



For Sale

57± acres
McDonough Co., IL



Decounter Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

The Decounter Farm is adjacent to the Melwood Estates subdivision on Spring Lake which would make the timber attractive to build homes

Size: 57.3± total acres, 34± est. tillable acres

Location: 4 miles north and east of Macomb on 925 E and N 1650th Roads

Legal: Part of Section 10 of Emmet/Macomb City Township (6N), Range 3 West, McDonough County, Illinois

FSA Data:

	Base Ac.*	Dir Yld	CC Yld
Corn	16.9	140	161
Soybeans	16.9	41	49

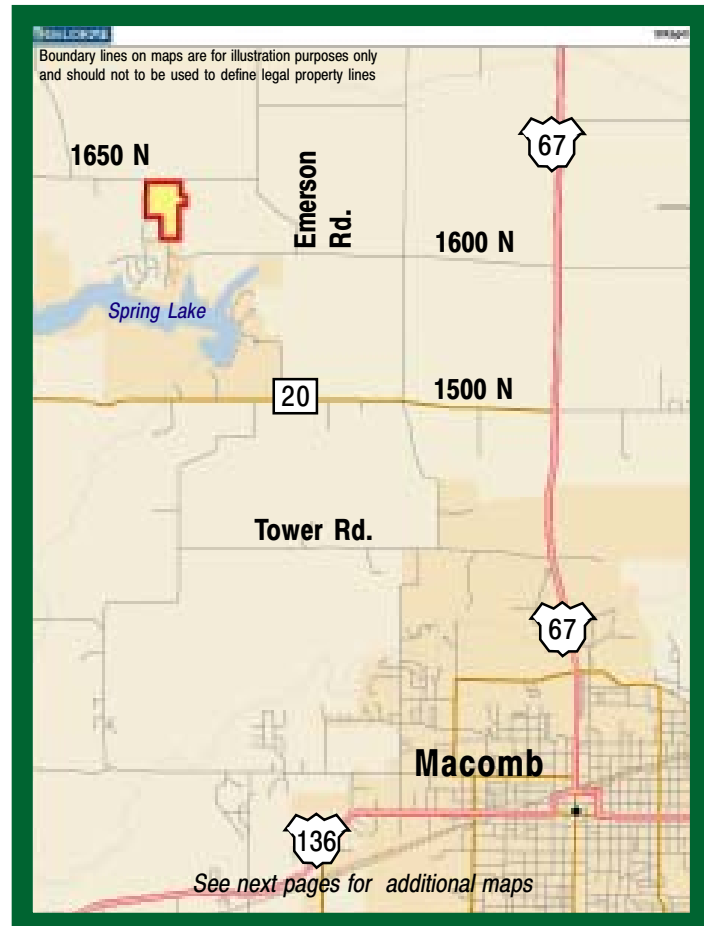
Improvements: None

RE Taxes: \$519.76 (appx. \$9.07/ac.)

Price: \$280,770 or \$4,900/ac.

