



For Sale

316.59± acres Vermilion Co., IL

Rankin Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 316.59± total tax ac., 309.7± FSA cropland ac.; 308.4± FSA effective cropland ac., 1.3± CRP ac.; FSA cropland ac. includes 4.67± ac. grass waterway

Location: Approximately 8 miles southeast of Rankin, with road frontage along County Roads 620 East and 3700 North in Vermilion County, Illinois

Legal: Part of Sections 4 and 9, Butler Township, Township 22 North, Range 13 West, Vermilion County, Illinois

FSA Data:

	Base Ac.	Dir Yld	CC Yld
Corn	153.7	113	128
Soybean	152.8	34	40

A portion of the farm is classified as highly erodible land, according to the Vermilion County Farm Service Agency

CRP Info: 1.3± ac. CRP waterway at \$218 expiring 2018

Improvements: 1 grain bin, approximately 14,500 bu. capacity; small soybean bin; older corn crib

RE Taxes: 2008 pay 2009: \$2,733.32 (\$8.63/ac.)

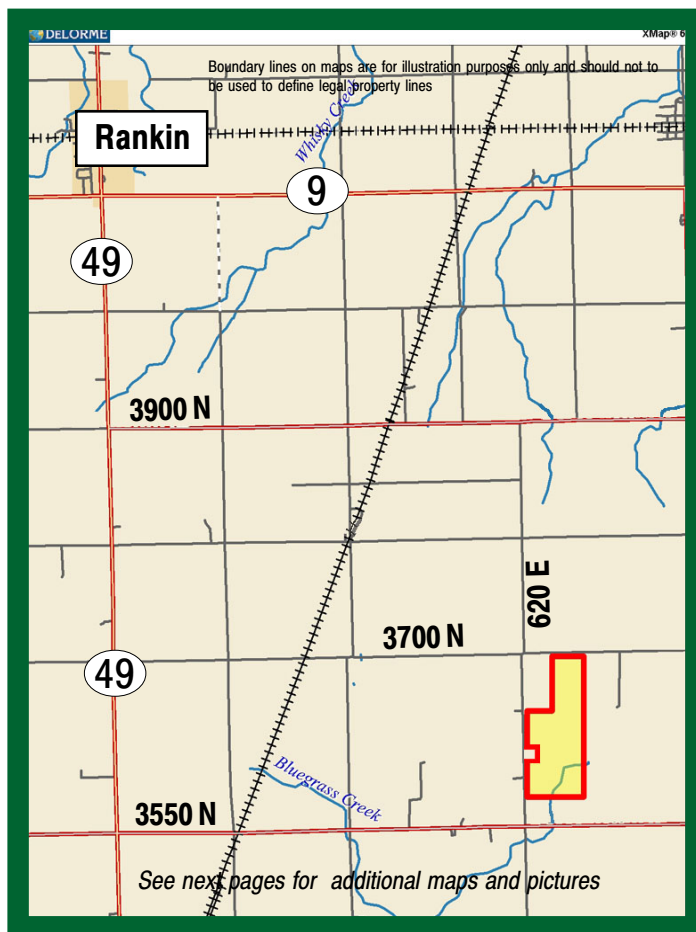
RE PIN: 07-04-200-002, 07-04-400-003, 07-09-200-001

Price: \$1,677,927 (\$5,300/ac.)

Terms: Cash

Other: One of the sellers is a licensed Illinois Real Estate Broker

Management: Professional farm management available



For further information contact:
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 Champaign, IL 61820
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 Cell: (217) 369-7046

