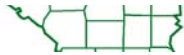




For Sale

114± acres
Marshall Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 114.31± total acres, 12.2± est. cropland acres, balance in timber

Location: Approximately 4 miles northwest of Varna on Old Stagecoach Road; 4± miles west of Magnolia; 4.5± miles east of Henry

Legal: Part of Section 6 of Roberts Township (T30N), Range 1 West, Marshall County, Illinois

FSA Data:

	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	68.8	103	103
Soybeans	27.4	35	35
Wheat	6.0	41	41

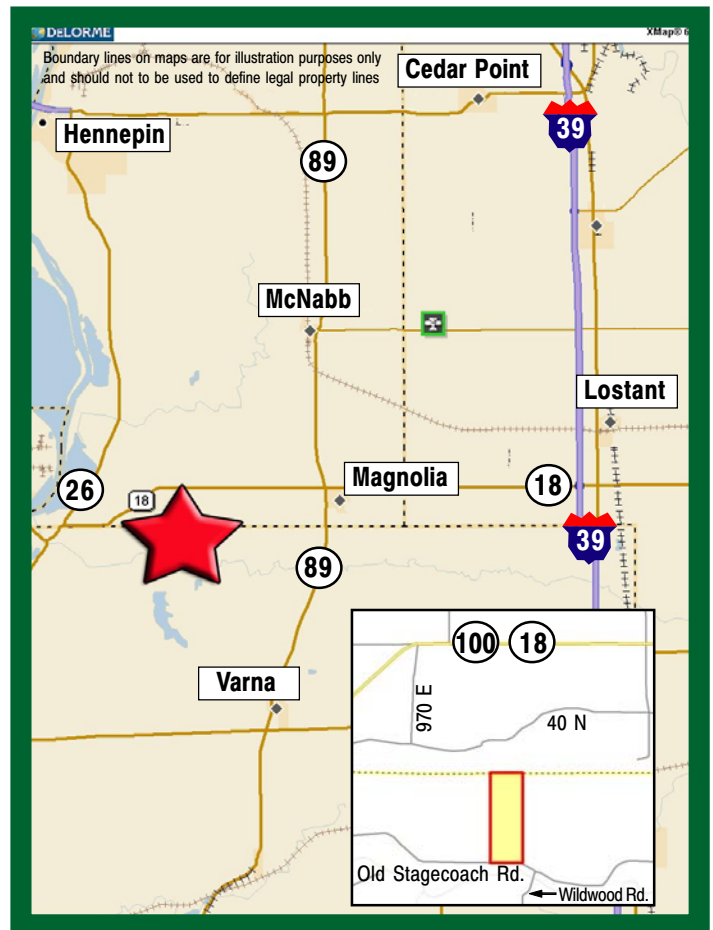
Note: Part of Farm #3383. Marshall County FSA will reconstitute base/yields upon closing

Improvements: None

RE Taxes: \$82 (2010 has been paid by Seller)

Price: \$478,800 (\$4,200/ac.)

Terms: Cash



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Jones Farm

**114± 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



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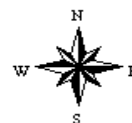
Maps provided by:



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**6-30N-1W
Marshall County
Illinois**

map center: 41° 5' 54.91, 89° 16' 16.06
scale: 7373



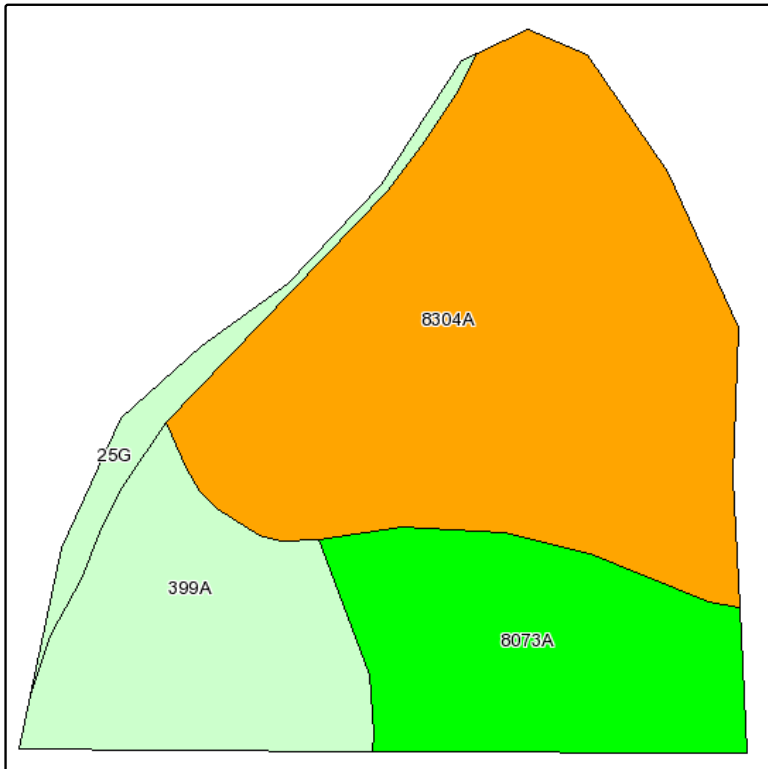
3/31/2011

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

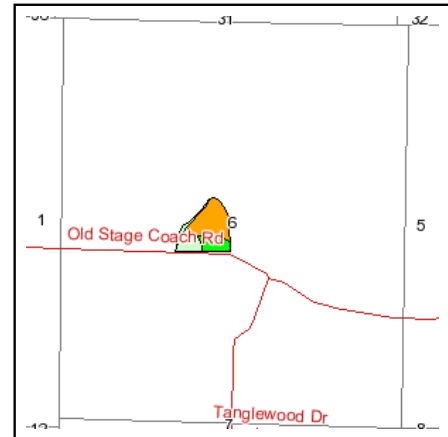
Jones Farm

114± 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: **006-030N-001W**
Township: **Roberts**
Acres: **12.2**
Date: **3/31/2011**



