



**For  
Sale**

**43± acres  
Bureau Co., IL**



**Capital  
Agricultural  
Property  
Services, Inc.**

[www.capitalag.com](http://www.capitalag.com)

**Size:** 43± total acres, 34± FSA tillable acres

**Location:** 2 miles northeast of Wyanet, Illinois,  
on 1650 N Ave., 1/4 mile west of 1600 E St.

**Legal:** Part of Section 10, Wyanet Township (T16N),  
Range 8 East, Bureau County, Illinois

**Improvements:** None

**FSA Data:** Farm #5735 Base Ac. Direct Yield CC Yield  
Corn 34 116 116

**Soils:** See reverse side

**RE Taxes:** Approximately \$267

**Price:** \$245,385 (\$5,700/ac.)

**Terms:** Cash

**Management:** Professional farm management available



**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**

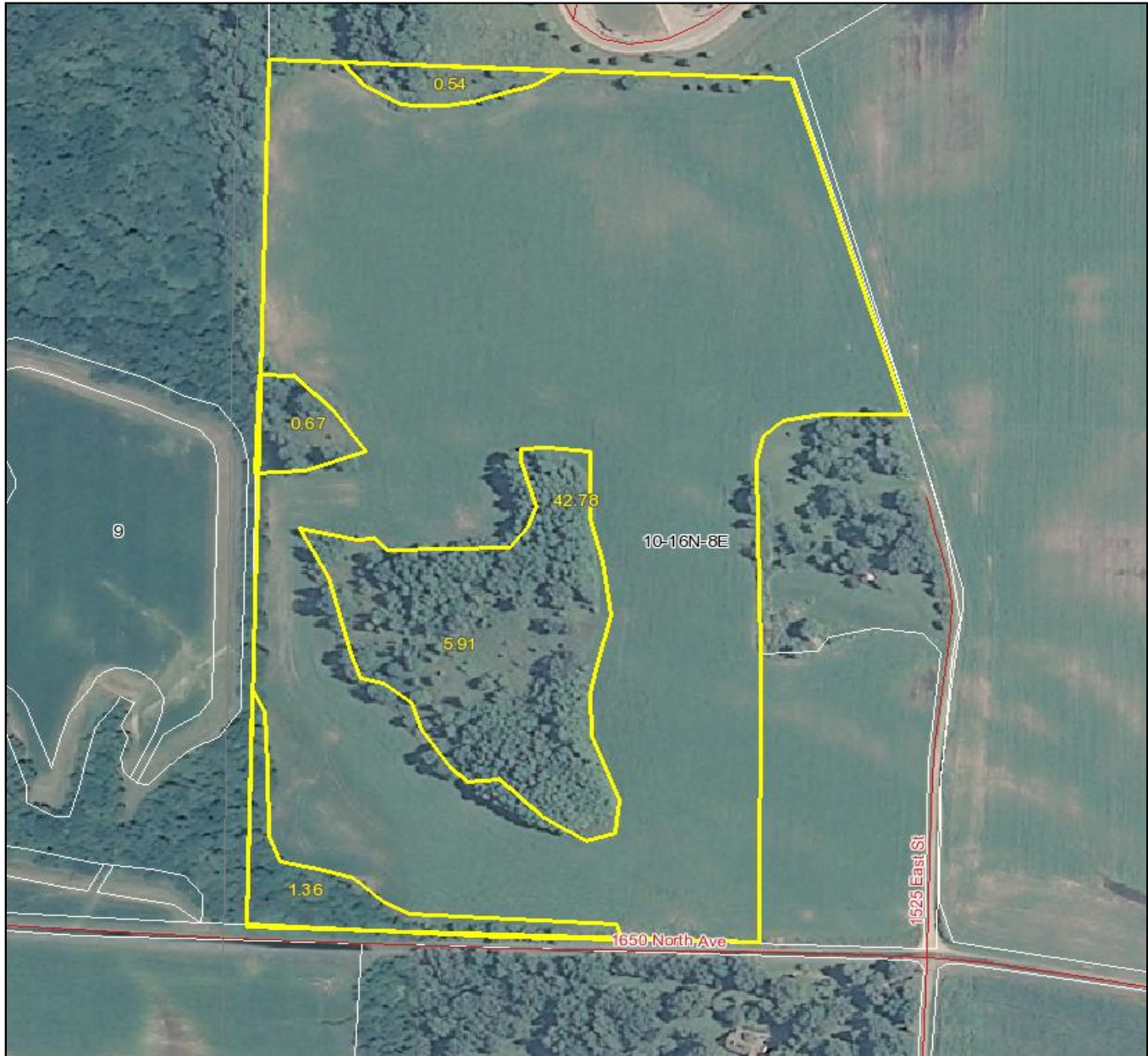
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

# Jeffery Farm

43± acres  
Bureau Co., 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:



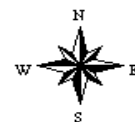
CUSTOMIZED ONLINE MAPPING

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10-16N-8E  
Bureau County  
Illinois

map center: 41° 23' 21.18, 89° 33' 57.37  
scale: 3828



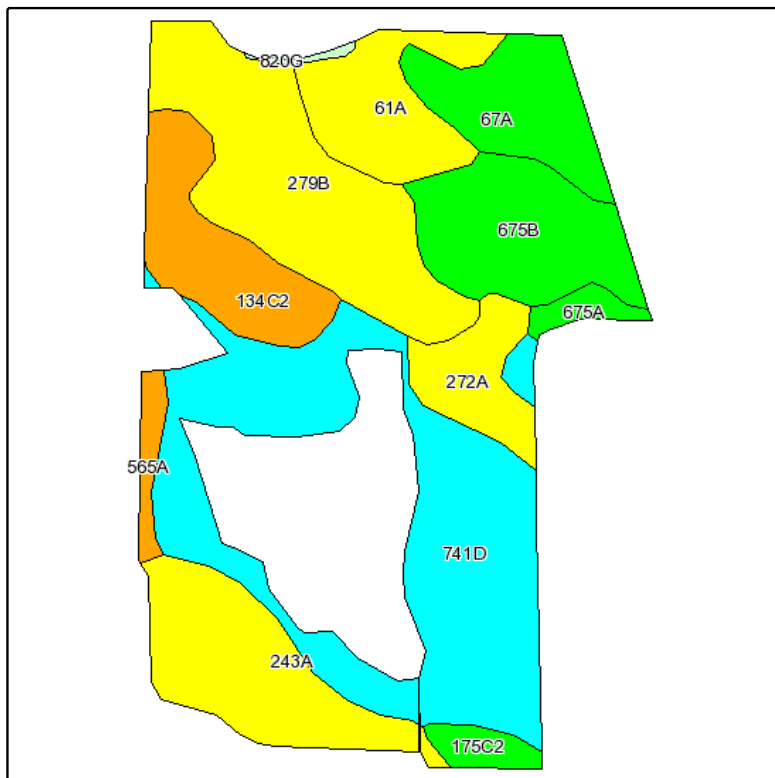
6/29/2011

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

# Jeffery Farm

**43± acres**  
**Bureau Co., IL**

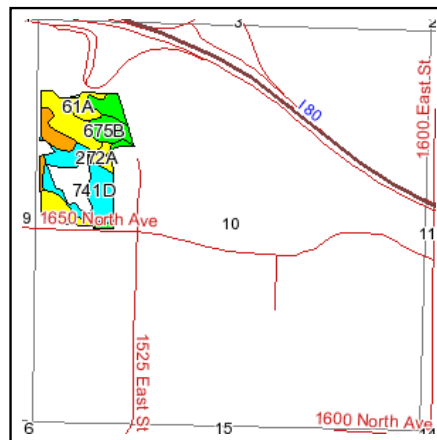
## Soils Information



Fsa borders provided by the Farm Service Agency as of May 23, 2008.

Soils data provided by USDA and NRCS.

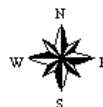
PLSS provided by Illinois State Geological Survey.



State: **Illinois**  
County: **Bureau**  
Location: **010-016N-008E**  
Township: **Wyanet**  
Acres: **34.5**  
Date: **6/29/2011**



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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 |
|-------------------------|--------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|------------|------------------------------------------------|
| **741D                  | Oakville fine sand, 7 to 15 percent slopes             | 9.8   | 28.8%            |                                     | **100        | **35          | **44       | **76                                           |
| **279B                  | Rozetta silt loam, 2 to 5 percent slopes               | 6     | 17.3%            |                                     | **162        | **50          | **64       | **119                                          |
| 243A                    | St. Charles silt loam, 0 to 2 percent slopes           | 3.8   | 10.9%            |                                     | 168          | 52            | 65         | 122                                            |
| **675B                  | Greenbush silt loam, 2 to 5 percent slopes             | 3.6   | 10.3%            |                                     | **182        | **57          | **69       | **133                                          |
| **134C2                 | Camden silt loam, 5 to 10 percent slopes, eroded       | 2.9   | 8.3%             |                                     | **154        | **47          | **60       | **111                                          |
| 61A                     | Atterberry silt loam, 0 to 2 percent slopes            | 2.6   | 7.5%             |                                     | 182          | 56            | 71         | 132                                            |
| 67A                     | Harpster silty clay loam, 0 to 2 percent slopes        | 2.5   | 7.3%             |                                     | 182          | 57            | 68         | 133                                            |
| 272A                    | Edgington silt loam, 0 to 2 percent slopes             | 1.7   | 4.8%             |                                     | 166          | 54            | 65         | 124                                            |
| **175C2                 | Lamont fine sandy loam, 5 to 10 percent slopes, eroded | 0.6   | 1.6%             |                                     | **122        | **41          | **50       | **91                                           |
| 565A                    | Tell silt loam, 0 to 2 percent slopes                  | 0.5   | 1.5%             |                                     | 153          | 50            | 60         | 112                                            |
| 675A                    | Greenbush silt loam, 0 to 2 percent slopes             | 0.4   | 1.3%             |                                     | 184          | 58            | 70         | 134                                            |
| **820G                  | Hennepin-Casco complex, 30 to 60 percent slopes        | 0.1   | 0.3%             |                                     | **57         | **19          | **22       | **43                                           |
| <b>Weighted Average</b> |                                                        |       |                  |                                     | <b>148.4</b> | <b>47.3</b>   | <b>59</b>  | <b>109.3</b>                                   |

