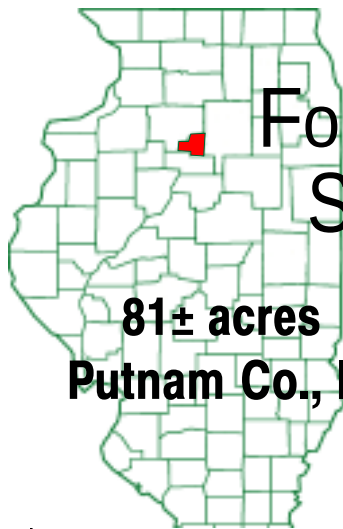




**For
Sale**

**81± acres
Putnam Co., IL**



**Price
Reduced**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 81± total acres, 70.51± est. tillable acres

Location: 1 mile north of Granville, Illinois, west of CR 1250 E Road; 40' easement is owned on south end of property.

Legal: Part of Section 33 of North Part Granville Township (33N) and part of Section 4 of South Part Granville Township (32N), Range 1 West, Putnam County, Illinois

FSA Data:

	Farm #1273	Base Ac.*	Dir Yld	CC Yld
Tract 72:	Corn	6.3	99	99
	Soybeans	1.5	32	32
Tract 2137:	Corn	31.5	125	125
	Soybeans	23.5	34	34
	Wheat	20.5	47	47

*Exact FSA base acres to be determined after reconstitution

Improvements: None

RE Taxes: Approximately \$398 (appx. \$4.92/ac.)

Price: ~~\$502,200~~ **\$441,450** (\$5,450/ac.)

Terms: Cash

Management: Professional farm management available



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

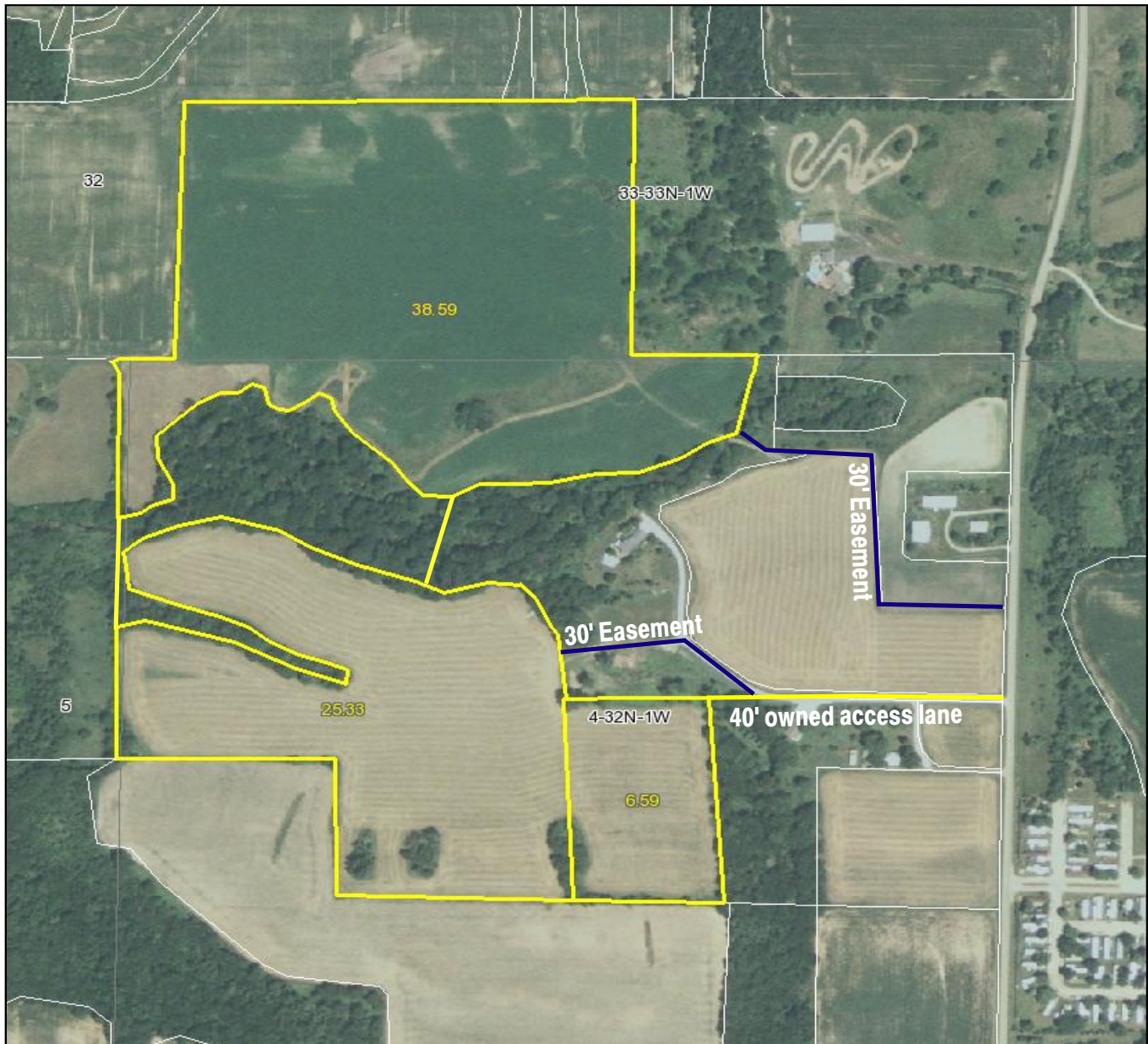
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Rinaldo Farm