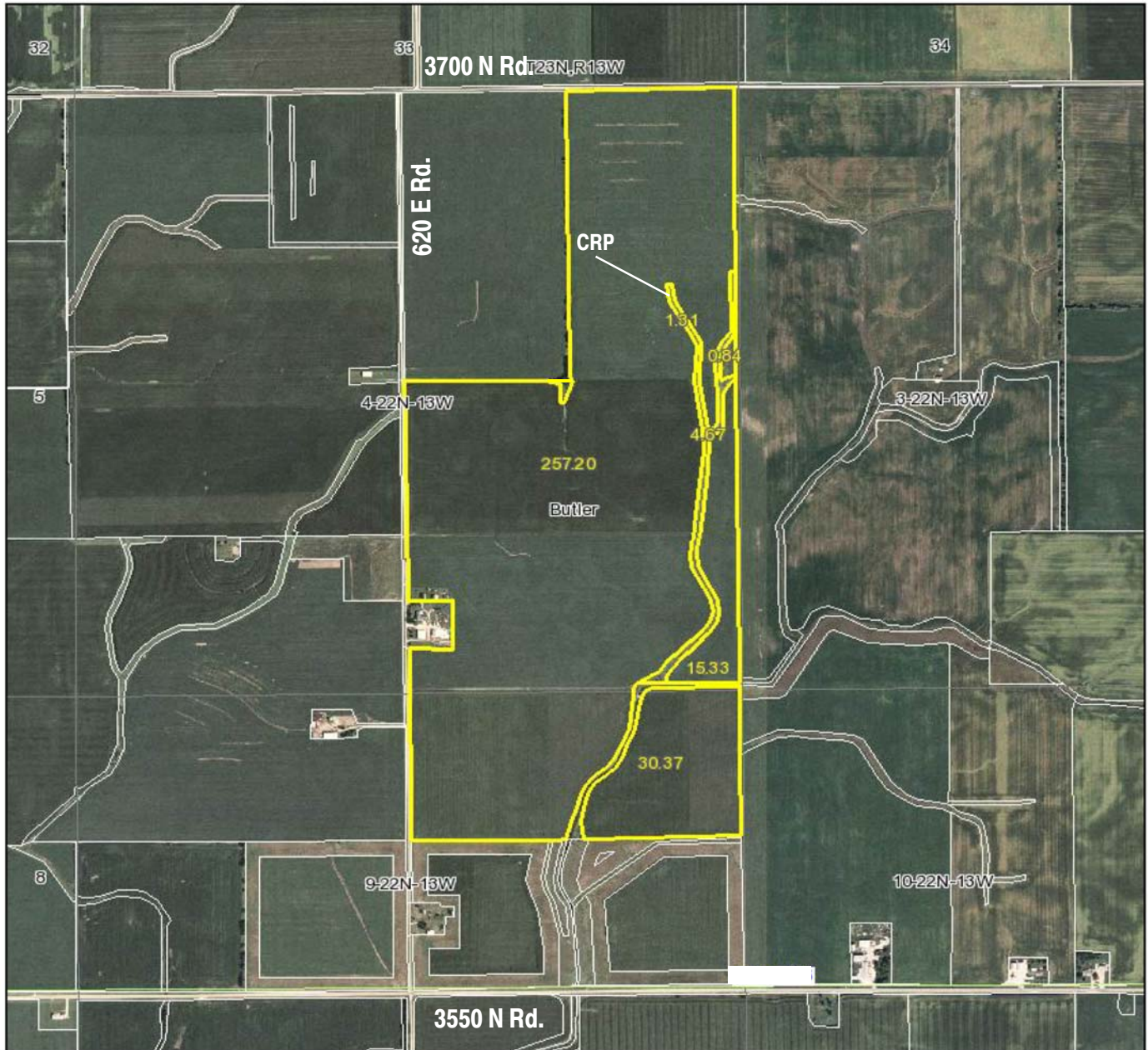
Designated Agent for Seller

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Rankin Farm

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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

map center: 40° 23' 25.16, 87° 49' 18.61
scale: 15825

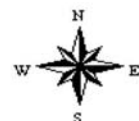


Maps provided by:



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4-22N-13W
Vermilion County
Illinois



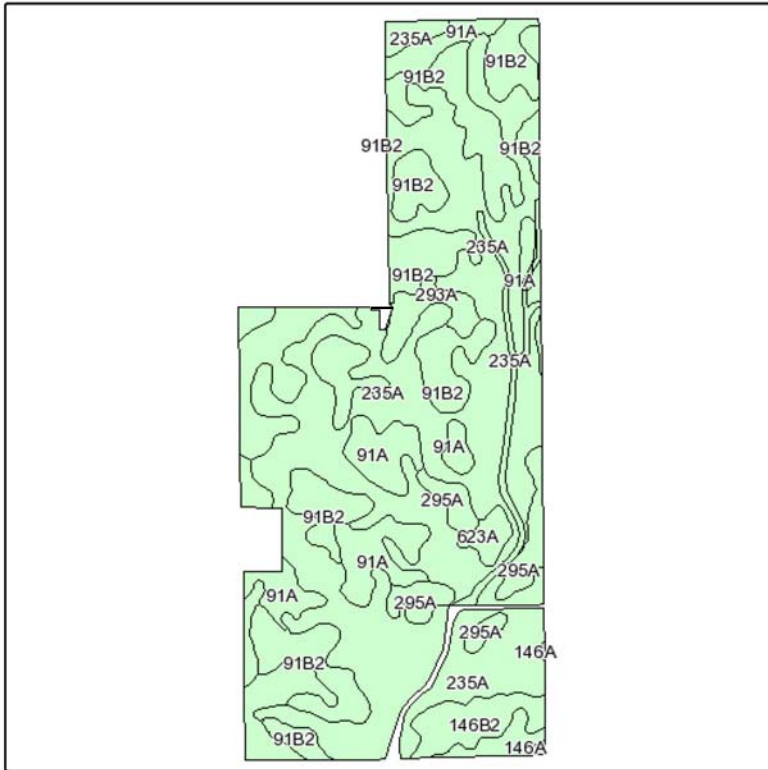
5/6/2010

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

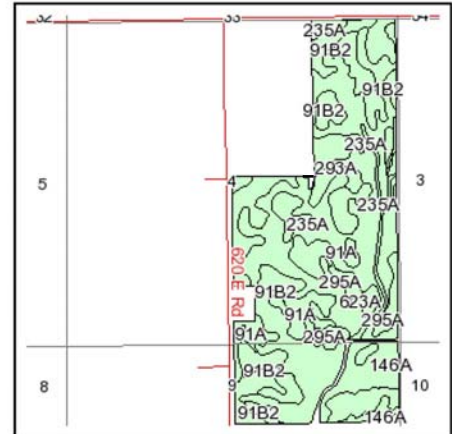
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Soils Map



