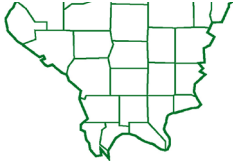




**FOR
SALE**

**43± acres
Bureau Co., IL**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

**Price
Reduced**

This property consists of approximately 34 tillable acres with the balance of the acreage being a scenic building site location with frontage on 1650 N Road

Size: 43± total acres, 34± FSA tillable acres

Location: 2 miles northeast of Wyanet, Illinois,
on 1650 N Ave., 1/4 mile west of 1600 E St.

Legal: Part of Section 10, Wyanet Township (T16N),
Range 8 East, Bureau County, Illinois

Improvements: None

FSA Data: Farm #5735

Base Ac.	Direct Yield	CC Yield
34	116	116

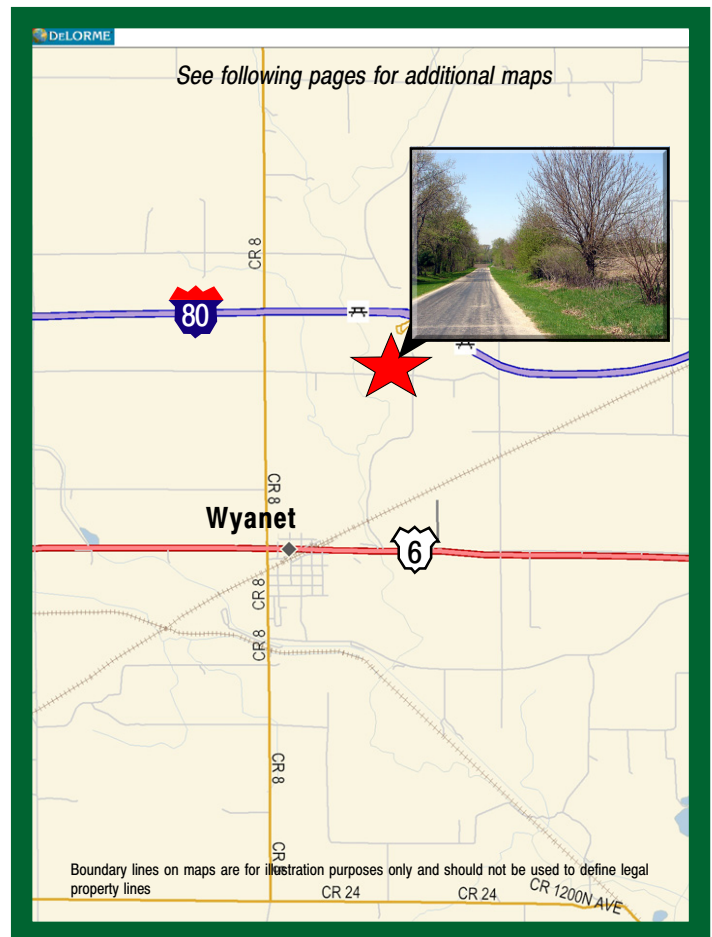
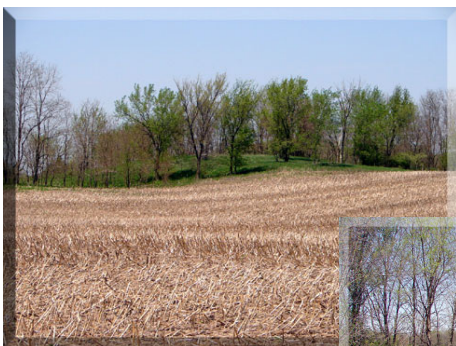
Soils: See reverse side

RE Taxes: Approximately \$250

Price: ~~\$351,750~~ **Price Reduced** \$215,250

Terms: Cash; if full price offer, seller would consider carrying a \$50,000 contract for deed with buyer not to exceed a 10-year period

Management: Professional farm management available



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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Ironwood Farm

**43± acres
Bureau Co., IL**

Aerial Map



Capital
Agricultural
Property
Services, Inc.

