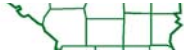




For Sale

57± acres
Bureau Co., IL



Colby Farm



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 57.4± total acres, 40.22± est. tillable acres will balance in fenced pasture and timber

Location: Approximately 1 mile south of Tiskilwa at 1725 E Street and 900 N Avenue

Legal: Part of Section 13 of Indian Town Township (15N), Range 8 East, Bureau County, Illinois

FSA Data:

Farm #6806	Base Ac.*	Dir Yld	CC Yld
Tract #2831			
Corn	29.5	108	108
Soybeans	28.6	29	29
Wheat	20.4	60	60

*Exact base acreage to be determined after reconstitution

Improvements: 36' x 45' pole barn with 15' x 15' attached cattle shed

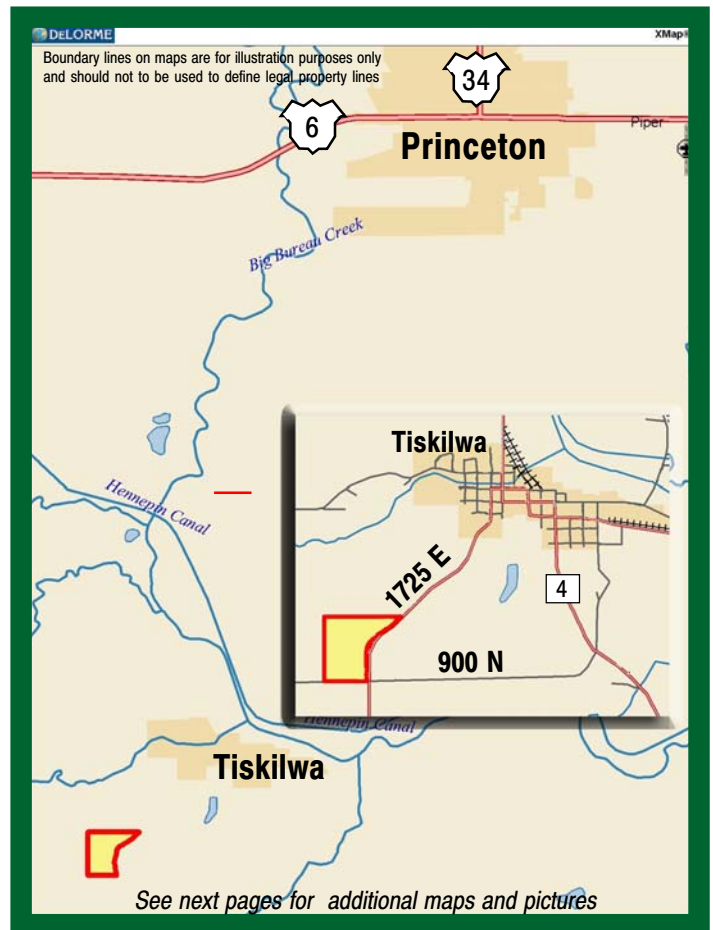
Other: Small pond that could be made larger. Land above the pond would make a nice building site.

RE Taxes: \$444.56 (appx. \$7.75/ac.)

