

For Sale

40± acres
Beautiful homesite
with recreational amenities



For information contact
Chip Johnston
815-875-2950
chip_johnston_722@comcast.net

Size: 40± total acres, 9.9± FSA cropland acres, balance in woods, lake and pasture

Location: 2± miles south of Table Grove at 1083 E. Quarter Road

Legal: Part of Section 18, Vermont Township 4N , R1E, Fulton County, Illinois

FSA Data:

	Base Ac.	Dir Yld	CC Yld
Corn	4.1	92	92
Soybeans	1.8	35	35
Wheat	1.4	44	44

Improvements: 3-bedroom, 1 full bath, 1 half bath and 1 three-quarter bath, quad level home with beautiful fireplace and large screened in porch; 40' x 60' Morton pole barn, 12' tall ceiling with 3/4 cement floor; 30' x 30' lean-to

Soils: Rozetta Silt Loam, Sylvan Silty Clay Loam

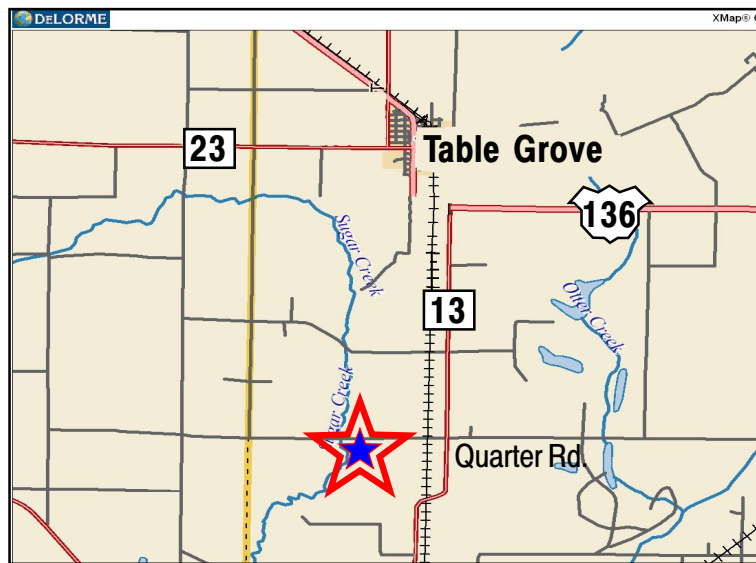
RE Taxes: \$3,626.04

PIN: 20-22-18-400-001

Price: \$325,000

Terms: Cash

Showing: Please call to schedule an appointment



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

801 Warrenville Road, Suite 150
Lisle, Illinois 60532

Designated Agent for Seller

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Ehler Property

**40± acres
Fulton Co., IL**

Aerial Map



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

map center: 40° 19' 32.33, 90° 25' 56.8

scale: 2918



Maps provided by:



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**18-4N-1E
Fulton County
Illinois**



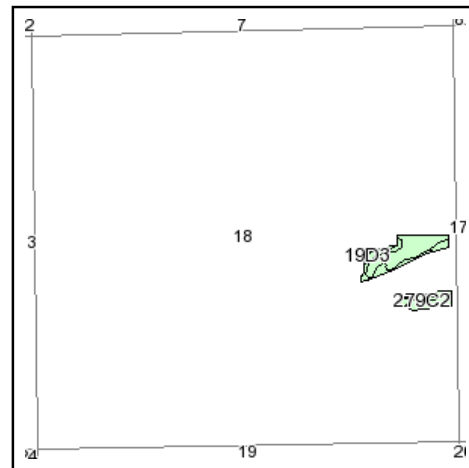
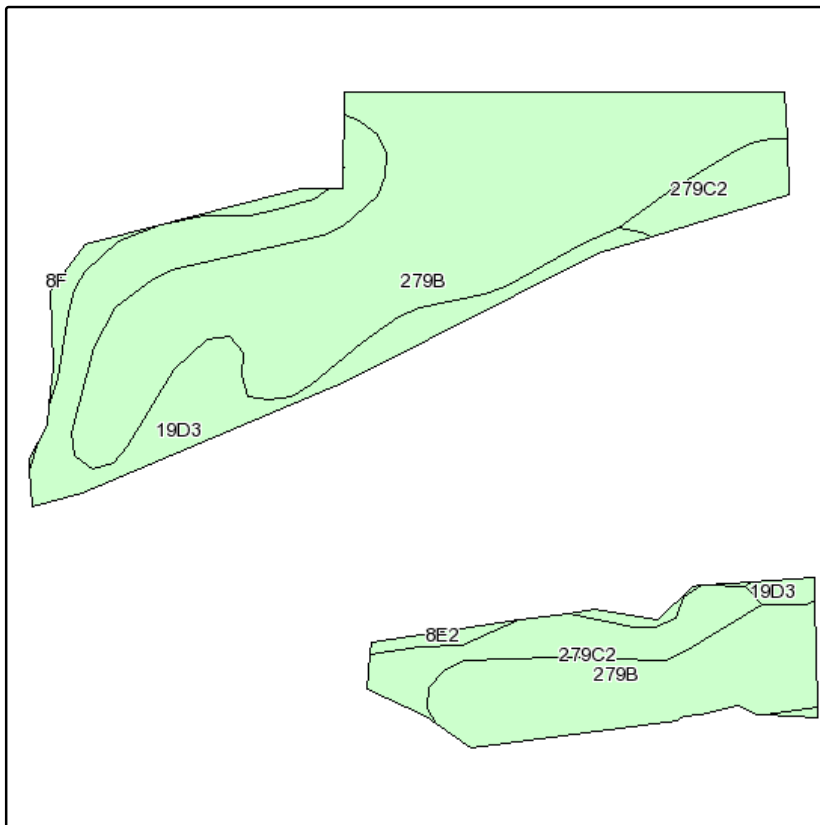
6/8/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

Ehler Property

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Fulton Co., IL

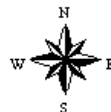
Soils Map



State: **Illinois**
County: **Fulton**
Location: **018-004N-001E**
Township: **Vermont**
Acres: **9.9**



**Capital
Agricultural
Property
Services, Inc.**



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	Corn	Oats	Soybeans
279B	Rozetta silt loam, 2 to 5 percent slopes	6.4	64.0%	Ile	147	75	46
19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	2.1	21.1%	IVe	107	50	35
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.1	11.4%	IIIe	138	71	43
Weighted Average					132.4	66.6	41.7