



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 40.04± total tax acres, 27.7± FSA tillable acres, 7.4± CRP acres

Location: 10116 Union Grove Road (CR 5), Morrison, Illinois, 9± miles northwest of Morrison, IL; 9.5± miles southeast of Thomson, IL; 10± miles northeast of Clinton, IA

Legal: Part of Section 21 of Ustick Township (T22N), Range 4 East, Whiteside County, Illinois

FSA Data:

	Base Ac.	Dir Yld	CC Yld
Corn	26.2	107	107

Soils Info: See soils map

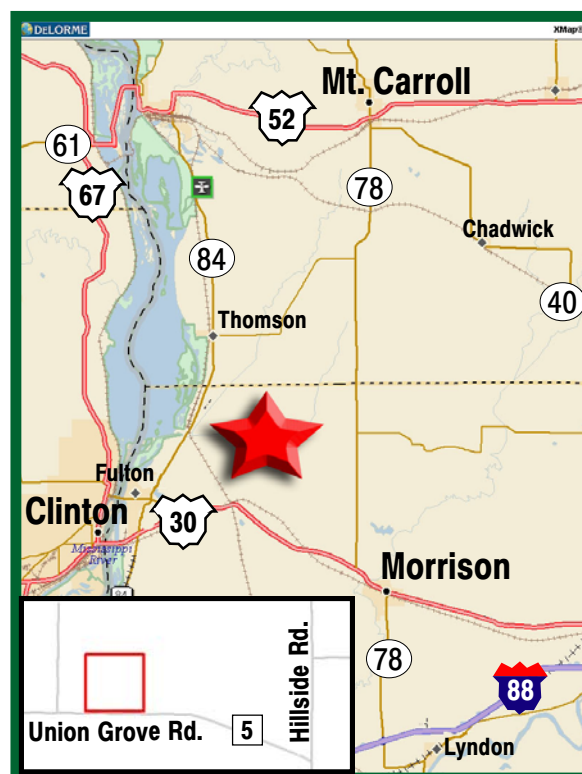
Improvements: Charming 1,500 sq. ft. ranch home with 3-bedrooms, 1.5 bath, with finished full basement, 24' x 65' detached garage and shop, 35' x 72' storage shed, and 6,000 bu. storage bin.

CRP Info: 7.4± ac. at \$118.97/ac. through 9/2013 (\$880.38 annually)

RE Taxes: \$3,387.90 (2010 pay 2011)

Price: \$398,000

Terms: Cash



For further information contact:
Timothy A. Harris, AFM, Real Estate Broker, Agent for Seller
timothy.a.harris@prudential.com
Tel: (815) 875-7418

801 Warrenville Rd., Ste. 150, Lisle, IL 60532



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Farwckett Farm

40± acres
Whiteside 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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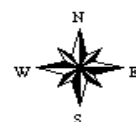
Maps provided by:



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21-22N-4E
Whiteside County
Illinois

map center: 41° 53' 8.62, 90° 3' 10.89
scale: 2841



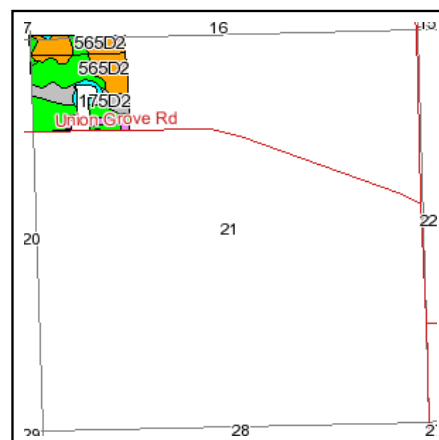
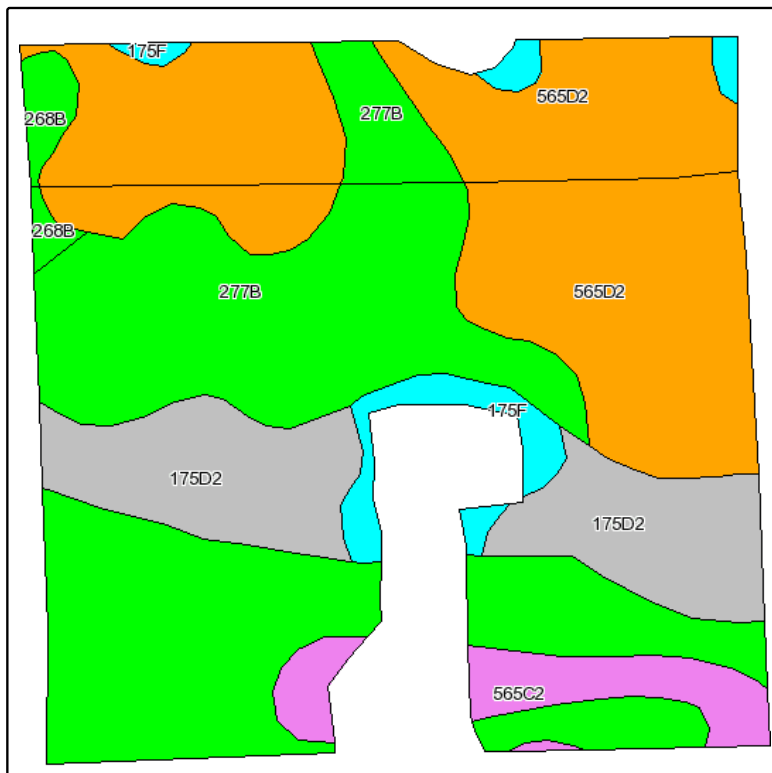
7/5/2011

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

Farwett Farm

40± acres
Whiteside County, IL

Soils Map



State: **Illinois**
County: **Whiteside**
Location: **021-022N-004E**
Township: **Ustick**
Acres: **35.1**
Date: **7/5/2011**



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Maps provided by:



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.

