



**For  
Sale**

**158± acres  
Henderson Co., IL**



*Evans Farm*



**Capital  
Agricultural  
Property  
Services, Inc.**

[www.capitalag.com](http://www.capitalag.com)

**Over 50% Muscatine soils - Close proximity to active ethanol plant**

**Size:** 158.8± total acres  
158.2± FSA cropland acres

**Location:** 1± mile south of Stronghurst, Illinois, on  
State Highway 94 and 600 N Road

**Legal:** Part of Section 36, Stronghurst Township  
(9N), Range 5W, Henderson County, Illinois

**FSA Data:**

	Base Ac.	Dir Yld	CC Yld
Corn	101.5	122	122
Soybeans	51.0	42	42

**Improvements:** None

**7-yr. Avg. Yield:** Corn - 212.29 bpa

**Lease:** \$300 per tillable acre through 2011

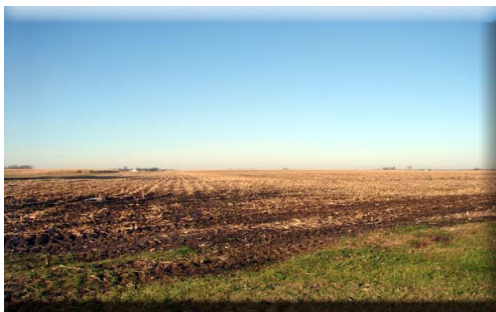
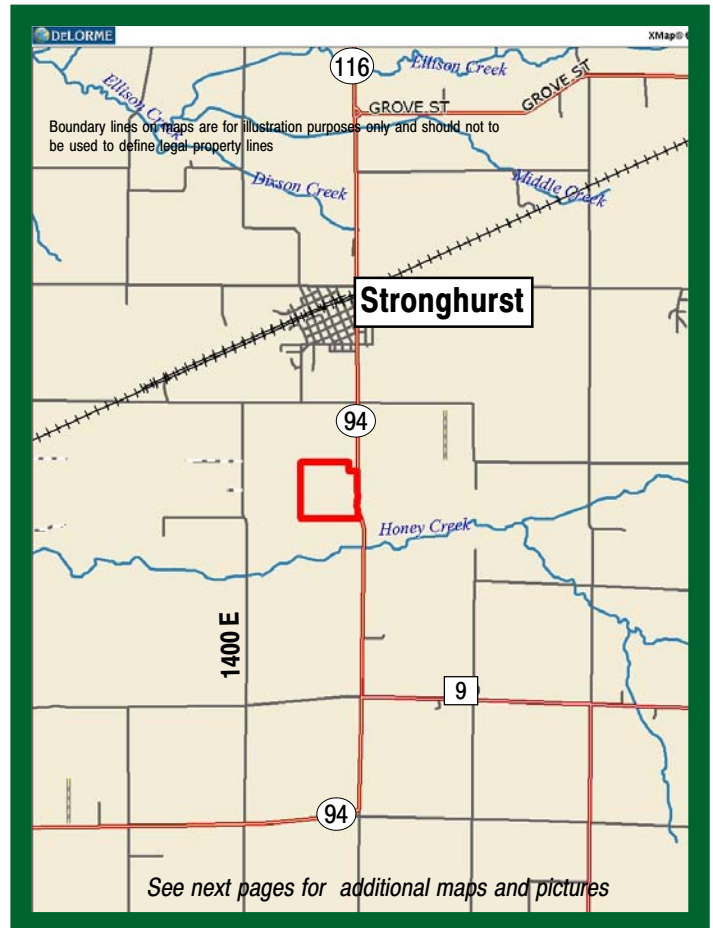
**RE Taxes:** \$3,408.94 or \$21.59/ac.

**PIN:** 08-036-004-05; 08-036-003-00  
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08-036-003-01

**Price:** \$1,139,390 (\$7,175/ac.)

**Terms:** Cash

**Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
**Serving the Henderson County area**  
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**Designated Agent for Seller**

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