



**FOR
SALE**

**19± acres
Bureau Co., IL**



Richards Farm



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 19.4± total tax acres
19.3± FSA cropland acres

Location: Adjacent to the City of Dover, Illinois, on
2000 E Road

Legal: Part of Section 24, Dover Township (17N),
Range 9 East, Bureau County, Illinois

FSA Data:

	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	11.5	139	139
Soybeans	7.2	51	51

Improvements: None

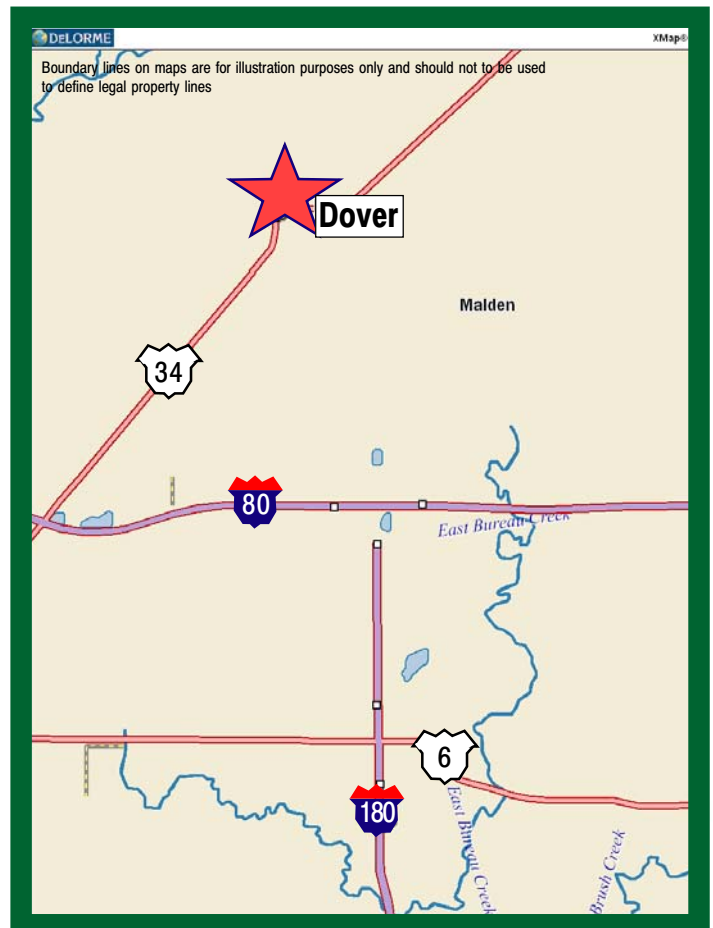
RE Taxes: \$414.70 (appx. \$21.38/ac.)

PIN: 10-24-476-001

Price: \$139,680 (\$7,200/ac.)

Terms: Cash

Management: Professional farm management available



See next pages for additional maps and pictures

For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
chip_johnston_722@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161
Designated Agent for Seller

