

For Sale

**46± acres
Bureau Co., IL**



Mitchell Farm

Further Reduced



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Tillable acreage and timber for crop income and recreation

Size: 46.84± total tax acres
20.3± FSA tillable acres

Location: Approximately 2 miles south and east of Wyanet, Illinois, with access from CR 26

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

FSA Data:

	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	12.6	118	118
Soybeans	7.7	41	41

Improvements: None

RE Taxes: \$259.90 (\$5.55/ac.)

PIN: 15-26-100-005

Price: ~~\$249,040~~ ~~\$229,640~~ \$196,728 (\$4,200/ac.)

Terms: Cash

Management: Professional farm management available



**For further information contact:
Timothy A. Harris, AFM, Real Estate Broker
timothy.a.harris@prudential.com
Tel: (815) 875-7418
801 Warrenville Road, Suite 150
Lisle, IL 60532
Designated Agent for Seller**

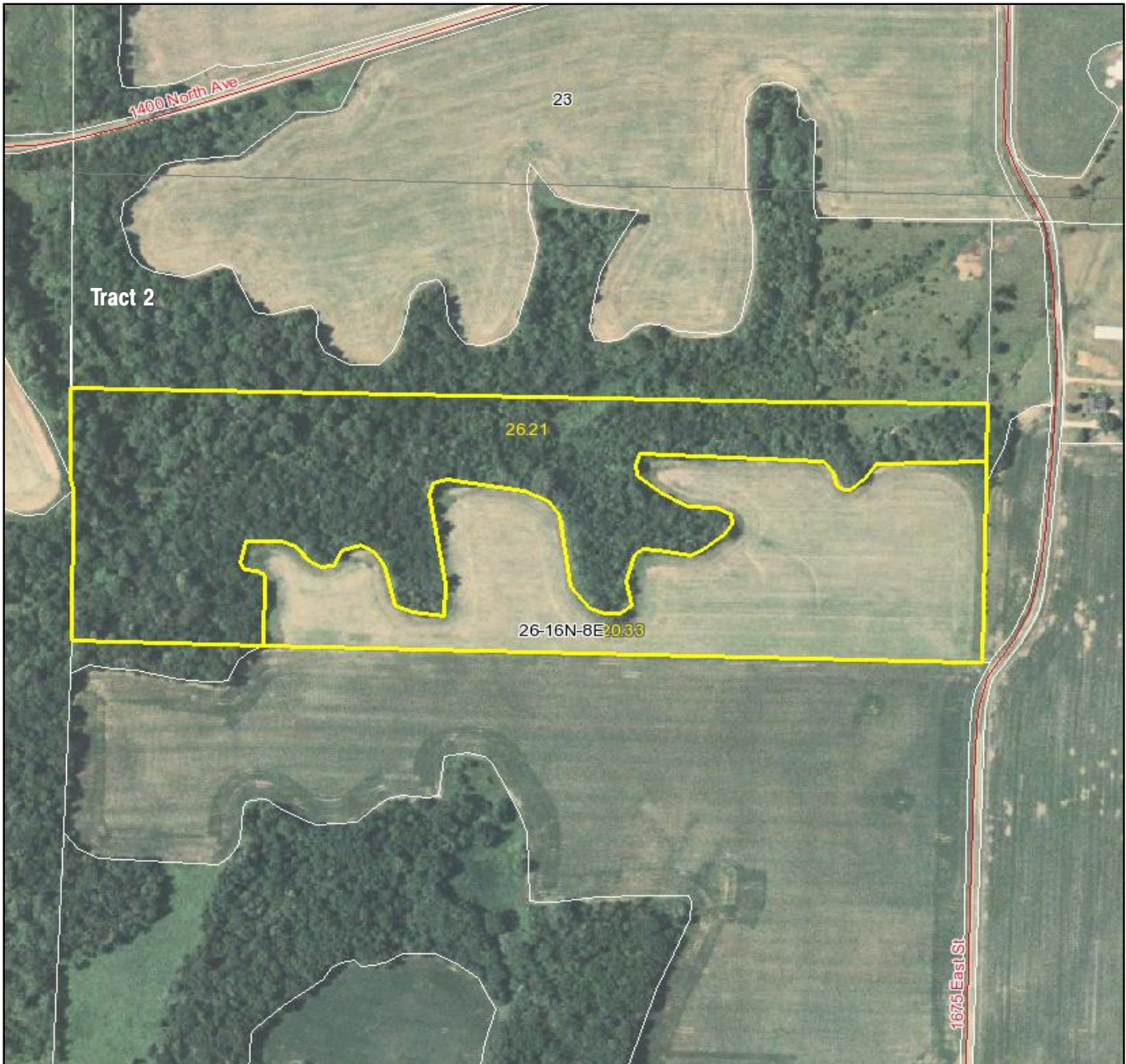
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

