

**For
Sale**

**129± acres
Bureau Co., IL**

Schnicke Farm

**Being offered by tract or as a whole
Tillable acreage with balance in timber for
excellent deer and turkey hunting**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 129.2± total surveyed acres, 69± cropland acres; actual to be determined after reconstitution
Tract 1: 112.25± total surveyed ac., 62.5± till. ac., balance timber
Tract 2: 16.95± total surveyed ac., 6.5± till. ac., balance timber

Location: Approximately 2 miles southeast of Wyanet, Illinois, on 1675 East Street

Legal: Part of Sections 26 & 35, Wyanet Township (16N), Range 8 East, Bureau County, Illinois

FSA Data:	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	97.4	113	113
Soybeans	26.1	34	34
Wheat	1.8	51	51
Actual to be determined after reconstitution			

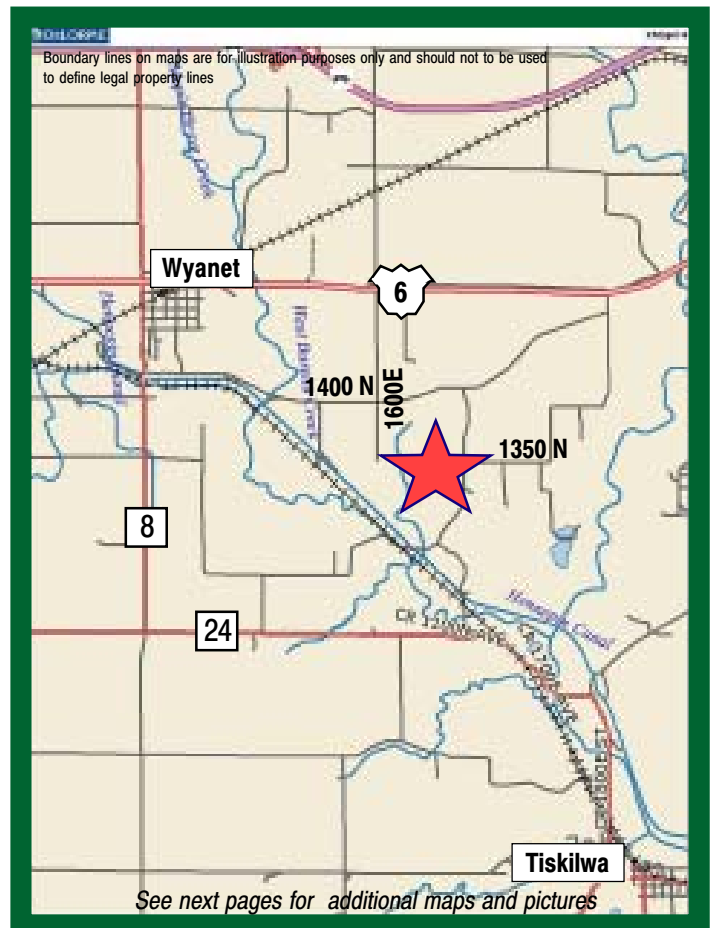
Improvements: None

RE Taxes: \$3,418.46 (appx. \$12.21/ac.)
Actual taxes to be determined after split of building and acreage previously sold

Price: Total - \$528,137.50
Tract 1 - \$443,387.50 (\$3,950/ac.)
Tract 2 - \$84,750 (\$5,000/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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Schnicke Farm

129± acres
Bureau 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: 41° 20' 15.28, 89° 32' 21.79
scale: 8132



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Maps provided by:



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26-16N-8E
Bureau County
Illinois



