



For  
Sale

**76± acres**  
**Stark Co., IL**



Capital  
Agricultural  
Property  
Services, Inc.

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

**Willing to sell house and 1 acre separately**

**Size:** 76± total acres, 50.3± est. tillable acres  
**Location:** Approximately 3 miles west of Bradford on State Highway 93 and  
**Legal:** Part of Sections 20 & 29 of Osceola Township (14N), Range 7 East, Stark County, Illinois

**FSA Data:**

	Base Ac.*	Dir Yld	CC Yld
Corn	31.6	116	116
Soybeans	17.9	35	35

**Improvements:** 2,230 sq. ft. 3-bedroom, 2.5 bath house with new kitchen counter & dish washer, large walk-in pantry, formal dining room, first floor laundry, full finished basement includes bonus kitchen and bedroom/office, new roof, central vac system; screened in garage partition; 45' x 63' pole barn with insulated shop; 56' x 48' cattle shed with concrete floor and 40' x 76' concrete area outside; 18,000 bu. grain bin with dryer floor and fan

**RE Taxes:** House, buildings & 1 ac: \$4,665.40  
Acreage: \$433.62

**Price:** \$735,000

**Terms:** Cash



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
[farms1@comcast.net](mailto: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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

# Colgan Farm

**76± acres**  
**Stark 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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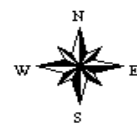
Maps provided by:



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**20-14N-7E**  
**Stark County**  
**Illinois**

map center: 41° 10' 37.81, 89° 43' 11.14  
scale: 6338



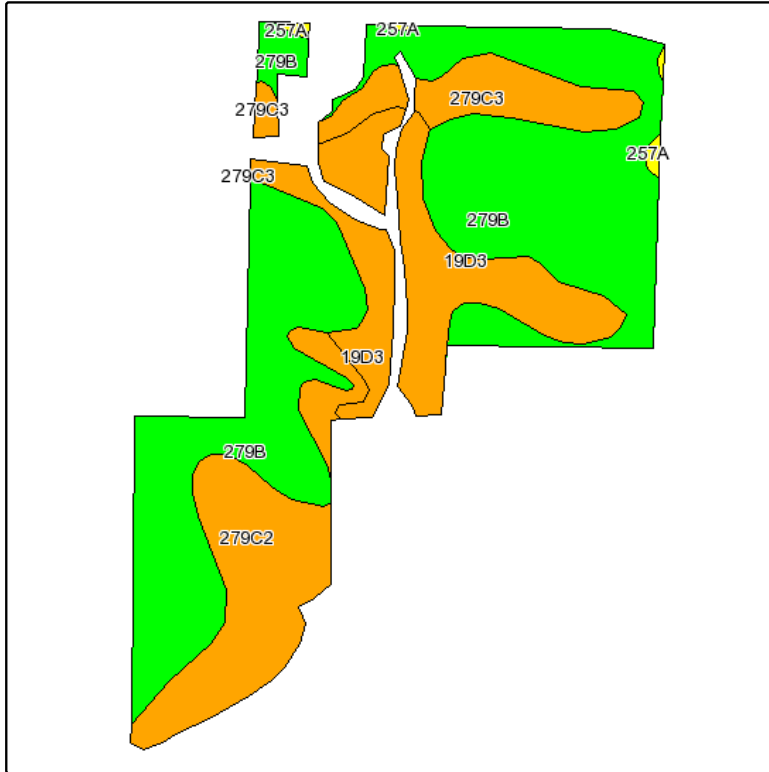
7/20/2010

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

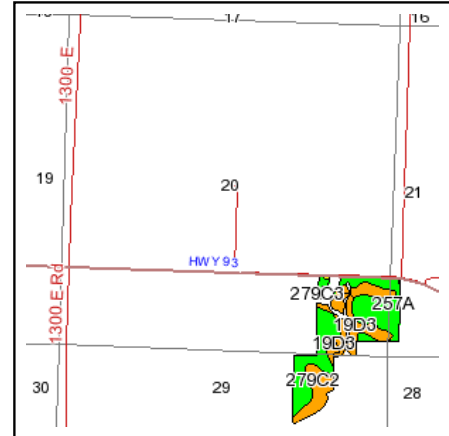
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## Soils Map



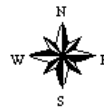
Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.  
PLSS provided by Illinois State Geological Survey.