Price: \$275,520

Terms: Cash

Management: Professional farm management available



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

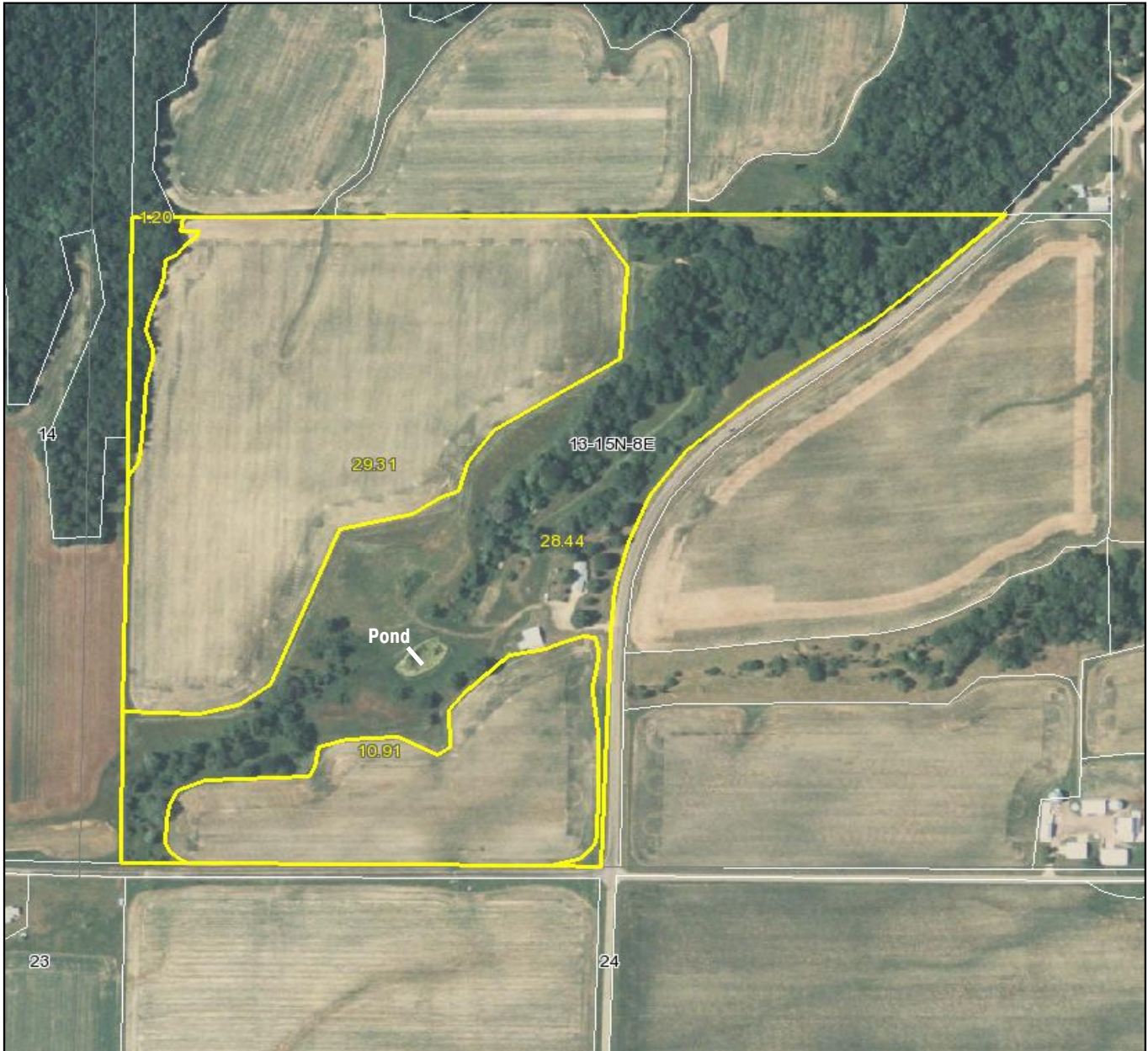
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Colby Farm

57± acres
Bureau 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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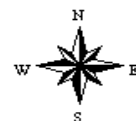
Maps provided by:



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13-15N-8E
Bureau County
Illinois

map center: 41° 16' 48.66, 89° 31' 30.48
scale: 5439



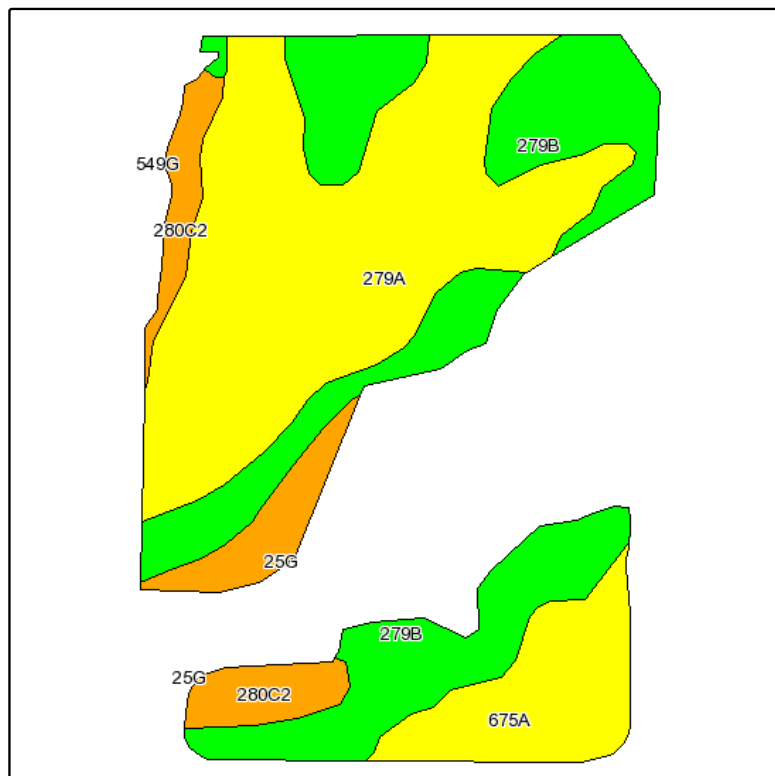
3/25/2010

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

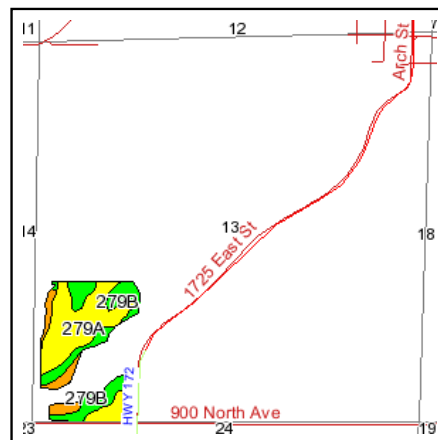
Colby Farm

57± acres
Bureau County, IL

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: **Bureau**
Location: **013-015N-008E**
Township: **Indiantown**
Acres: **40.2**
Date: **4/6/2010**