81± acres
Putnam 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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Agricultural
Property
Services, Inc.

Maps provided by:



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www.AgriDataInc.com

4-32N-1W
Putnam County
Illinois

map center: 41° 16' 40.12, 89° 14' 9.43

scale: 5859

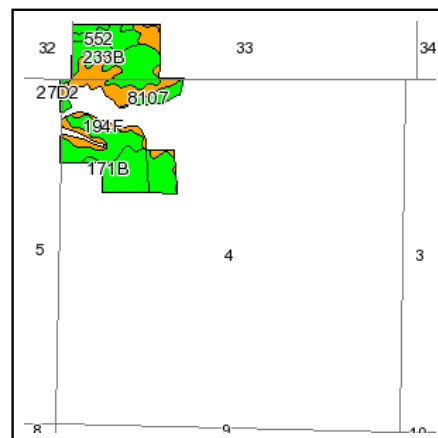
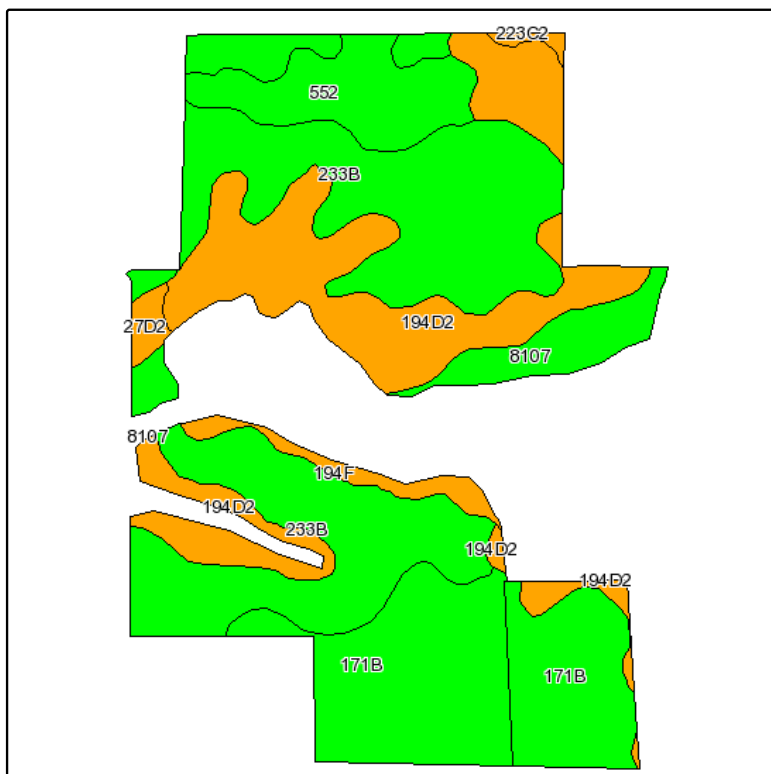


3/10/2010

Rinaldo Farm

81± acres
Putnam County, IL

Soils Map



State: **Illinois**
County: **Putnam**
Location: **004-032N-001W**
Township: **Granville**
Acres: **70.5**
Date: **3/10/2010**



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Maps provided by:



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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.

