



For Sale

**19± acres
Bureau Co., IL**



Mulcahy Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 19.16± total surveyed acres,
18.39± FSA cropland acres

Location: Appx. 1.5 miles northwest of Princeton,
Illinois, on CR 9 just east of Epperson Road

Legal: Part of Section 6 of Princeton Township
(T16N), Range 9 East, Bureau County,
Illinois

FSA Data:

Farm #	Base Ac.	Dir Yld	CC Yld
#2211			
Corn	14.4	108	108
Soybeans	4.0	44	44

Improvements: None

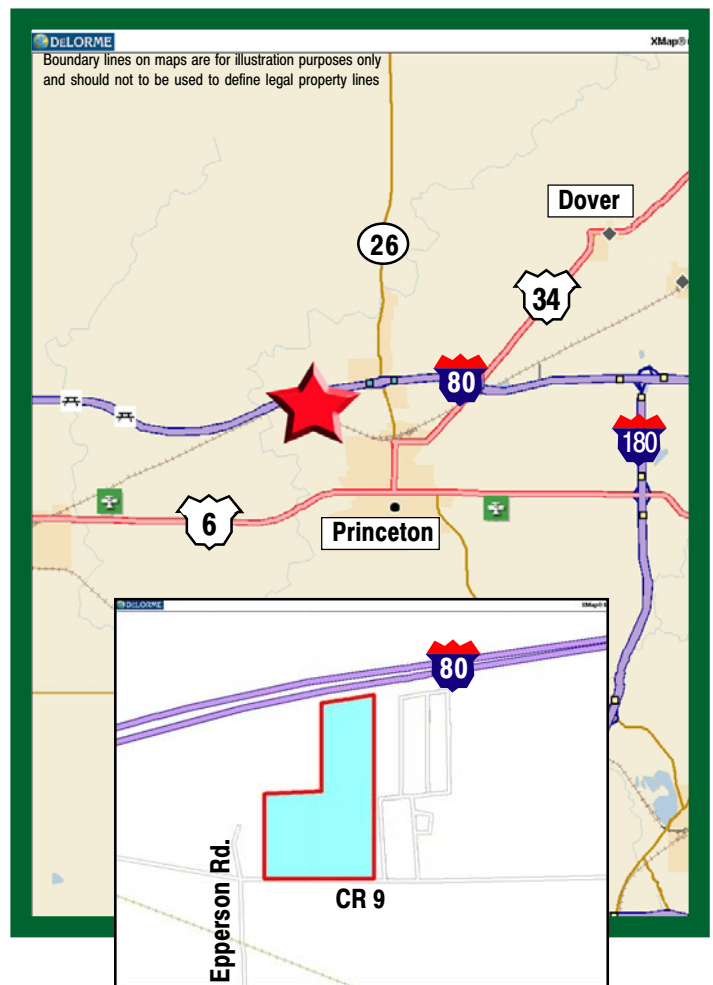
RE Taxes: \$256.32 (\$13.38/ac.)

PIN: 16-06-400-016

Price: \$162,860 (\$8,500/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

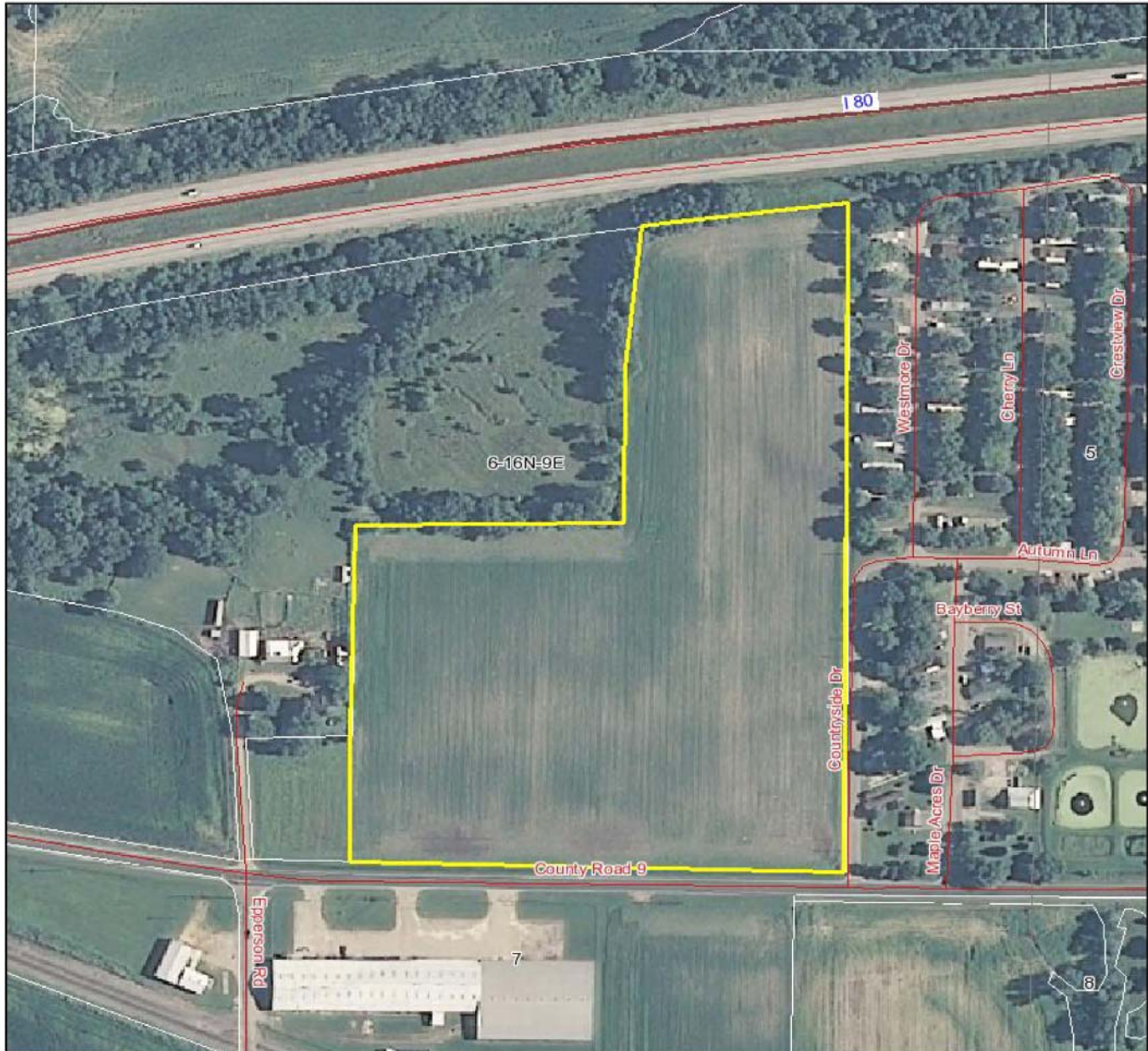
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Mulcahy Farm

