



Built in 2006, this 3,600± sq. ft., ranch home has many possibilities for horses, recreational and/or country living. Features include:

- ◆ 3 bedrooms
- ◆ 2.1 baths, master bath with double sink, whirlpool tub and California shower
- ◆ Open floor plan with vaulted/cathedral ceilings and skylights
- ◆ Kitchen has stainless steel appliances, breakfast bar and island
- ◆ Ceramic tile and hardwood floors
- ◆ 2 gas fireplaces
- ◆ Full walkout finished basement, plumbed for a wet bar
- ◆ 2-car attached garage with mud room

Leslie "Chip" Johnston

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801 Warrenville Road, Suite 150

Lisle, Illinois 60532

Designated Agent for Seller



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Nelson Property

**20± acres
Bureau Co., IL**

Aerial & Location Maps

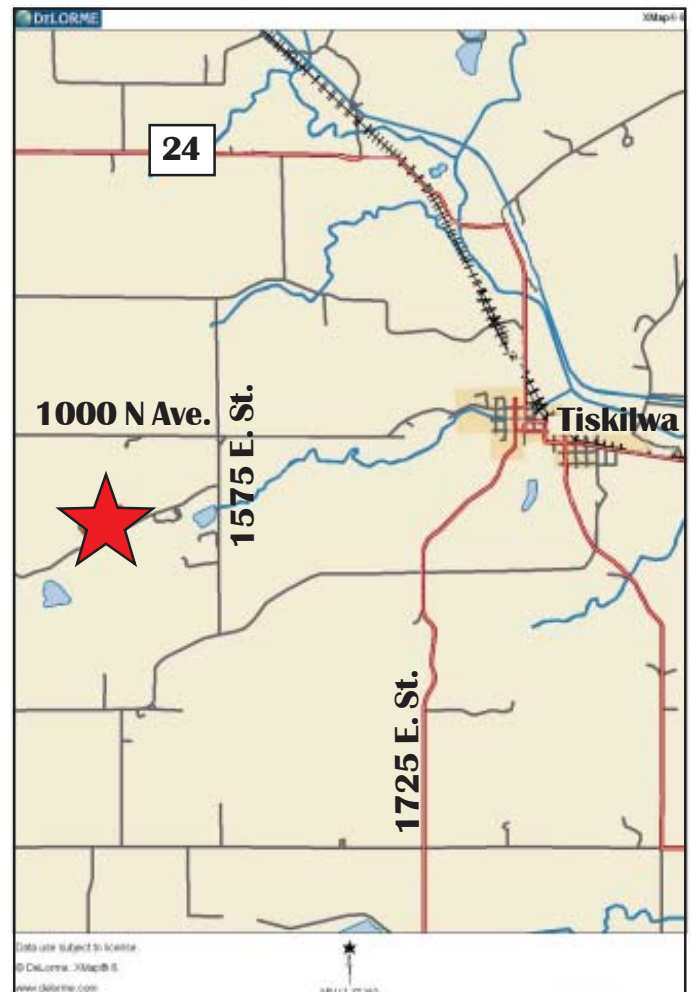
Aerial Map



16-15N-8E
Bureau County
Illinois

map center: 41° 16' 54.95, 89° 34' 13.17
scale: 2767
N
W E
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10/6/2009

- Size:** 20± total acres
- Location:** Approximately 3± miles south and west of Tiskilwa, Illinois, at 14895 910 North Avenue
- Legal:** Part of Section 16, Indian Town Township 15N , R8E, Bureau County, Illinois
- RE Taxes:** \$3,634.82 (2008 pay 2009)
- PIN:** 21-16-400-017
- Price:** ~~\$375,000~~ ^{used} \$315,000
- Terms:** Cash
- Showing:** Please call to schedule an appointment



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Boundary lines on maps are for illustration purposes only and should not to be used to define legal property lines