



For Sale

49± acres
Henderson Co., IL



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 49.5± total acres, 17.3± FSA cropland acres

Location: 3± miles north of Carman, IL on State Road 522, south of 825 E Road

Legal: Part of Section 10 of Carmen Township (9N), Range 6 West, Henderson County, Illinois

FSA Data:

#3085/3086	Base Ac.	Dir Yld	CC Yld
Corn	8.0	126	126
Soybeans	8.0	29	29

Improvements: Small building with power; well

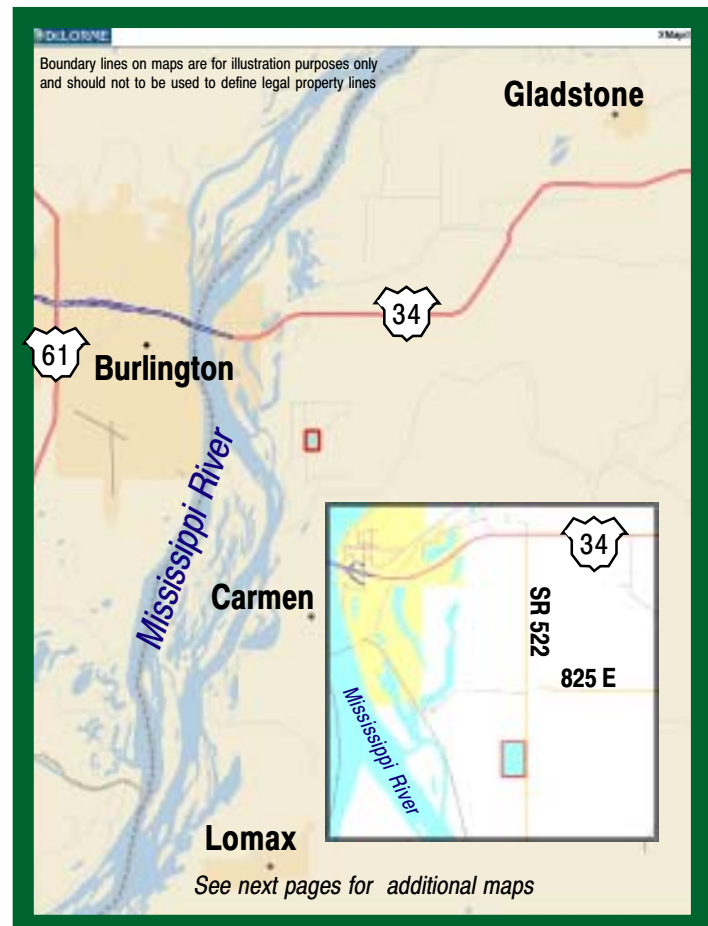
RE Taxes: \$2,018.09 total taxes, which includes drainage district taxes

PIN: 11-010-010-00
11-010-012-00

Price: \$183,150 or \$3,700/ac.

Terms: Cash

Management: Professional farm management available



For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Henderson County area
farms1@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161
Designated Agent for Seller