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: **Vermilion**
 Location: **004-022N-013W**
 Township: **Butler**



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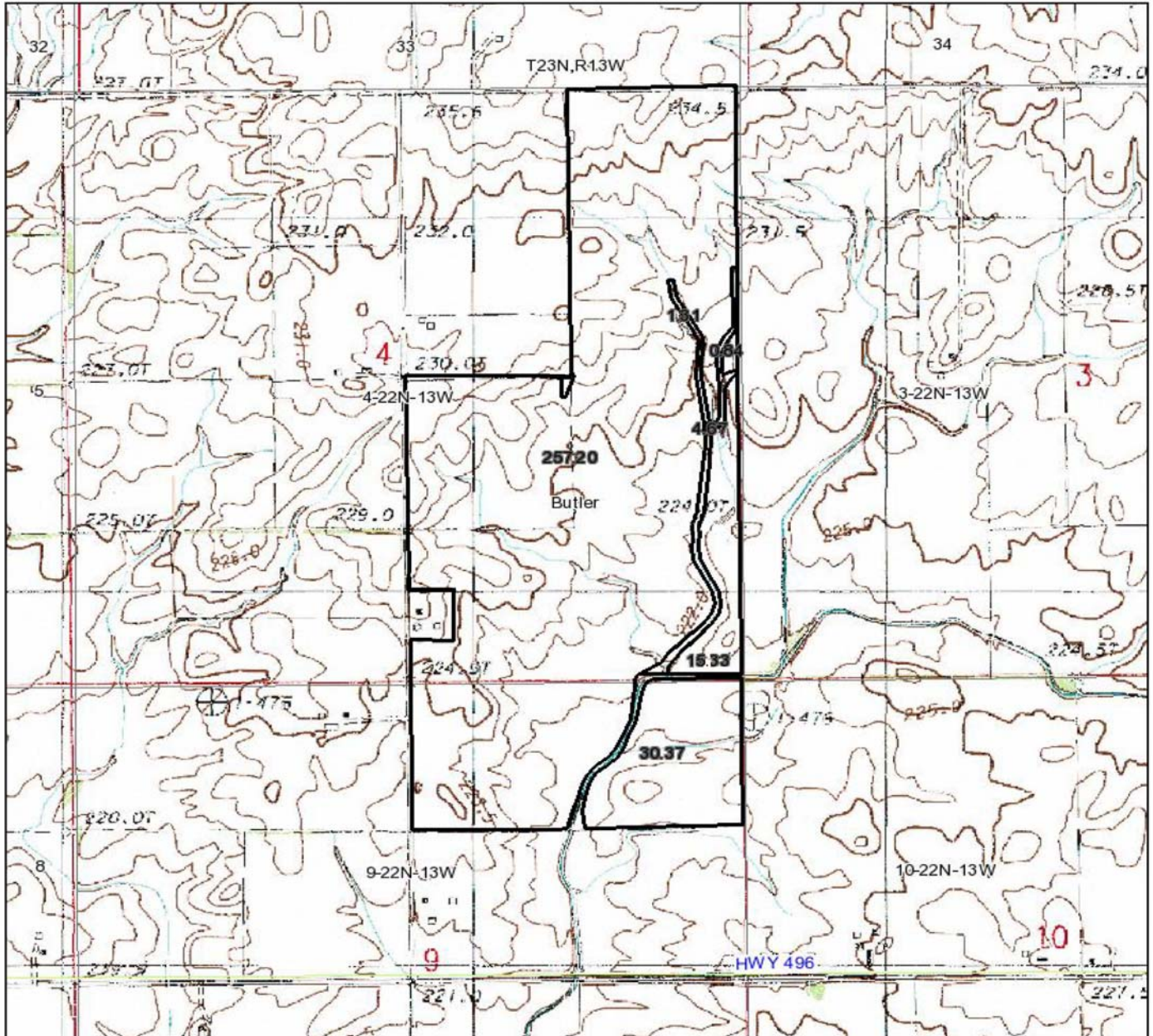
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
235A	Bryce silty clay, 0 to 2 percent slopes	159.6	51.6%	IIw	146	73	49
91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	77.5	25.0%	Ile	133	66	44
91A	Swygert silty clay loam, 0 to 2 percent slopes	37.6	12.1%	IIw	143	71	47
295A	Mokena silt loam, 0 to 2 percent slopes	12.8	4.1%	IIw	155	79	49
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.1	2.9%	Ile	143	74	48
293A	Andres silt loam, 0 to 2 percent slopes	6	1.9%	I	166	87	53
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.4	1.1%	IIw	154	77	51
623A	Kishwaukee silt loam, 0 to 2 percent slopes	3.2	1.0%	I	164	87	52
146A	Elliott silt loam, 0 to 2 percent slopes	0.5	0.2%	IIw	151	78	50
Weighted Average					143.2	71.7	47.6

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Topography Map



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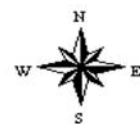
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