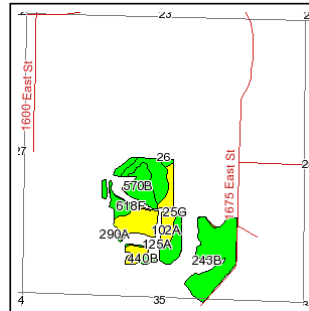
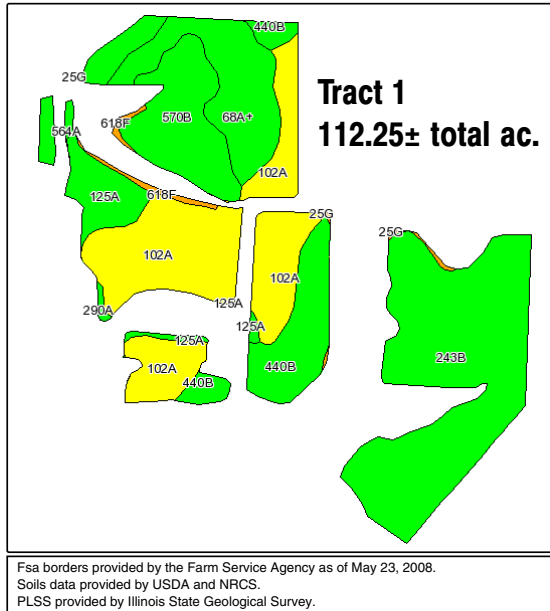
11/8/2010

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

Schnicke Farm

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Soils Map



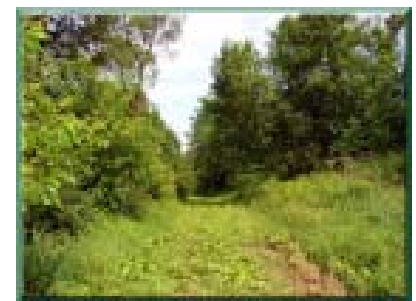
State: **Illinois**
County: **Bureau**
Location: **026-016N-008E**
Township: **Wyanet**
Acres: **64.5**
Date: **6/1/2010**



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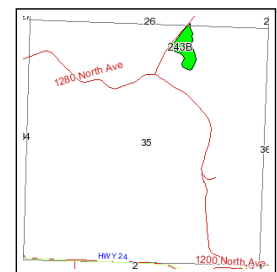
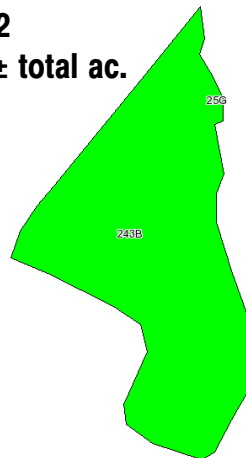
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
243B	St. Charles silt loam, 2 to 5 percent slopes	20.6	31.9%		Ile	149	77	47
102A	La Hogue loam, 0 to 2 percent slopes	17.2	26.7%		I	146	72	47
440B	Jasper silt loam, 2 to 5 percent slopes	7.8	12.2%		Ile	156	84	50
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	7.1	11.0%		Ilw	173	89	57
570B	Martinsville silt loam, 2 to 5 percent slopes	6.7	10.4%		Ile	139	67	44
125A	Selma loam, 0 to 2 percent slopes	3.3	5.1%		Ilw	157	80	51
564A	Waukegan silt loam, 0 to 2 percent slopes	0.8	1.3%		Ils	146	73	47
618F	Senachwine silt loam, 18 to 35 percent slopes	0.6	0.9%		Vle			
25G	Hennepin loam, 35 to 70 percent slopes	0.2	0.3%		Vile			
290A	Warsaw loam, 0 to 2 percent slopes	0.2	0.3%		Ils	145	73	46
Weighted Average						149.4	76	47.8



Tract 2
16.95± total ac.