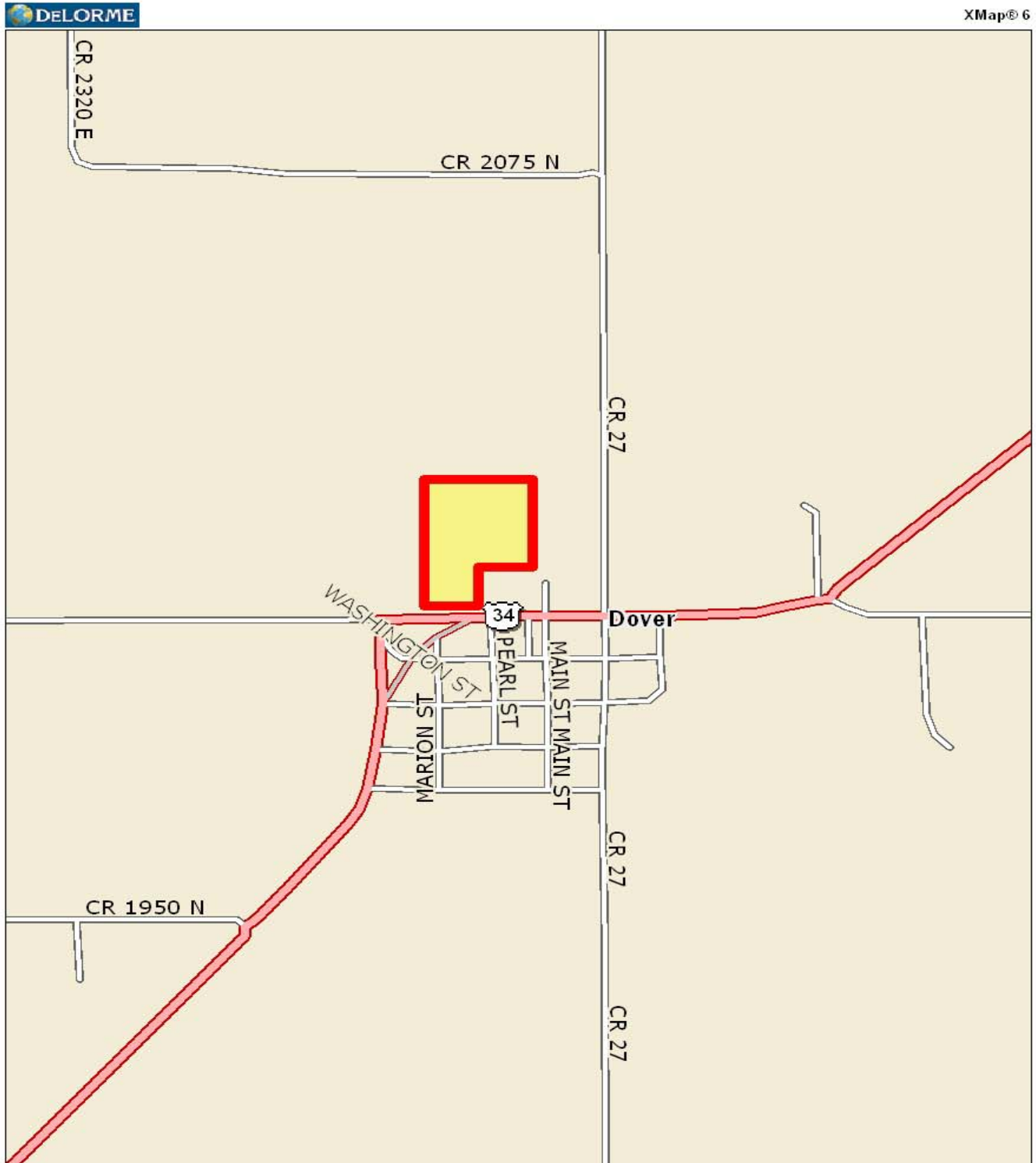
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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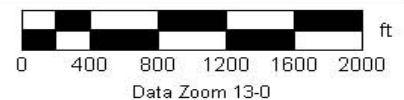
Location Map



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www.delorme.com



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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



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Maps provided by:



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24-17N-9E
Bureau County
Illinois

map center: 41° 26' 19.66, 89° 23' 48.87
scale: 2885

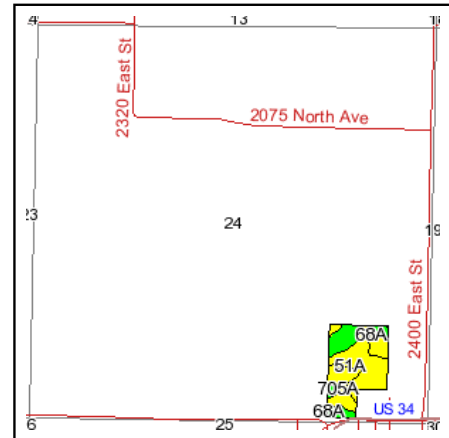
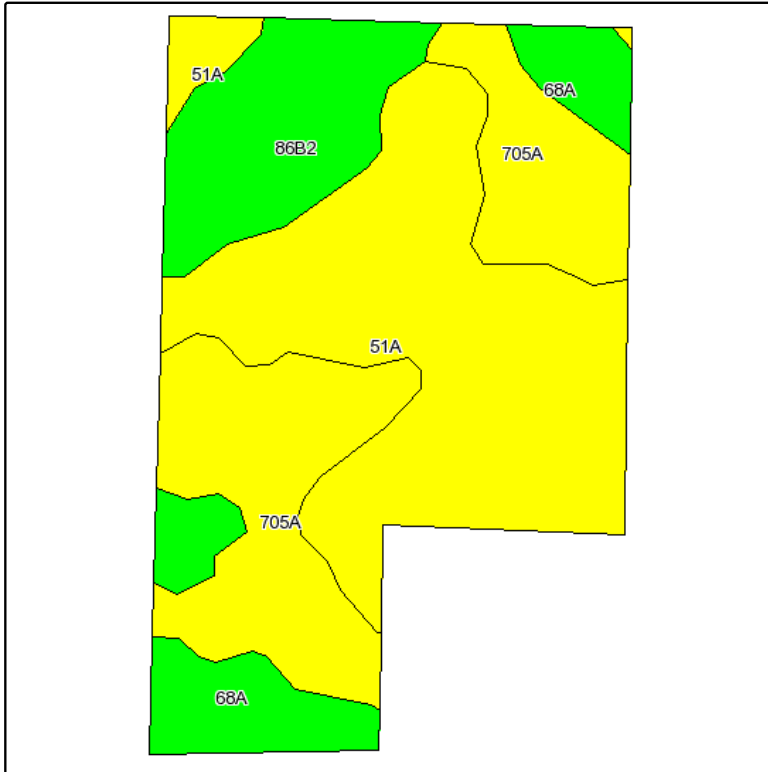


11/4/2009

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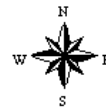
Soils Map



State: **Illinois**
County: **Bureau**
Location: **024-017N-009E**
Township: **Dover**
Acres: **19.3**
Date: **11/4/2009**



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Maps provided by:



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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.

