



**For
Sale**

**70± acres
Bureau Co., IL**



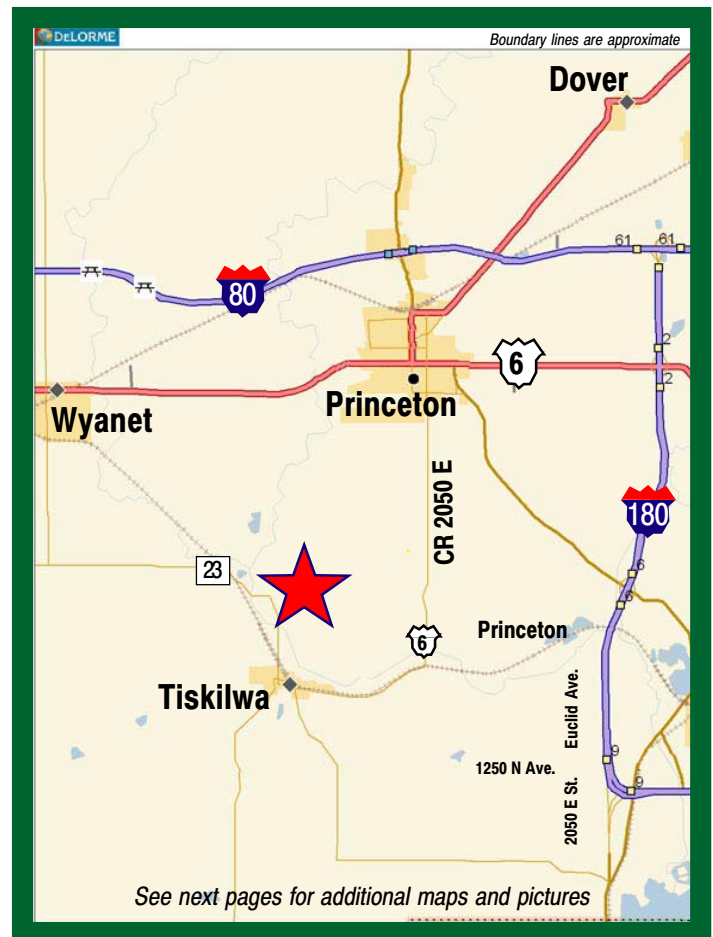
**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

PRICE REDUCED

Great hunting and recreational property in the heart of big deer and turkey country situated just above the Hennepin Canal and Bureau Creek

- Size:** 70.43± total acres, 13± CRP acres, balance in timber
- Location:** 3± miles south of the city limits of Princeton, Illinois, on 1250 North Avenue
- Legal:** Part of Section 6, Arispie Township (15N), Range 9 East, Bureau County, Illinois
- CRP Info:** \$115 per acre until 2016. Buyer agrees to accept assignment and comply with provisions of the CRP contract
- Improvements:** None
- RE Taxes:** To be determined after split. Approximately \$2.58 per acre.
- Price:** ~~\$352,150~~ ^{Reduced} \$274,677 (\$3,900/ac.)
- Terms:** Cash