State: **Illinois**
County: **Bureau**
Location: **035-016N-008E**
Township: **Wyanet**
Acres: **6.6**
Date: **6/1/2010**



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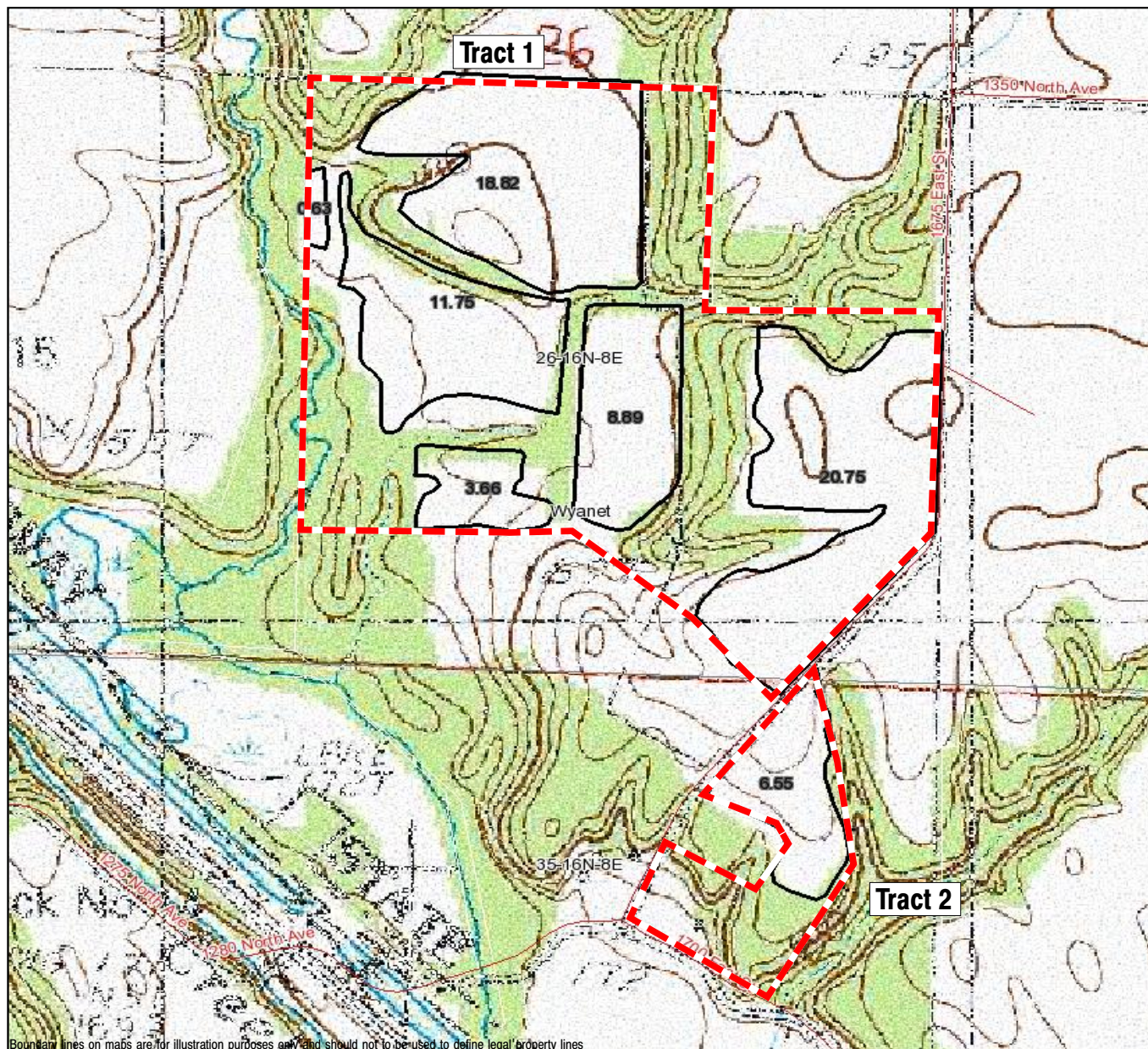


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Weighted Average						149	77	47

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Topography Map



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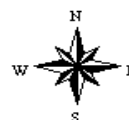


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