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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:



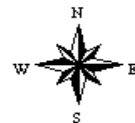
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26-16N-8E
Bureau County
Illinois

map center: 41° 20' 51.63, 89° 32' 18.54

scale: 5604



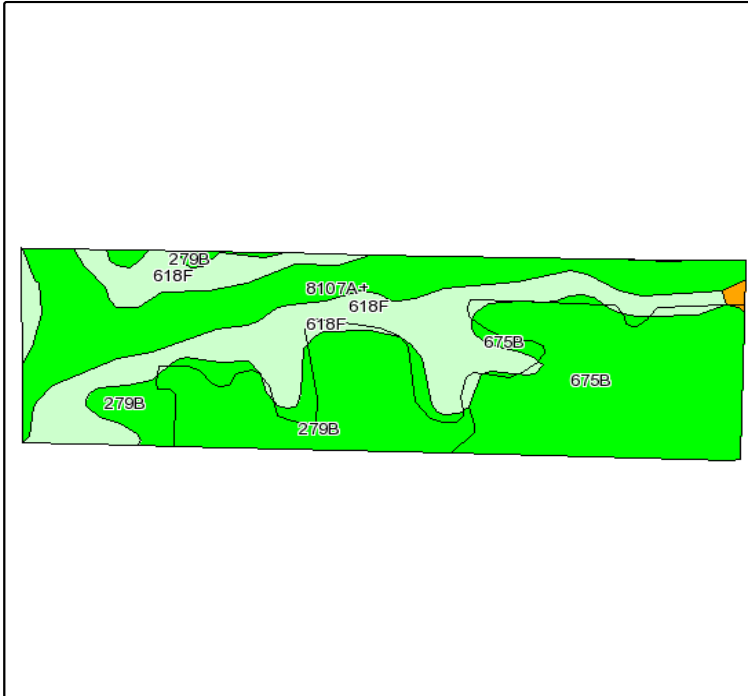
10/14/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

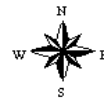
Mitchell Farm

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Soils Map



State: **Illinois**
County: **Bureau**
Location: **026-016N-008E**
Township: **Wyanet**
Acres: **46.5**
Date: **10/14/2009**



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.

