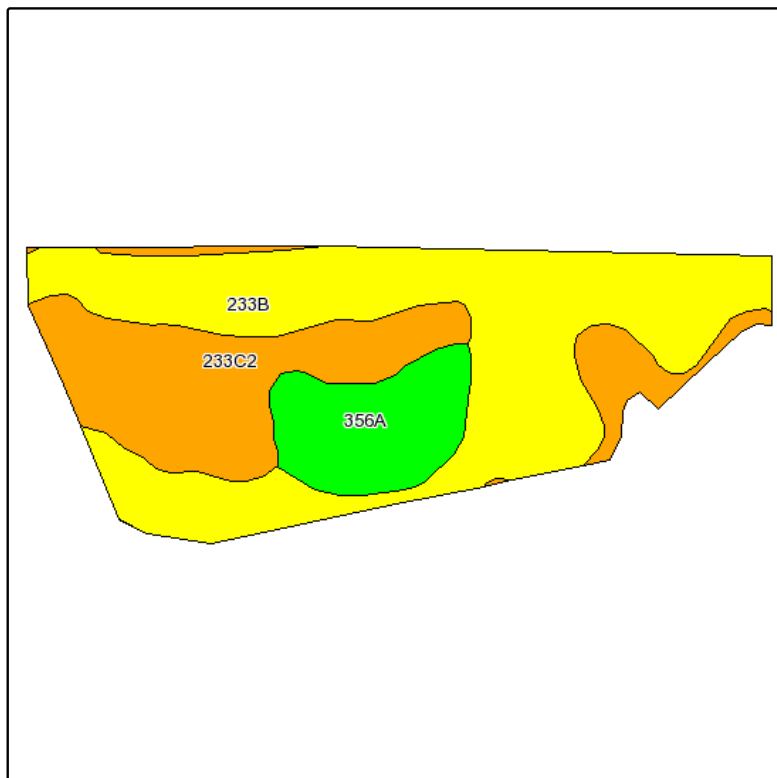
FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey



# Marshall County Farm

**26± acres**  
**Marshall County, IL**

## Soils Map



State: **Illinois**  
County: **Marshall**  
Location: **019-030N-001W**  
Township: **Roberts**  
Acres: **27.3**  
Date: **9/6/2011**



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Maps provided by:



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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
**233B	Birkbeck silt loam, 2 to 5 percent slopes	15.2	55.6%		**165	**51	**65	**121
**233C2	Birkbeck silty clay loam, 5 to 10 percent slopes, eroded	8.4	31.0%		**155	**48	**61	**113
356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.7	13.4%		195	63	66	144
<b>Weighted Average</b>					<b>165.9</b>	<b>51.7</b>	<b>63.9</b>	<b>121.6</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/>

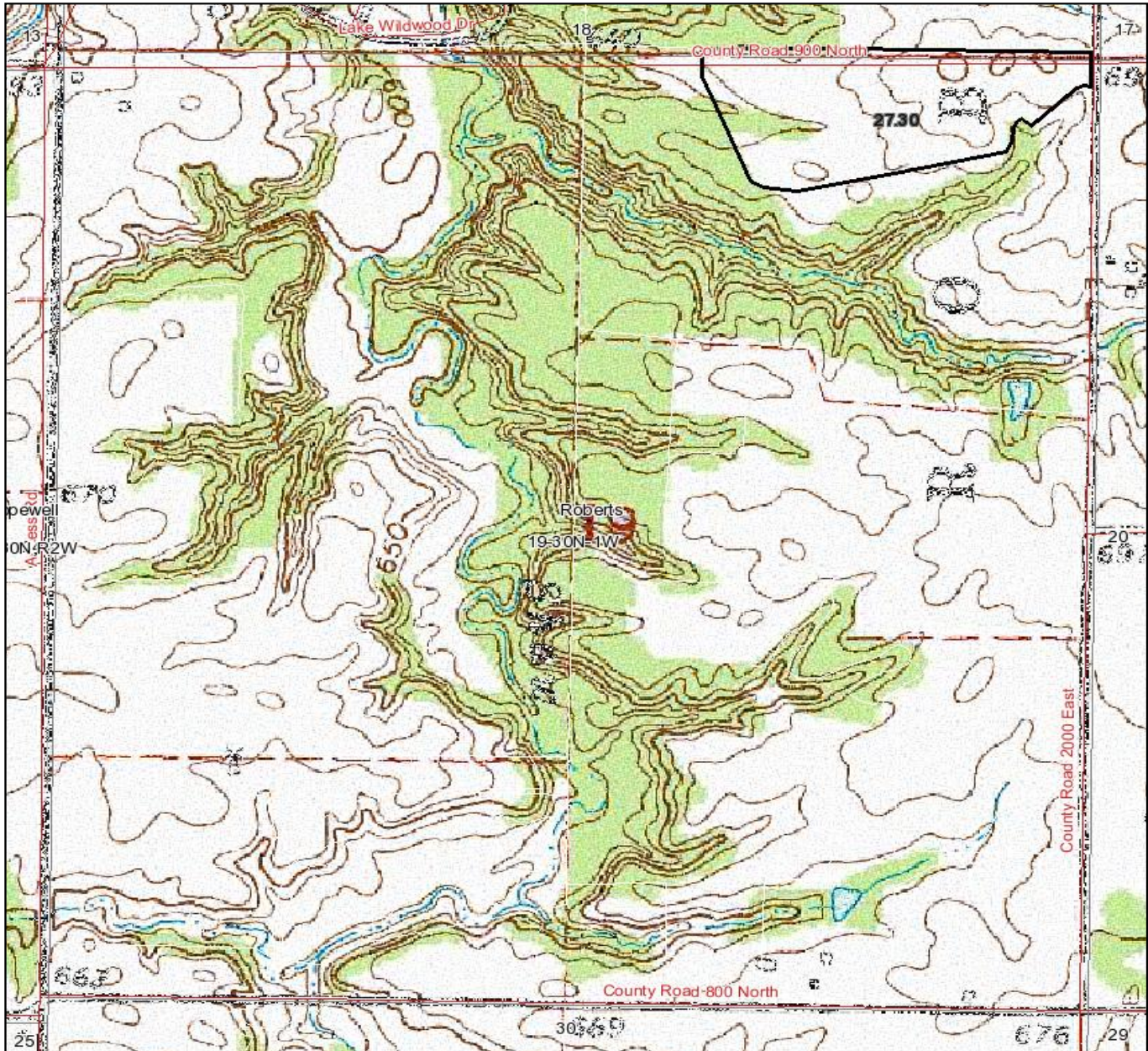
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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# Marshall County Farm

**26± acres**  
**Marshall County, IL**

## Topography Map



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

map center: 41° 2' 58, 89° 16' 6.12

scale: 10281



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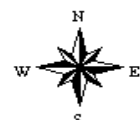
Maps provided by:



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**19-30N-1W**  
**Marshall County**  
**Illinois**



9/6/2011

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