Terms: Cash

Management: Professional farm management available



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

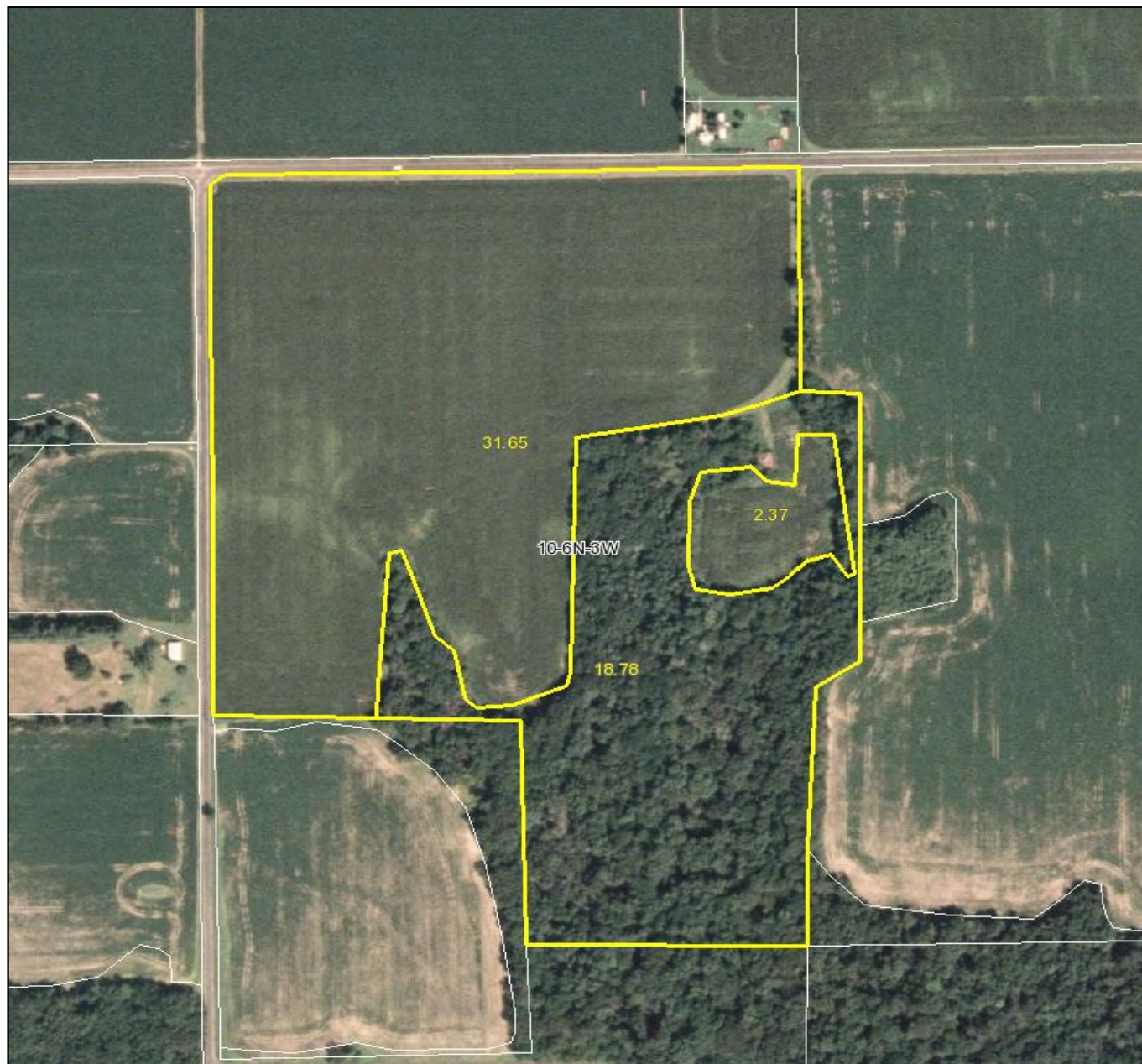
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

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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



Maps provided by:



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10-6N-3W
McDonough County
Illinois

map center: 40° 31' 12.25, 90° 43' 32.14
scale: 4576



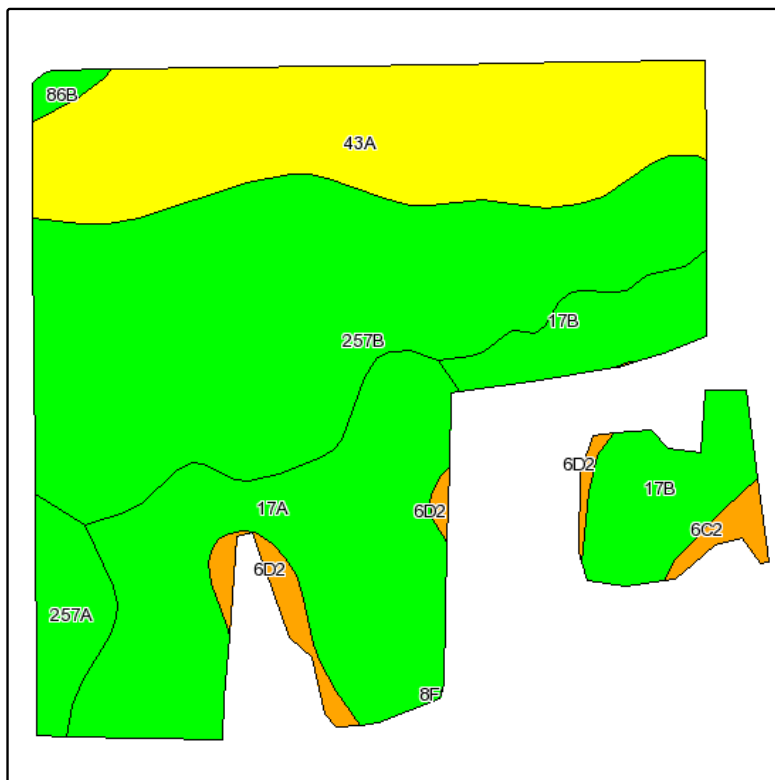
6/14/2010

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

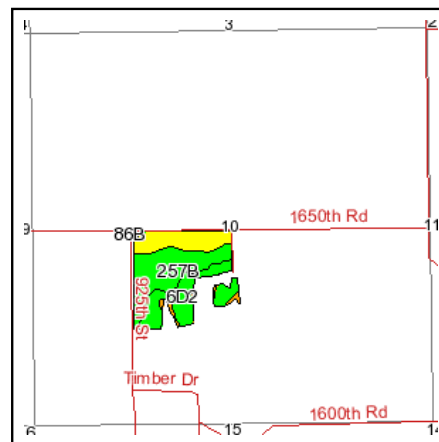
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Soils Map