**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/>

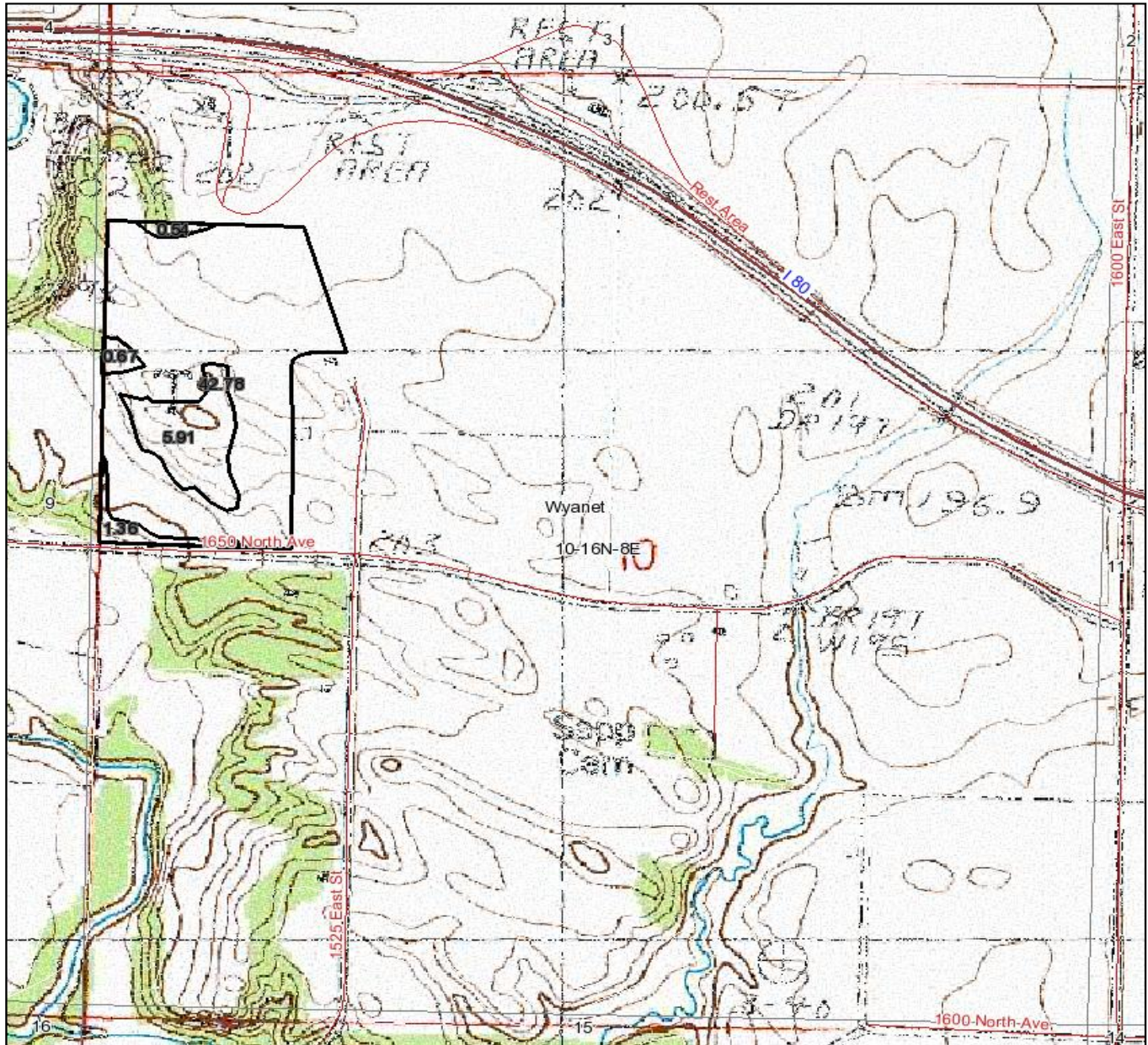
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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## Topography Map



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map center: 41° 23' 14.5, 89° 33' 33.37

scale: 10177



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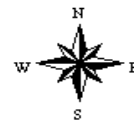


**surety**  
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