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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
8304A	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	6.7	54.7%		135	45	55	100
8073A	Ross silt loam, 0 to 2 percent slopes, occasionally flooded	2.6	21.4%		181	59	71	134
399A	Wea silt loam, 0 to 2 percent slopes	2.4	19.9%					
**25G	Hennepin loam, 35 to 60 percent slopes	0.5	3.9%		**54	**18	**19	**41
Weighted Average					114.7	37.9	46	85

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/>

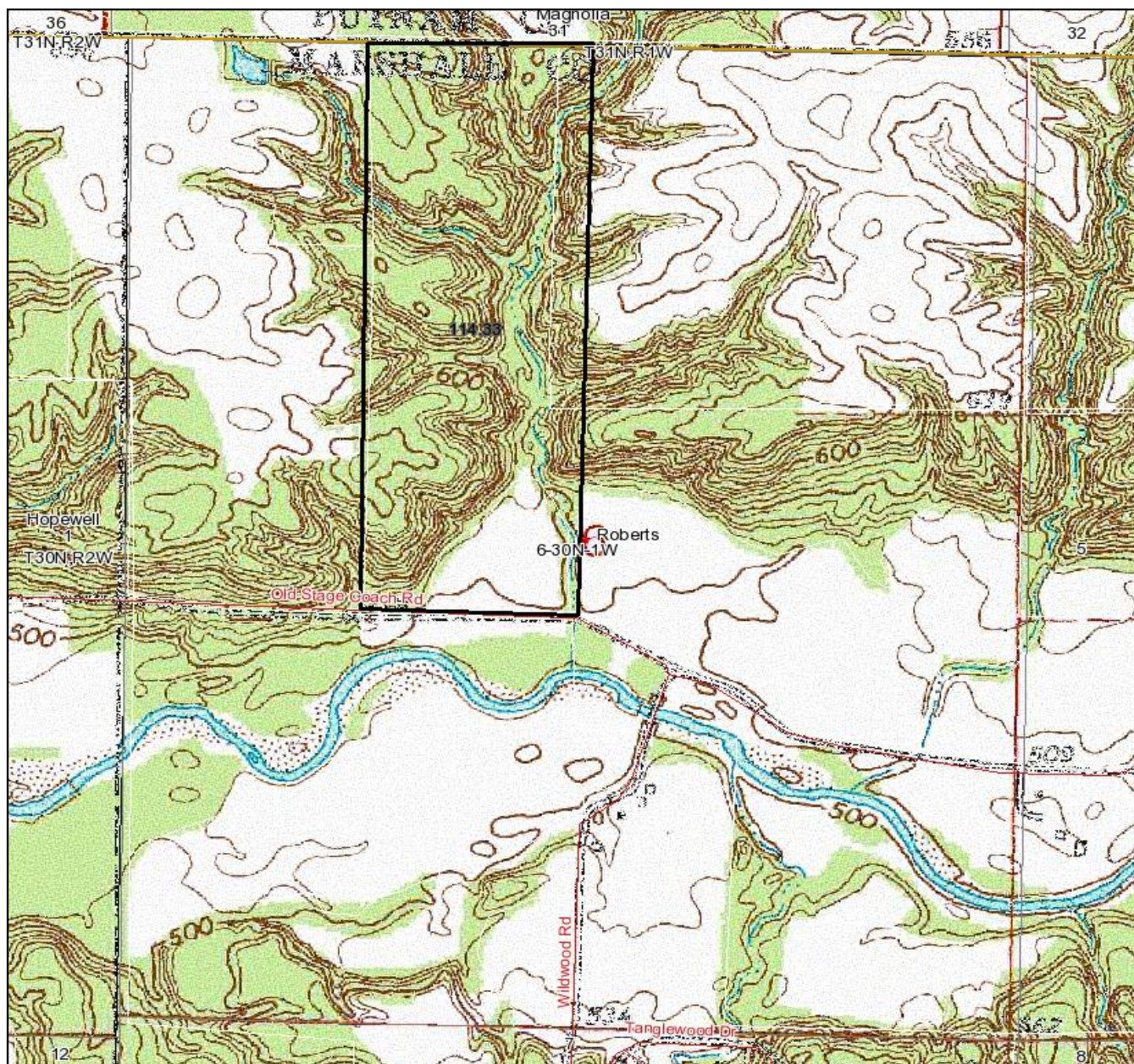
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Jones Farm

114± acres
Marshall County, IL

Topography Map



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

map center: 41° 5' 42.19, 89° 16' 8.27

scale: 12005



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6-30N-1W
Marshall County
Illinois



3/31/2011

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