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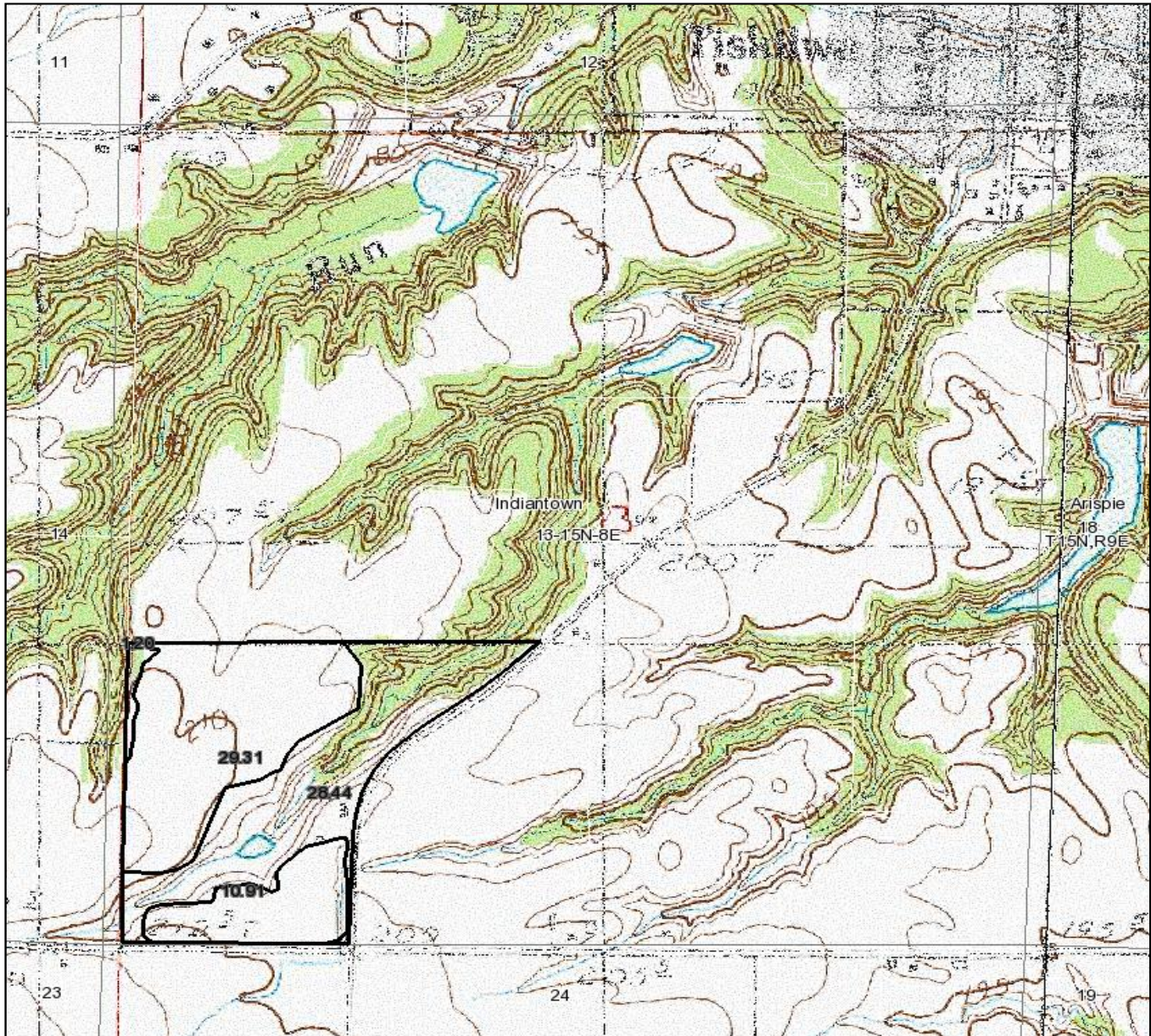
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
279A	Rozetta silt loam, 0 to 2 percent slopes	17.6	43.6%		I	148	76	46
279B	Rozetta silt loam, 2 to 5 percent slopes	13.9	34.7%		Ile	147	75	46
675A	Greenbush silt loam, 0 to 2 percent slopes	4.4	11.0%		I	166	87	52
280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	4.3	10.7%		IIle	140	72	44
Weighted Average						148.8	76.4	46.4

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Colby Farm

57± acres
Bureau County, IL

Topography Map



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13-15N-8E
Bureau County
Illinois

map center: 41° 17' 5.8, 89° 31' 12.79
scale: 11564



3/25/2010

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