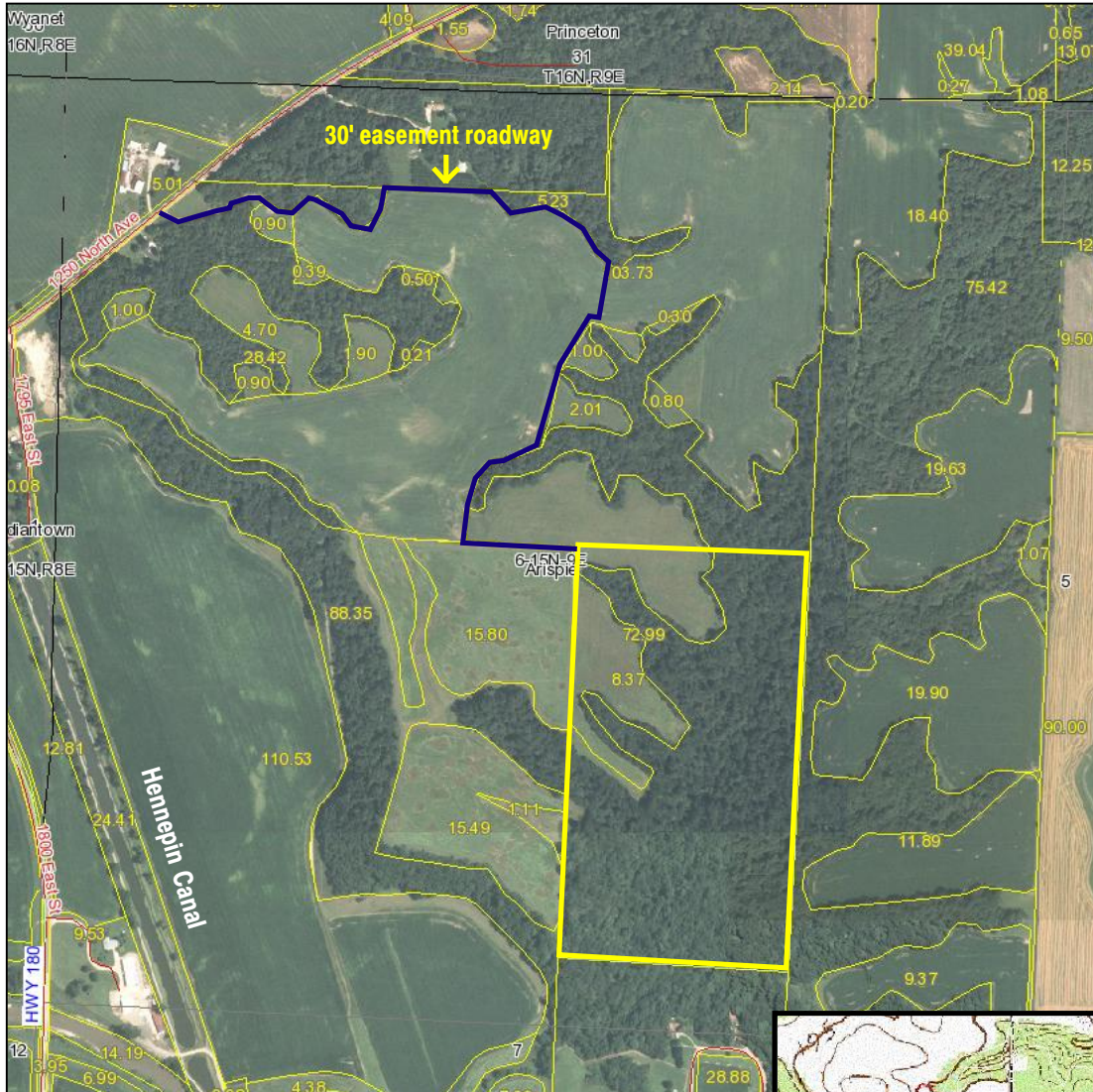
For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
farms1@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161
Designated Agent for Seller

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Tiskilwa Property

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Aerial & Topography Maps



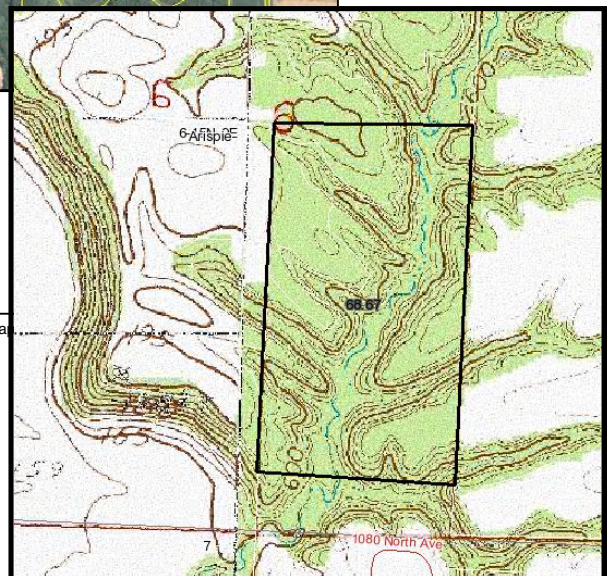
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Maps provided by:



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6-15N-9E
Bureau County
Illinois



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photogra