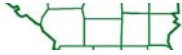




For Sale

120± acres
Marshall Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 120± total tax acres
75.9± FSA cropland acres

Location: Approximately 2.5 miles north and west of Washburn, 7.5± miles southwest of Varna, 7± miles southeast of Lacon, on Wilbern Road (CR 100E) west of Tax School Road

Legal: Part of Sections 26 & 27 of Richland Township (T29N), Range 2 West, Marshall County, Illinois

FSA Data:

Farm #1880	Base Ac.	Dir Yld	CC Yld
Corn	21.7	110	110
Wheat	7.9	47	47

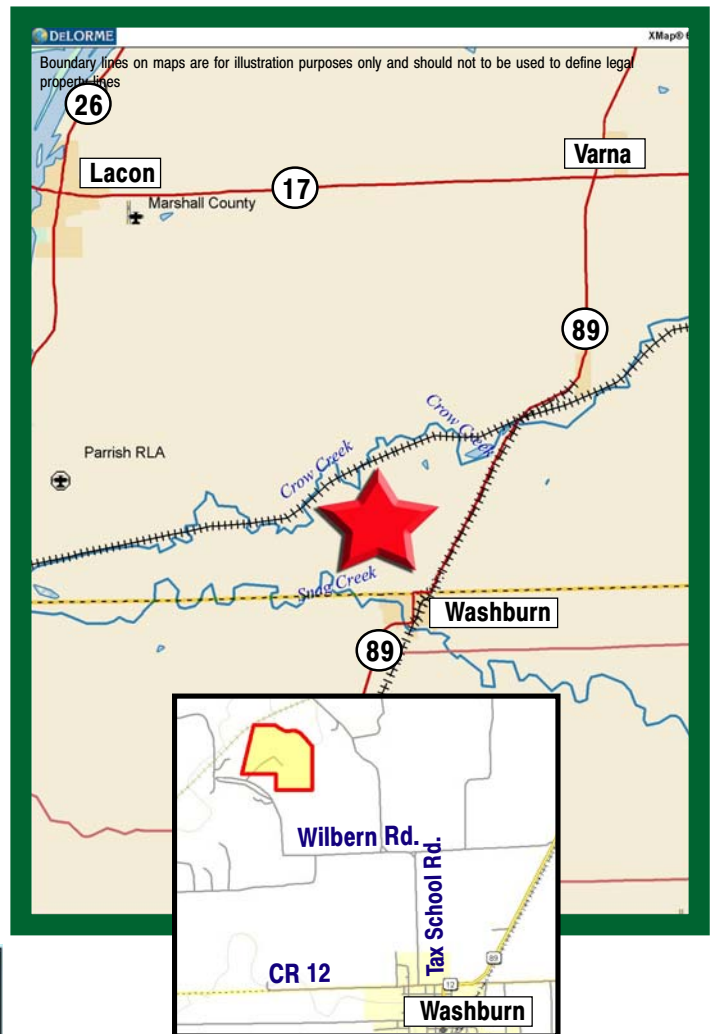
Improvements: None

RE Taxes: \$6 (\$8.36/ac.)

Price: \$600,000 (\$5,000/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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Pasture Farm

120± 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

map center: 40° 56' 56.19, 89° 18' 52.86
scale: 5565



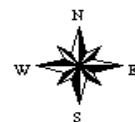
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Agricultural
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Services, Inc.

Maps provided by:



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26-29N-2W
Marshall County
Illinois



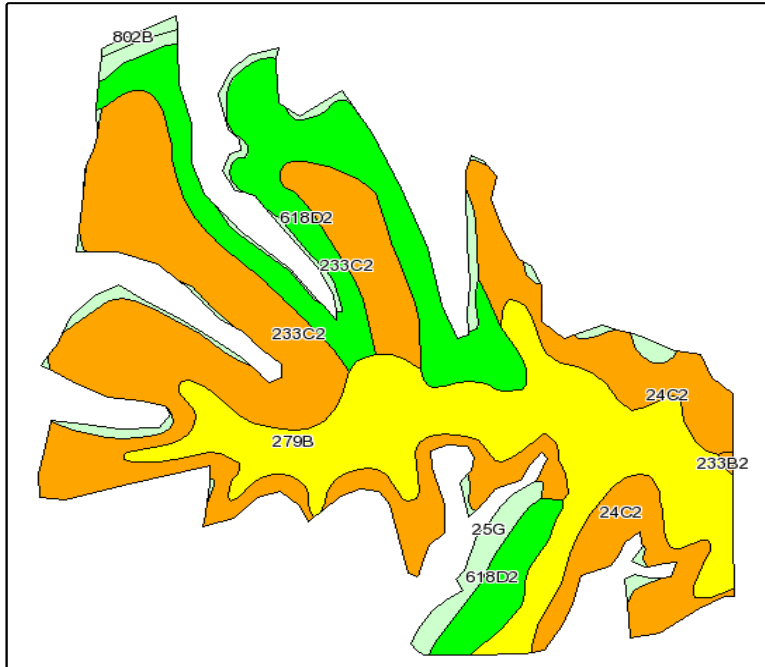
6/7/2011

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

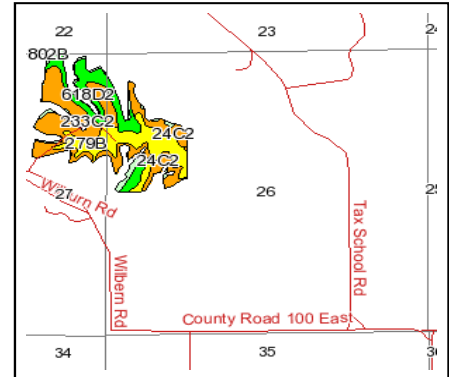
Pasture Farm

120± acres
Marshall County, IL

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: **Marshall**
Location: **026-029N-002W**
Township: **Richland**
Acres: **75.8**
Date: **6/7/2011**



Capital
Agricultural
Property
Services, Inc.