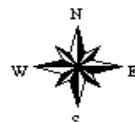
Maps provided by:



©AgriData, Inc. 2009
www.AgrIDataInc.com

**10-16N-8E
Bureau County
Illinois**

map center: 41° 23' 21.53, 89° 33' 56.74
scale: 4019



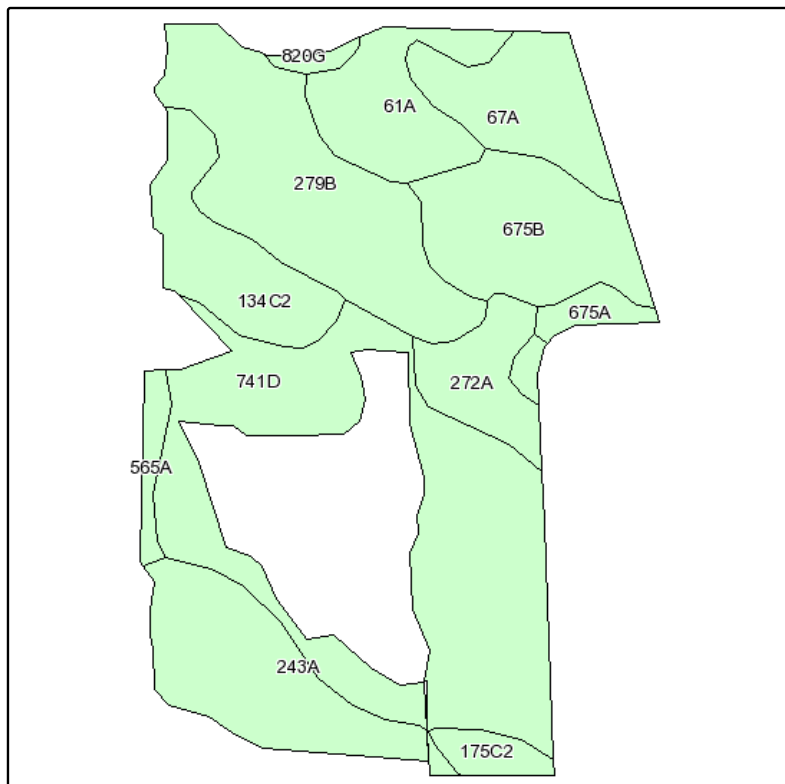
5/18/2009

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

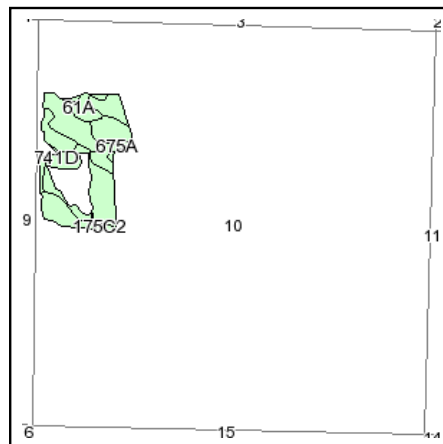
Ironwood Farm

43± acres
Bureau Co., IL

Soils Information



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: **Bureau**
Location: **010-016N-008E**
Township: **Wyanet**
Acres: **34**



Capital
Agricultural
Property
Services, Inc.



Maps provided by:



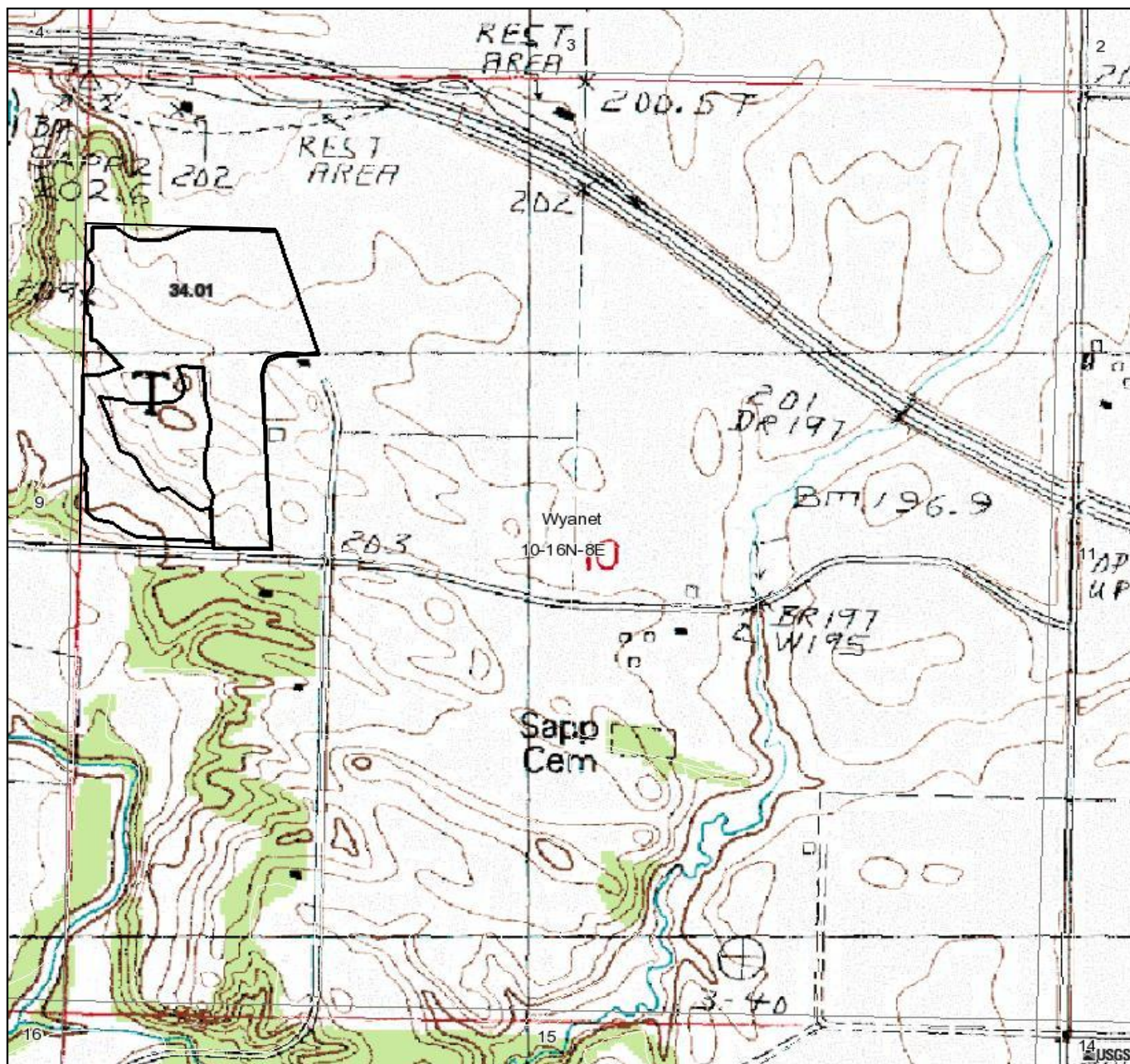
©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
741D	Oakville fine sand, 7 to 15 percent slopes	9.9	29.2%	Vls	100	44	35
279B	Rozetta silt loam, 2 to 5 percent slopes	5.8	17.1%	Ile	147	75	46
243A	St. Charles silt loam, 0 to 2 percent slopes	3.8	11.1%	I	151	78	47
675B	Greenbush silt loam, 2 to 5 percent slopes	3.5	10.3%	Ile	164	86	51
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.6	7.6%	IIle	139	73	43
61A	Atterberry silt loam, 0 to 2 percent slopes	2.5	7.2%	I	164	88	51
67A	Harpster silty clay loam, 0 to 2 percent slopes	2.5	7.3%	IIw	164	80	52
272A	Edginton silt loam, 0 to 2 percent slopes	1.6	4.9%	IIw	150	76	49
175C2	Lamont fine sandy loam, 5 to 10 percent slopes, eroded	0.6	1.7%	IIle	110	57	36
675A	Greenbush silt loam, 0 to 2 percent slopes	0.5	1.4%	I	166	87	52
565A	Tell silt loam, 0 to 2 percent slopes	0.5	1.5%	Ils	137	69	45
820G	Hennepin-Casco complex, 30 to 60 percent slopes	0.2	0.6%	VIIle	81	35	28
Weighted Average					109.9	68.9	40.2

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

43± acres
Bureau Co., IL

Topography Map



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

map center: 41° 23' 13.9, 89° 33' 31.13

scale: 10424



**Capital
Agricultural
Property
Services, Inc.**

Maps provided by:



©AgriData, Inc. 2009

www.AgriDataInc.com

10-16N-8E
Bureau County
Illinois



5/18/2009

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