



**For
Sale**

**30± acres
Bureau Co., IL**

MJF Timber

**Further
Reduced**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Excellent hunting property approximately 2 miles southwest of the Lake DePue Conservation Area, and north of the Princeton Game & Fish Club.

Size: 30.118± total acres

Location: Approximately 2.5 miles northwest of Hennepin, Illinois, at 2500 E and 900 N

Legal: Part of Section 20, Leepertown Township (15N), Range 10 East, Bureau County, Illinois

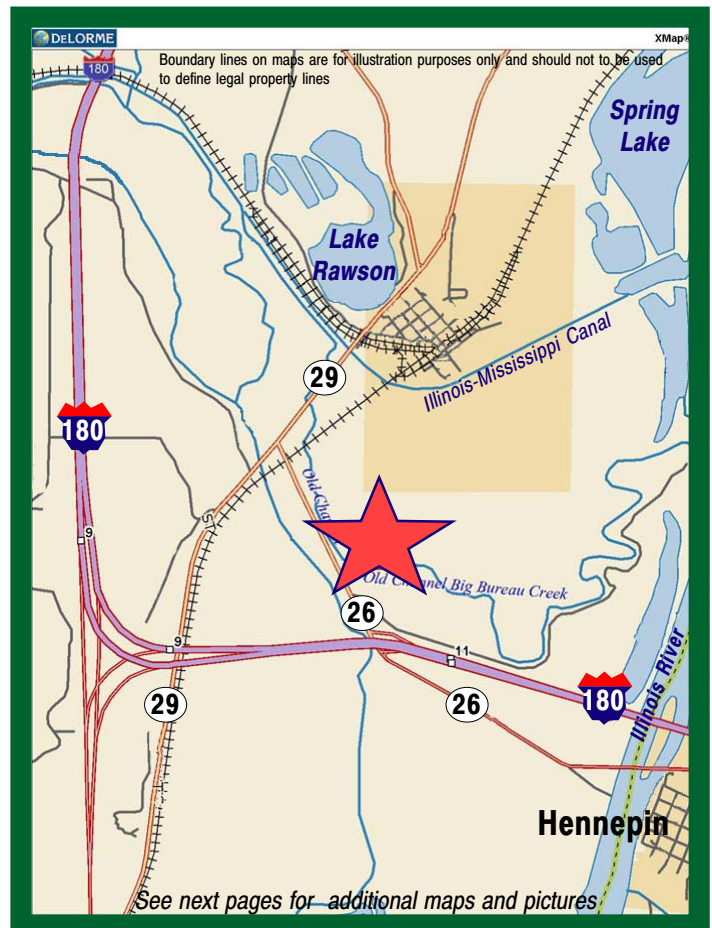
Improvements: None

RE Taxes: \$672.24 (appx. \$22.32/ac.)

Price: ~~\$111,436~~ ~~\$102,451~~ \$90,354 (\$3,000/ac.)

Terms: Cash

Management: Professional farm management available



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

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Aerial Map



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

map center: 41° 16' 23.89, 89° 22' 17.61

scale: 3747



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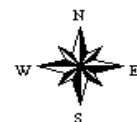
Maps provided by:



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20-15N-10E
Bureau County
Illinois



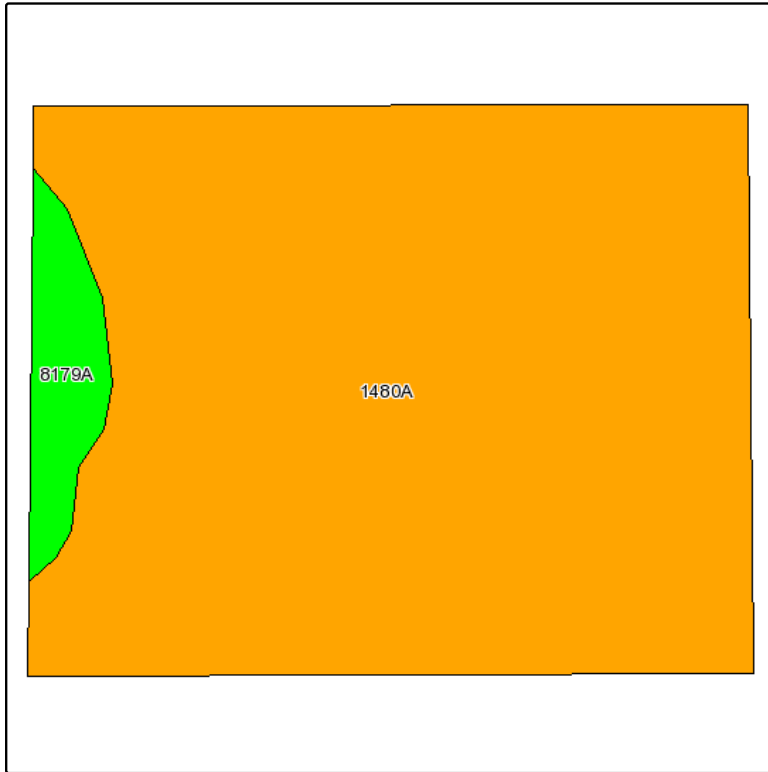
12/22/2009

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

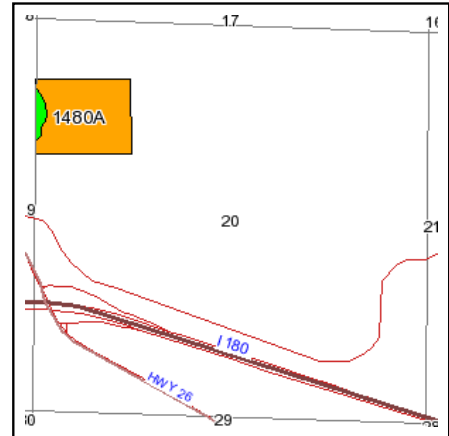
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Soils Map