Maps provided by:



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
**233C2	Birkbeck silty clay loam, 5 to 10 percent slopes, eroded	26.1	34.4%		**155	**48	**61	**113
**279B	Rozetta silt loam, 2 to 5 percent slopes	19.3	25.5%		**162	**50	**64	**119
**618D2	Senachwine silt loam, 10 to 15 percent slopes, eroded	15.6	20.6%		**130	**42	**52	**95
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	9.6	12.7%		**155	**49	**60	**113
**25G	Hennepin loam, 35 to 60 percent slopes	4.8	6.4%		**54	**18	**19	**41
802B	Orthents, loamy, undulating	0.3	0.3%					
**233B2	Birkbeck silty clay loam, 2 to 5 percent slopes, eroded	0.1	0.1%		**159	**49	**63	**116
Weighted Average					144.7	45.3	56.9	105.9

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/>

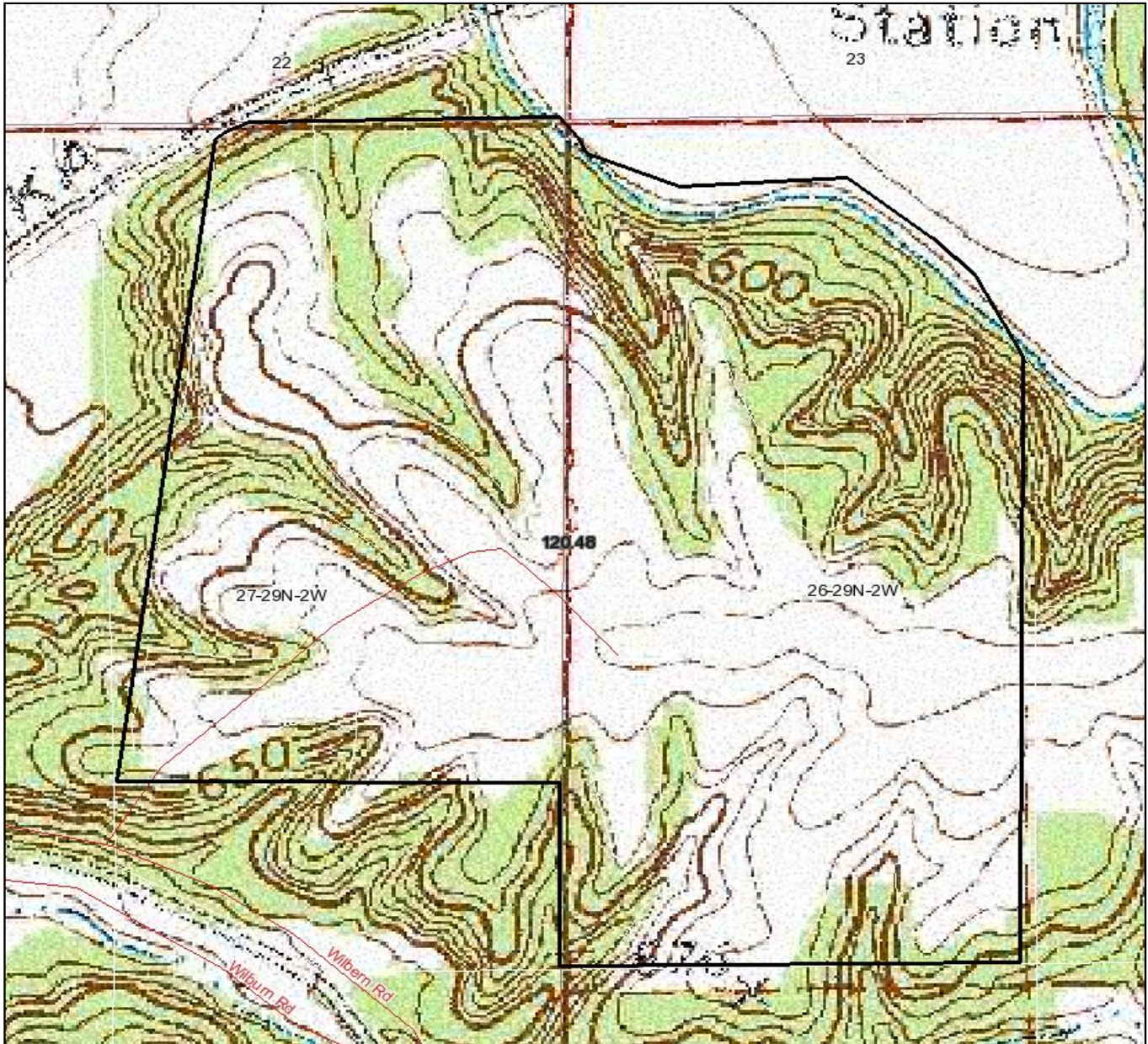
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Pasture Farm

120± acres
Marshall County, IL

Topography Map



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scale: 5565



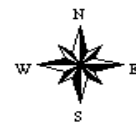
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26-29N-2W
Marshall County
Illinois



6/7/2011

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