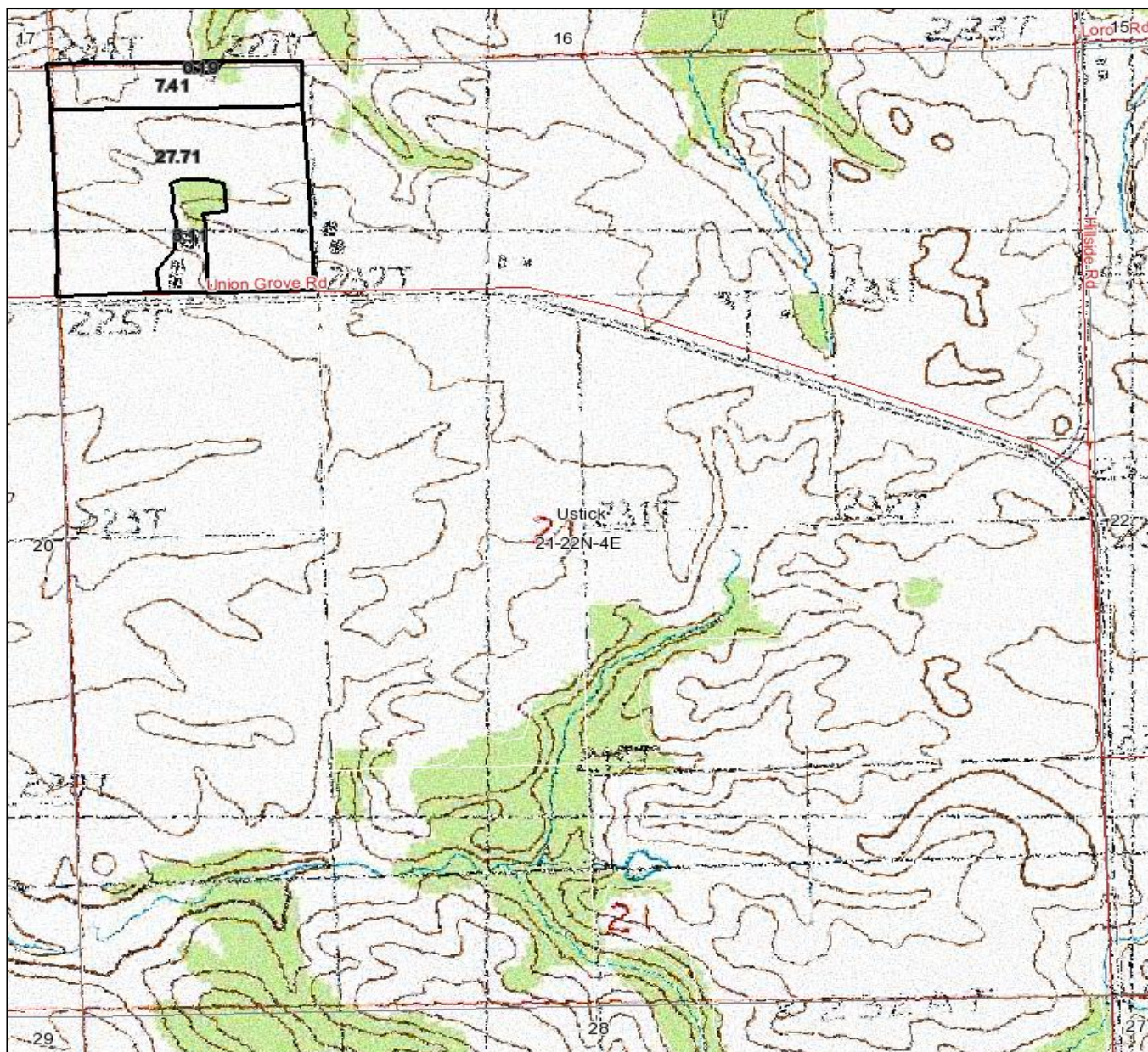
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**277B	Port Byron silt loam, 2 to 5 percent slopes	14.7	41.8%		**194	**60	**74	**143
**565D2	Tell silt loam, 10 to 18 percent slopes, eroded	11.9	33.8%		**136	**45	**53	**100
**175D2	Lamont fine sandy loam, 10 to 18 percent slopes, eroded	5	14.3%		**117	**39	**48	**87
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	1.7	4.9%		**142	**47	**56	**104
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	1.3	3.6%		**93	**31	**38	**70
**268B	Mt. Carroll silt loam, 2 to 5 percent slopes	0.5	1.5%		**181	**56	**69	**133
Weighted Average					156.8	50.1	60.9	115.6

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/>
B811 index was adjusted to slope and erosion according to Bulletin 614 Table 50es

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Whiteside County, IL

Topography Map



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map center: 41° 52' 48.66, 90° 2' 44.89

scale: 10210



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