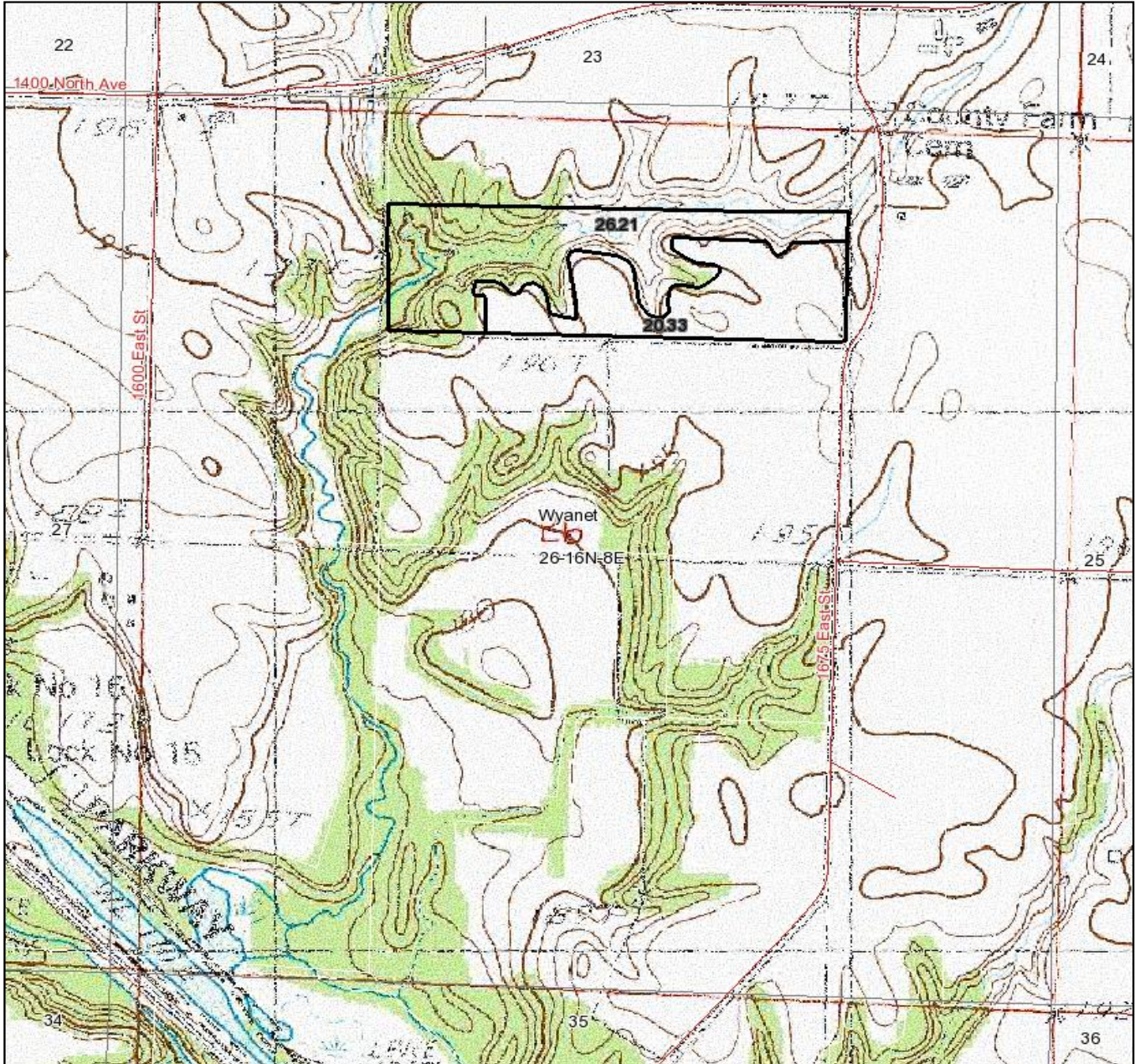
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
675B	Greenbush silt loam, 2 to 5 percent slopes	12.7	27.4%		Ile	164	86	51
618F	Senachwine silt loam, 18 to 35 percent slopes	12.6	27.1%		Vle			
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	10.4	22.4%		Ilw	170	87	54
279B	Rozetta silt loam, 2 to 5 percent slopes	10.1	21.7%		Ile	147	75	46
25G	Hennepin loam, 35 to 70 percent slopes	0.5	1.0%		Vlle			
675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	0.2	0.3%		Ille	161	84	50
Weighted Average						115.4	59.6	36.2

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Topography Map



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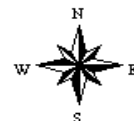


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26-16N-8E
Bureau County
Illinois

map center: 41° 20' 36.15, 89° 32' 22.92

scale: 11252



10/14/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided by IL State Geological Society.