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: **McDonough**
Location: **010-006N-003W**
Township: **Emmet**
Acres: **34**
Date: **6/25/2010**



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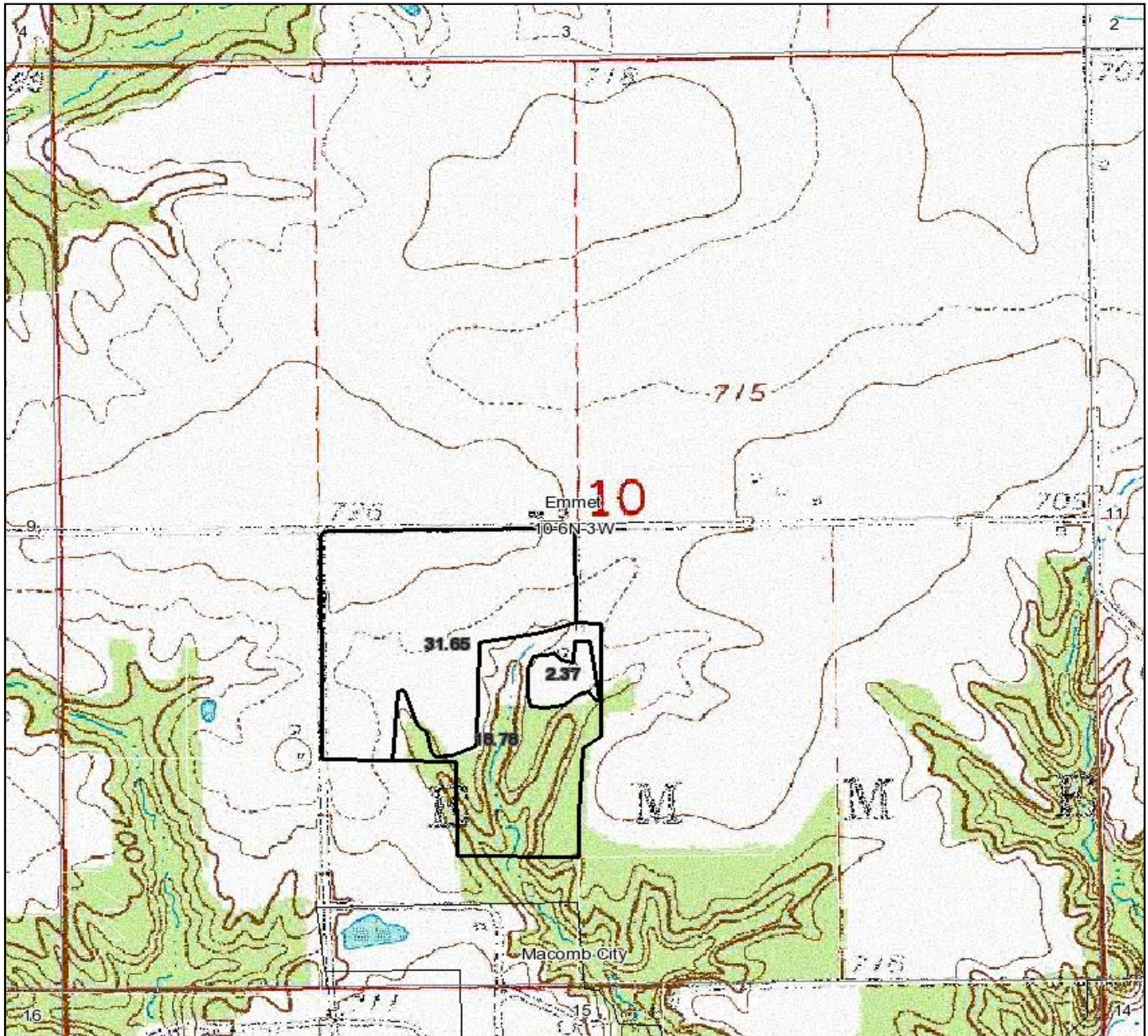
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
257B	Clarksdale silt loam, 2 to 5 percent slopes	12.7	37.0%		Ile	155	79	50
43A	Ipava silt loam, 0 to 2 percent slopes	7.9	23.3%		I	172	90	56
17A	Keomah silt loam, 0 to 2 percent slopes	7.5	22.0%		Ilw	145	75	46
17B	Keomah silt loam, 2 to 5 percent slopes	3.5	10.3%		Ile	144	74	46
257A	Clarksdale silt loam, 0 to 2 percent slopes	1.2	3.6%		Ilw	157	80	50
6D2	Fishhook silt loam, 10 to 18 percent slopes, eroded	0.7	2.1%		IVe	98	47	31
6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.3	0.9%		IIIe	107	51	34
86B	Osco silt loam, 2 to 5 percent slopes	0.2	0.6%		Ile	170	91	53
Weighted Average						153.9	79.2	49.5

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Topography Map



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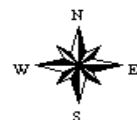
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