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: **020-015N-010E**
Township: **Leepertown**
Acres: **30.1**
Date: **12/22/2009**



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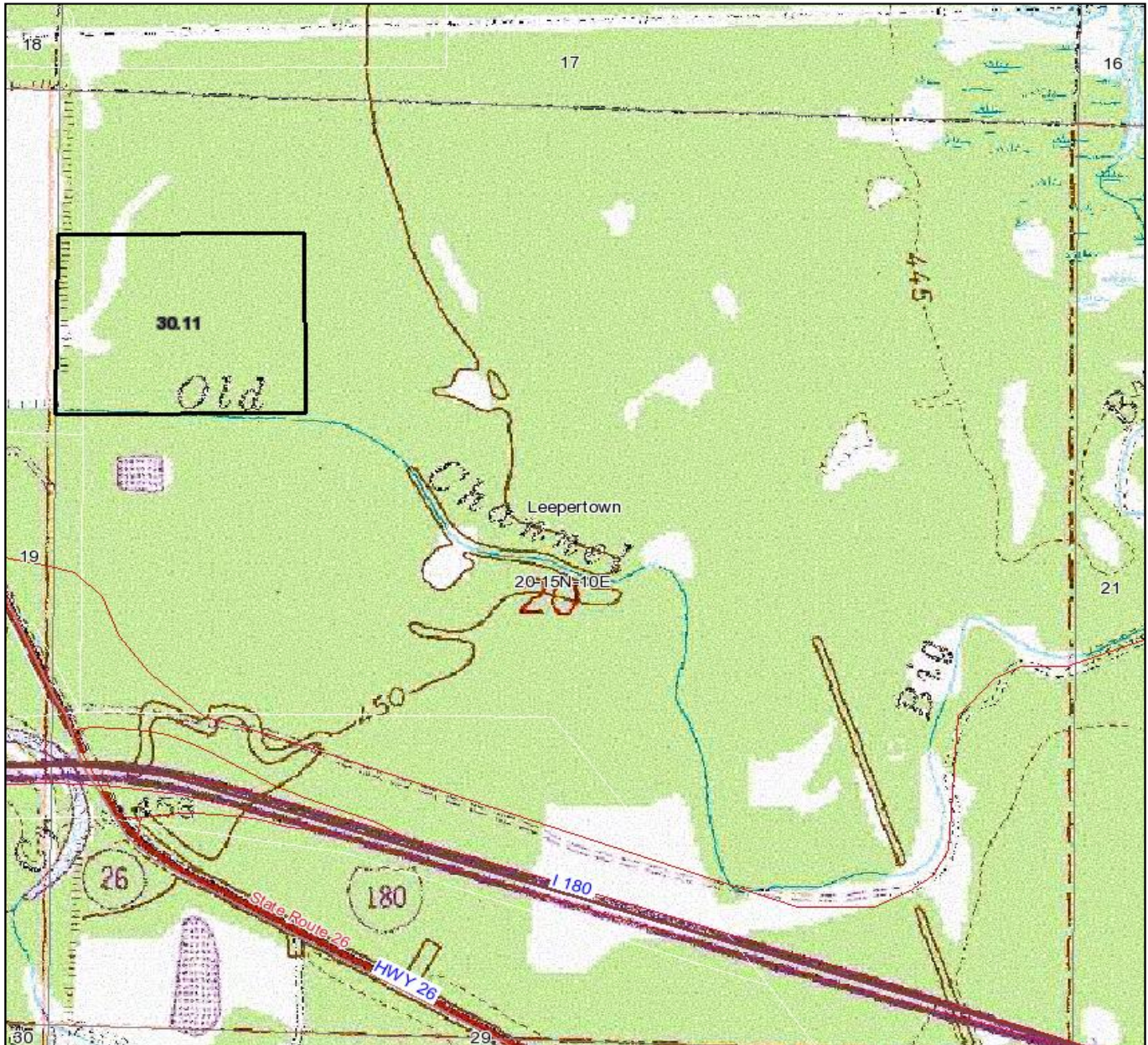
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
1480A	Moundprairie silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	28.5	94.6%		Vw			
8179A	Minneiska loam, 0 to 2 percent slopes, occasionally flooded	1.6	5.4%		Ilw	125	52	42
Weighted Average						6.8	2.8	2.3

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Topography Map



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map center: 41° 16' 13.03, 89° 21' 50.44

scale: 10310



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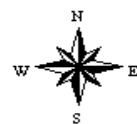
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