19± acres
Bureau County, IL

Aerial Map



Capital
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Property
Services, Inc.

Maps provided by:



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6-16N-9E
Bureau County
Illinois

map center: 41° 23' 41.63, 89° 29' 32.87
scale: 3508



8/31/2011

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

FSA borders provided by the Farm Service Agency

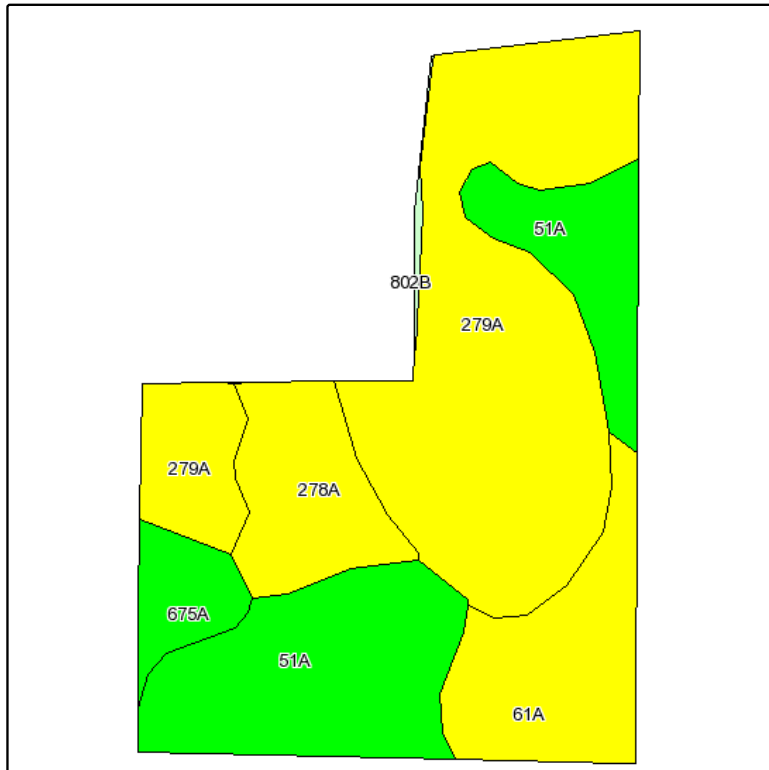
Soils data provided by USDA and NRCS

PLSS provided by Illinois State Geological Survey

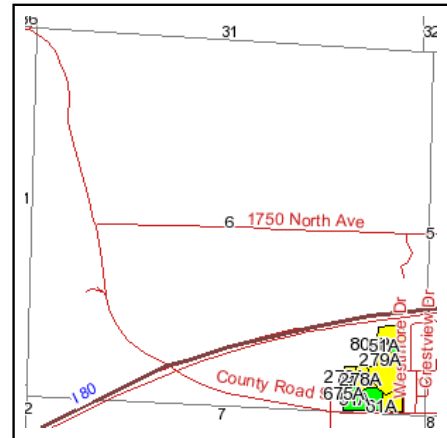
Mulcahy Farm

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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: **006-016N-009E**
Township: **Princeton**
Acres: **18.4**
Date: **8/31/2011**



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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
279A	Rozetta silt loam, 0 to 2 percent slopes	8.2	44.8%		164	51	65	120
51A	Muscatune silt loam, 0 to 2 percent slopes	5	26.9%		200	64	75	147
61A	Atterberry silt loam, 0 to 2 percent slopes	2.5	13.4%		182	56	71	132
278A	Stronghurst silt loam, 0 to 2 percent slopes	1.8	10.1%		171	54	66	125
675A	Greenbush silt loam, 0 to 2 percent slopes	0.8	4.4%		184	58	70	134
802B	Orthents, loamy, undulating	0.1	0.4%					
Weighted Average					177	55.6	68.6	129.5

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: 1/15/2011 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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