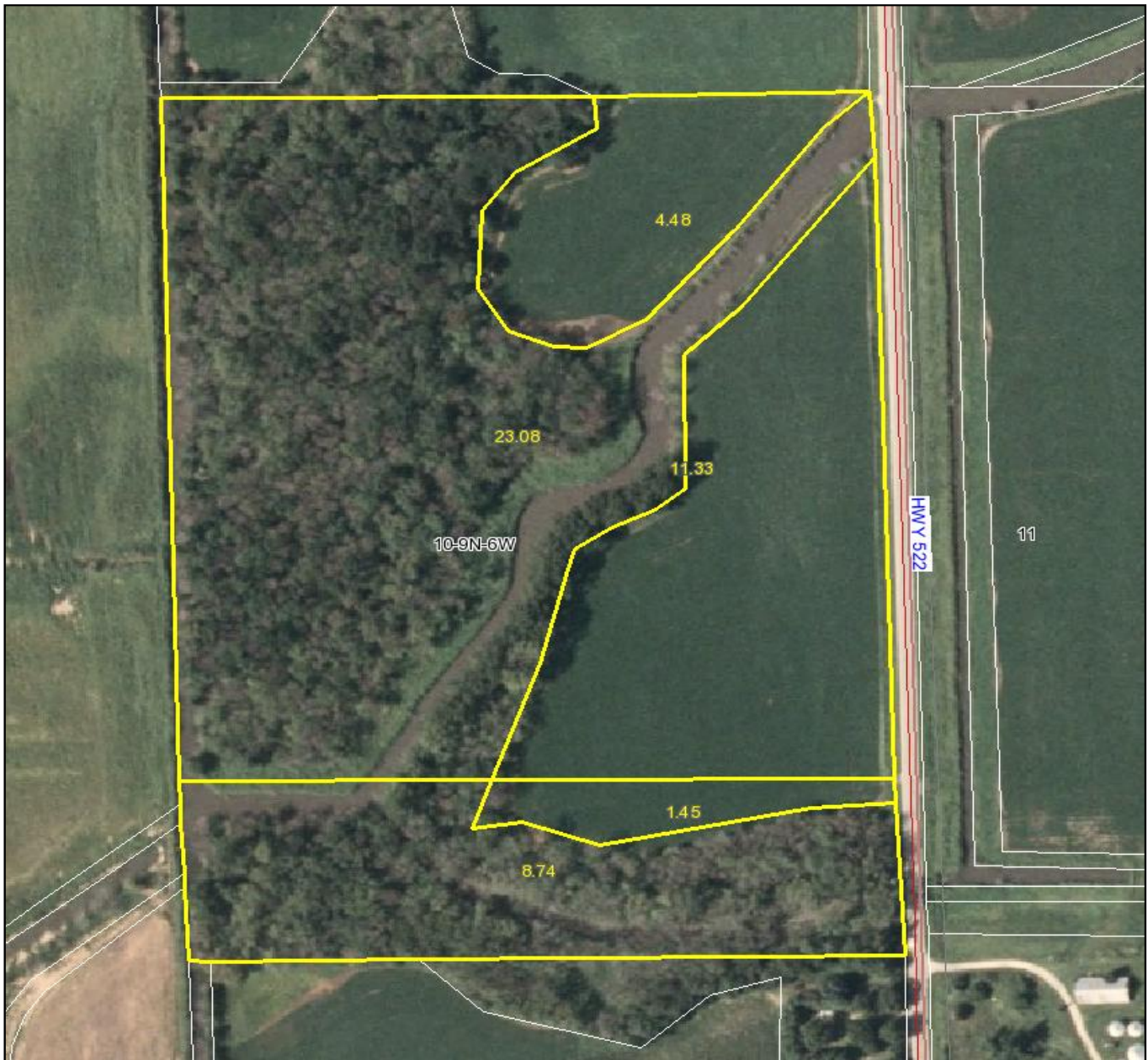
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Emerick Farm

49± acres
Henderson 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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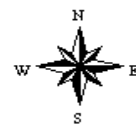
Maps provided by:



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10-9N-6W
Henderson County
Illinois

map center: 40° 47' 2.46, 91° 3' 31.86
scale: 3562



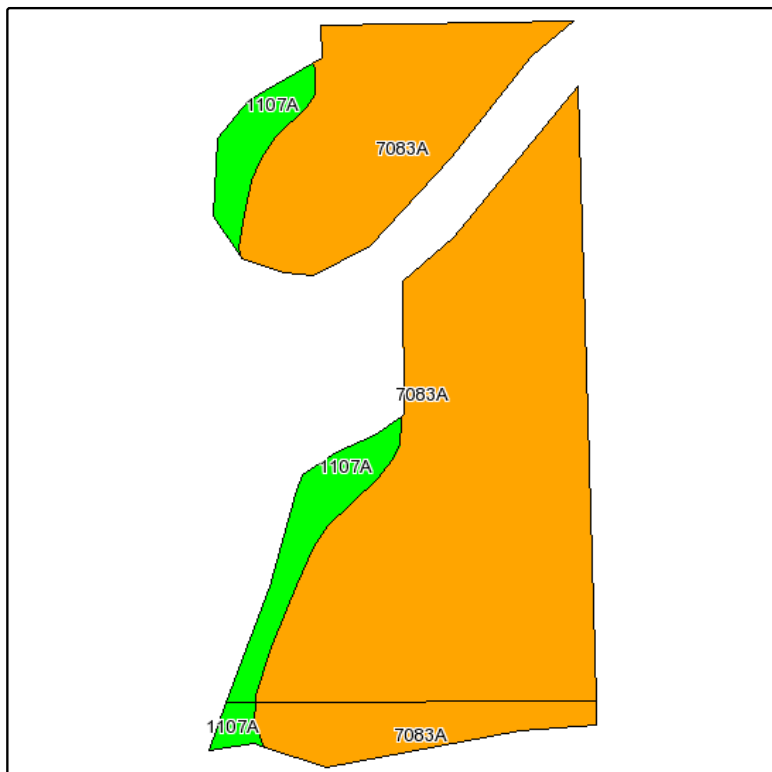
9/30/2010

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

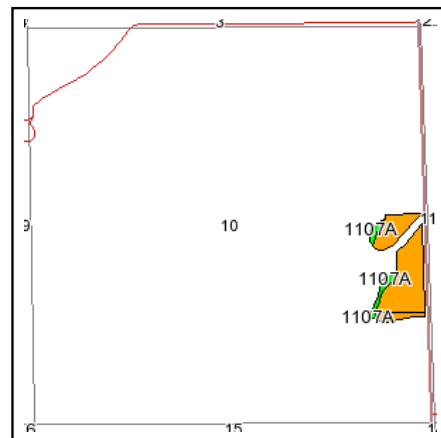
Emerick Farm

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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: **Henderson**
Location: **010-009N-006W**
Township: **Carman**
Acres: **17.3**
Date: **9/30/2010**