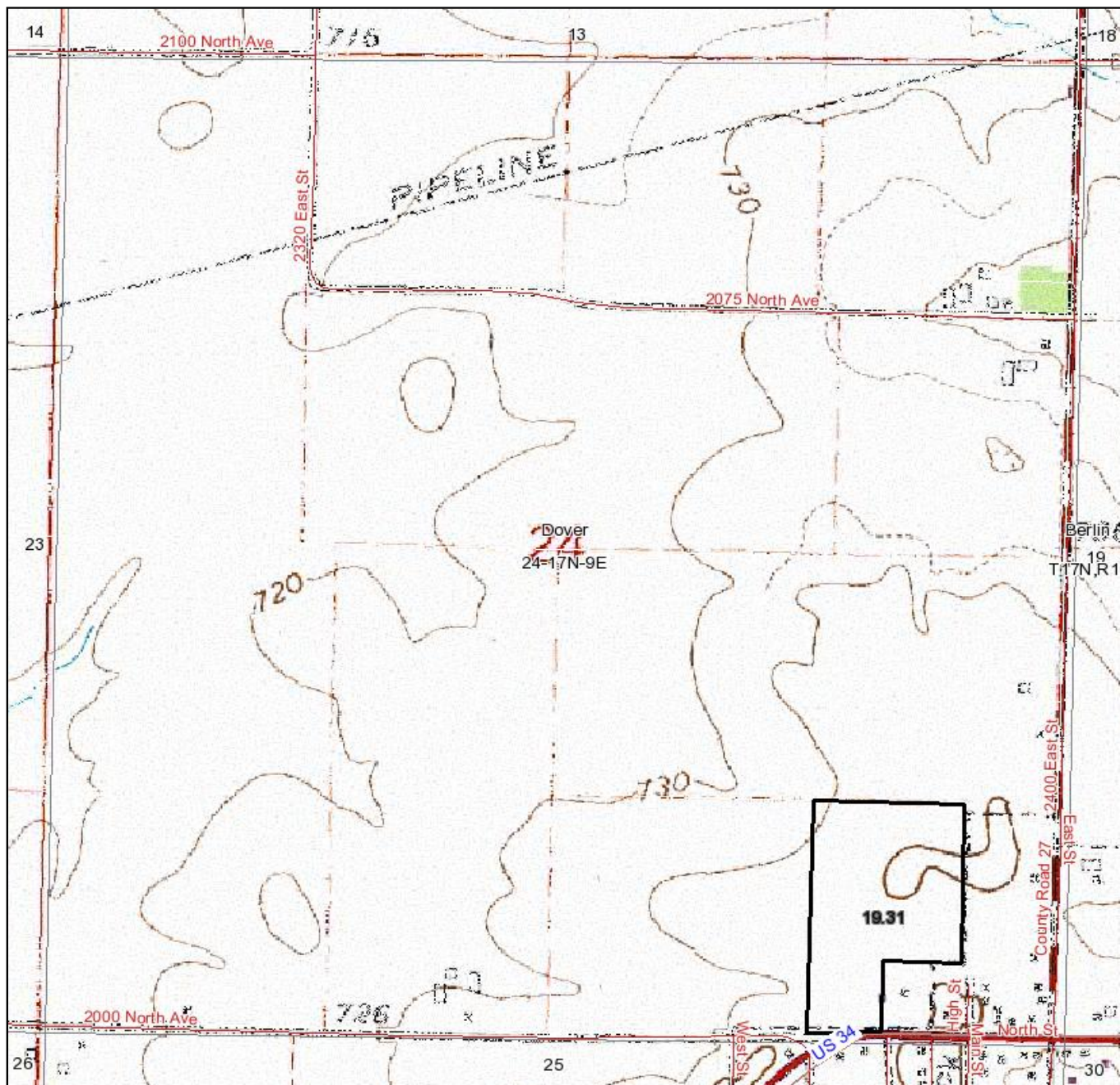
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
51A	Muscataune silt loam, 0 to 2 percent slopes	8.3	43.6%		I	180	94	57
705A	Buckhart silt loam, 0 to 2 percent slopes	5.8	29.8%		I	171	90	55
86B2	Osko silt loam, 2 to 5 percent slopes, eroded	2.8	14.4%		Ile	163	87	51
68A	Sable silty clay loam, 0 to 2 percent slopes	2.4	12.2%		Ilw	173	89	57
Weighted Average						174	91.2	55.5

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Topography Map



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map center: 41° 26' 38.35, 89° 24' 11.37

scale: 10246



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