State: **Illinois**  
County: **Stark**  
Location: **020-014N-007E**  
Township: **Osceola**  
Acres: **45.2**  
Date: **7/21/2010**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
279B	Rozetta silt loam, 2 to 5 percent slopes	25.1	55.7%		Ile	147	75	46
19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	8.5	18.7%		IVe	107	50	35
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	7.6	16.7%		IIIe	138	71	43
279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	3.7	8.2%		IVe	127	65	40
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.3	0.6%		I	157	80	50
<b>Weighted Average</b>						<b>136.3</b>	<b>68.8</b>	<b>42.9</b>

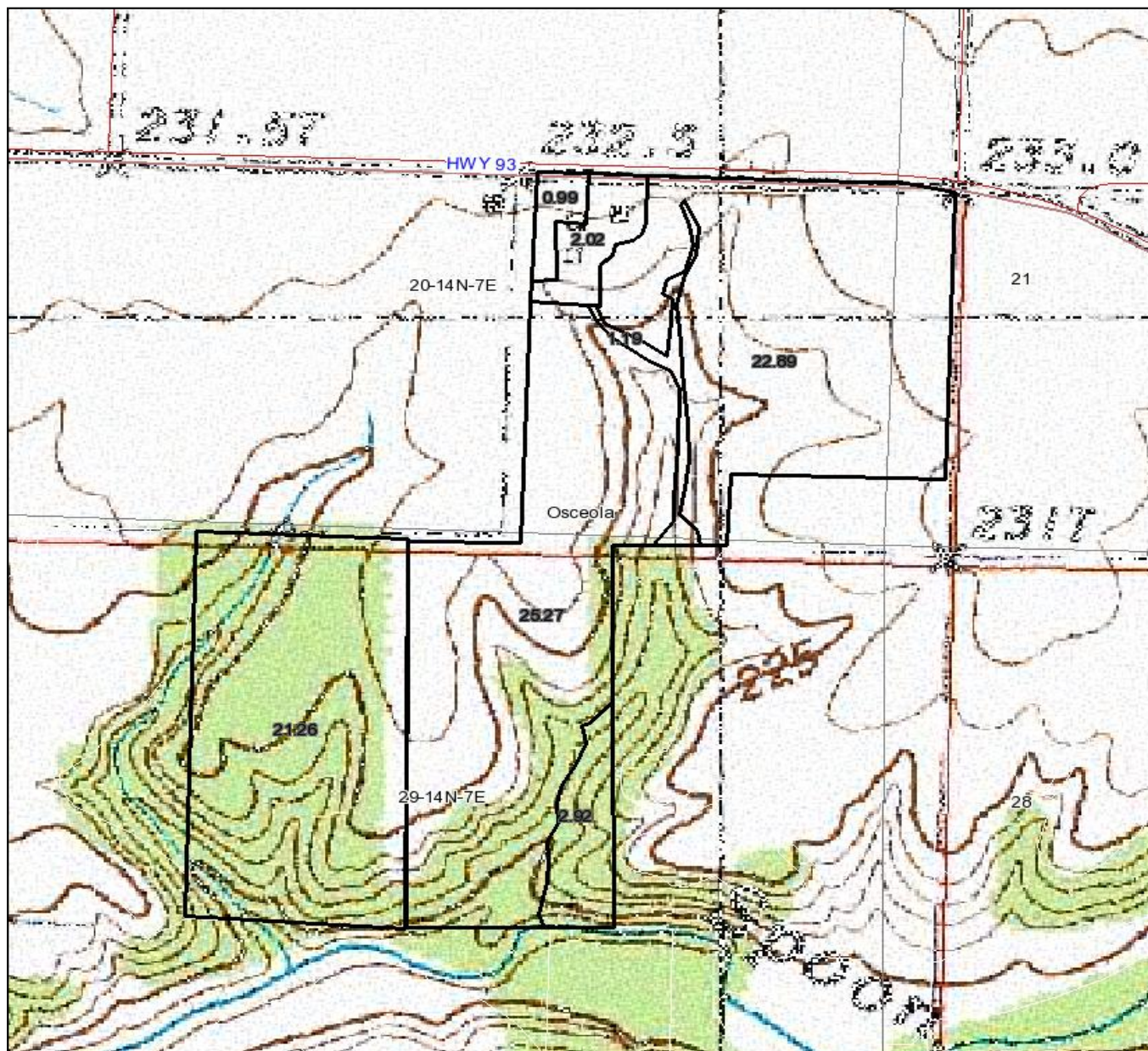
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## Topography Map



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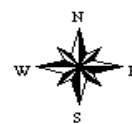
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