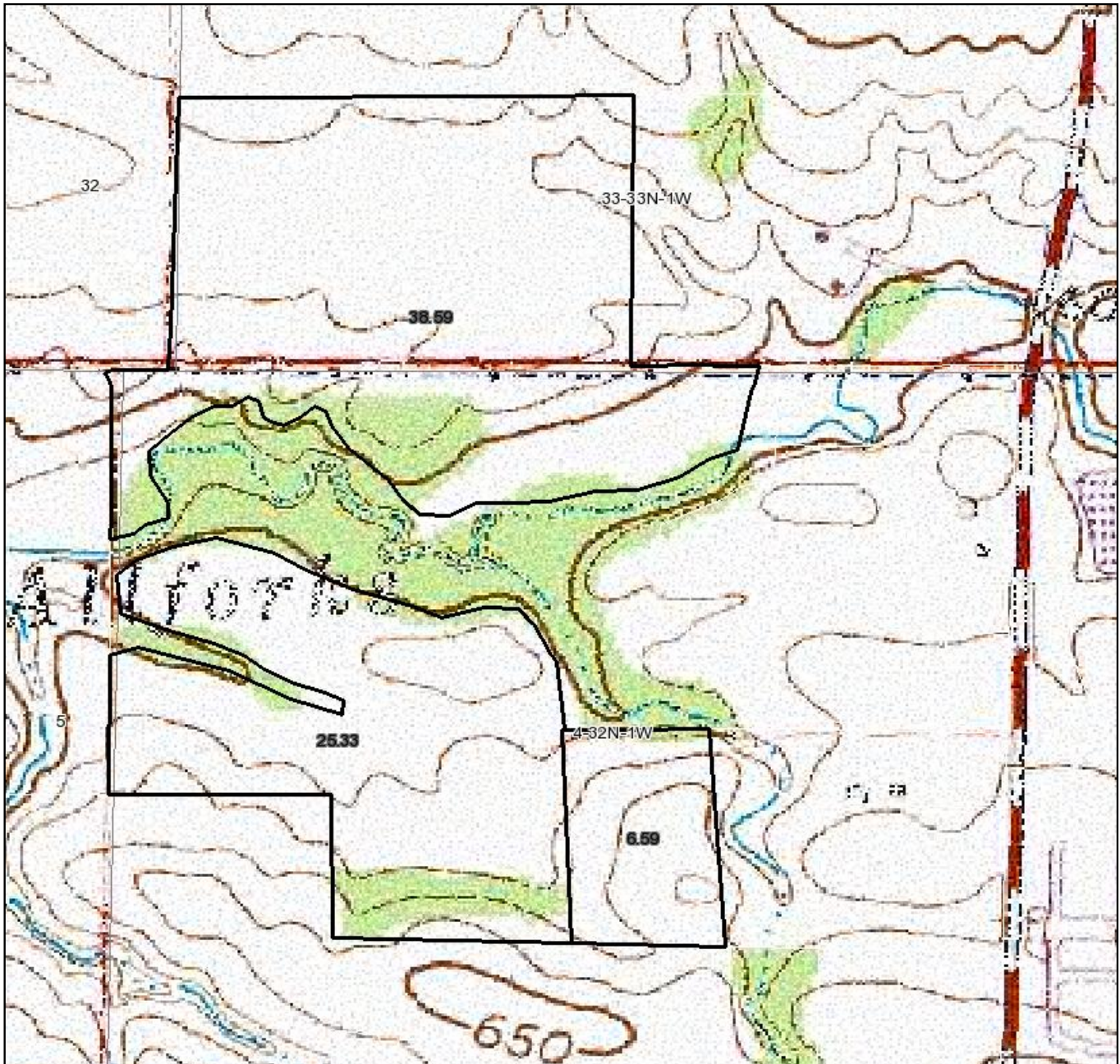
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
233B	Birkbeck silt loam, 2 to 5 percent slopes	26.9	38.0%		Ile	122	69	41
194D2	Morley silty clay loam, 10 to 18 percent slopes, eroded	16.6	23.6%		IVe	95	58	33
171B	Catlin silt loam, 2 to 5 percent slopes	15.6	22.2%		Ile	149	86	46
552	Drummer silty clay loam, till substratum	5.5	7.8%		Ilw	154	83	51
8107	Sawmill silty clay loam, occasionally flooded	3.6	5.1%		Ilw	147	76	47
194F	Morley silt loam, 18 to 35 percent slopes	1.4	2.0%		Vle			
27D2	Miami loam, 10 to 18 percent slopes, eroded	0.6	0.9%		IVe	80		28
223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	0.3	0.4%		Ille	110	71	39
Weighted Average						122.5	69.6	40.4

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Rinaldo Farm

81± acres
Putnam County, IL

Topography Map



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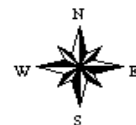
Maps provided by:



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4-32N-1W
Putnam County
Illinois

map center: 41° 16' 40.46, 89° 14' 9.98
scale: 5641



3/10/2010

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