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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
7083A	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	15.6	90.2%		141	46	55	116
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.7	9.8%		170	54	64	139
Weighted Average					143.8	46.8	55.9	118.3

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: 12/21/2007 table S2rev B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://www.nres.uiuc.edu/soilproductivity>

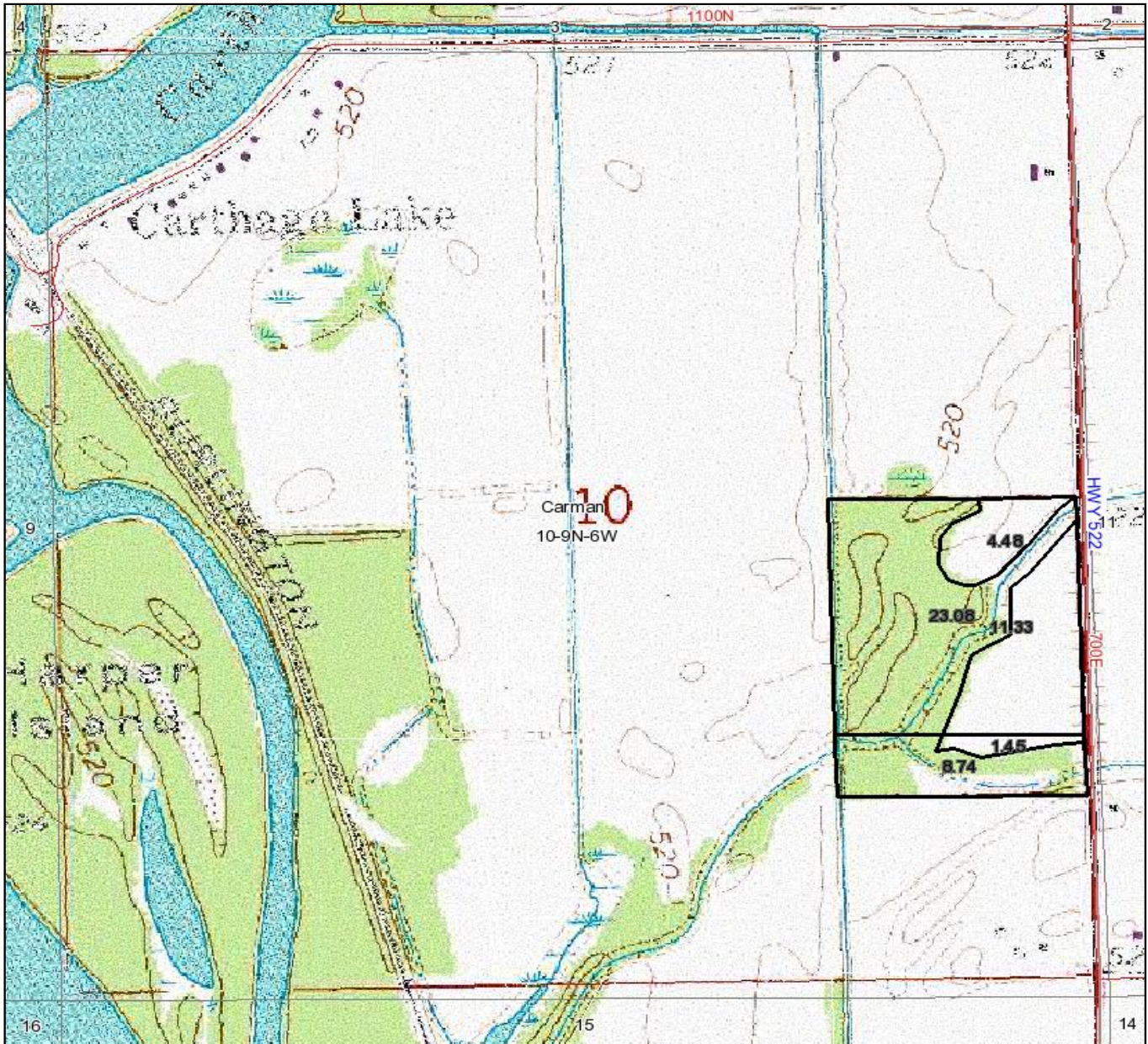
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Topography Map



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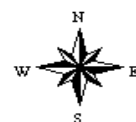
Maps provided by:



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9/30/2010

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