



# For Sale

**75± acres**  
**Bureau Co., IL**



## B & C Farm



Capital  
Agricultural  
Property  
Services, Inc.

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

**Price  
Reduced**

This is a very nice combination farm in an area that turkeys were introduced to Bureau County in the mid 1980's. Plenty of wildlife including turkey & deer with a beautiful view over the Illinois River bottom.

**Size:** 75.5± total acres, 36.6± FSA tillable acres

**Location:** 9± miles south and east of Tiskilwa, 11± miles south of Princeton, Illinois, or 3 miles west of Hennepin at Route 29 and I-180

**Legal:** Part of Section 25, Arispie Township (15N), Range 9 East, Bureau County, Illinois

| FSA Data: | Base Ac. | Dir Yld | CC Yld |
|-----------|----------|---------|--------|
| Corn      | 32.5     | 99      | 99     |
| Soybeans  | 4.1      | 29      | 29     |

**Improvements:** None

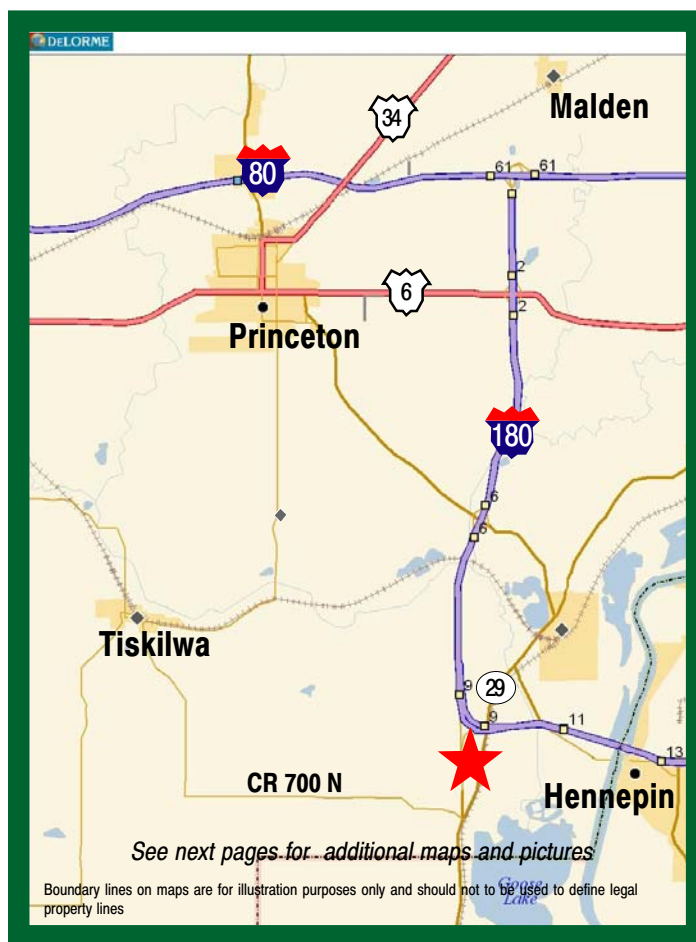
**Other:** The property is leased for 2008

**RE Taxes:** \$449.62 (\$5.96/ac.)

**Price:** ~~\$400,000~~ \$339,750 (\$4,500/ac.)

**Terms:** Cash

**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](mailto: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.

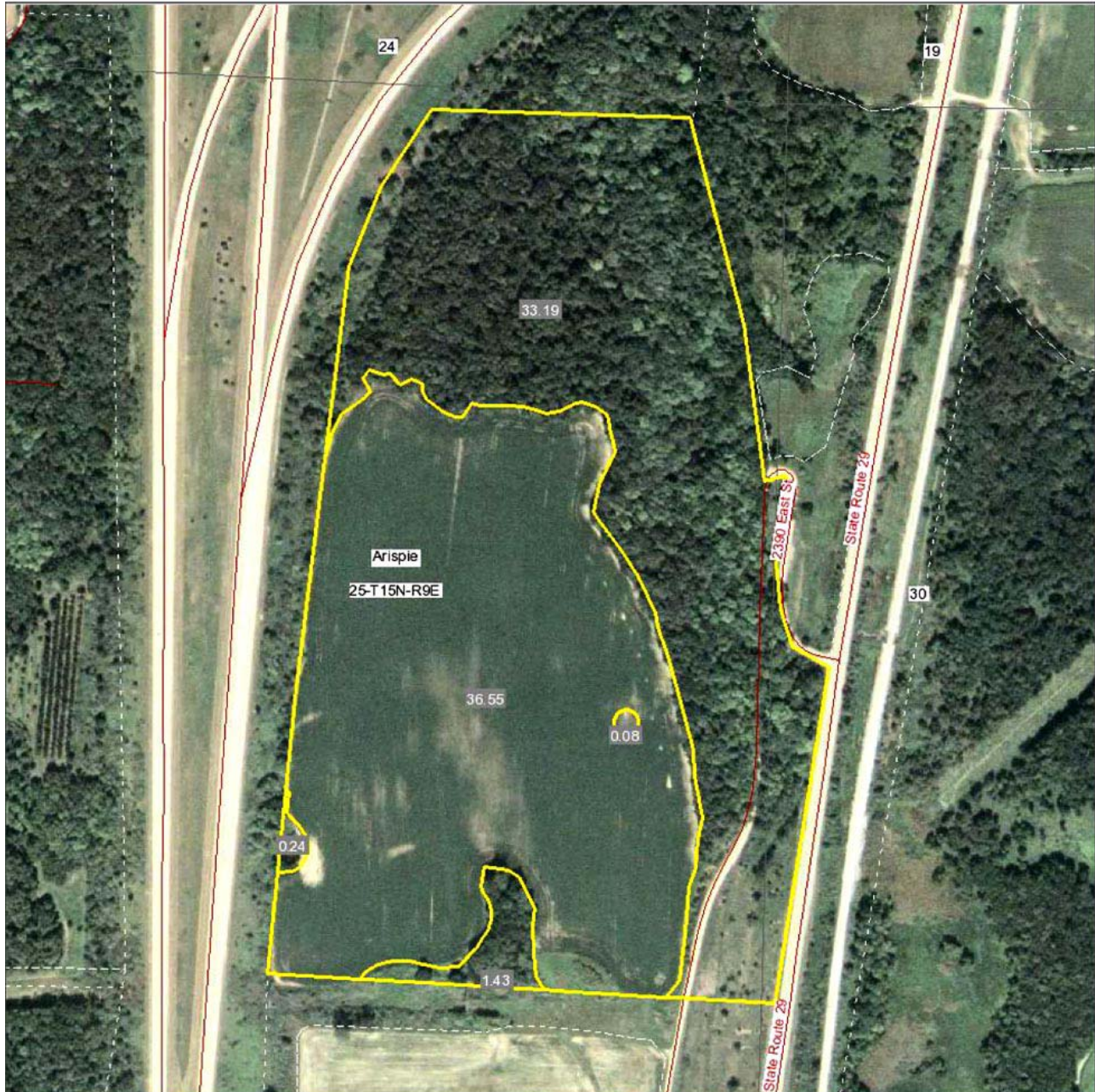
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## Aerial Map



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

map center: 41° 15' 31.69, 89° 23' 44.72  
scale: 1:4637



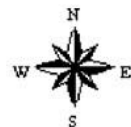
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Map Provided by



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25-15N-9E  
Bureau County  
Illinois

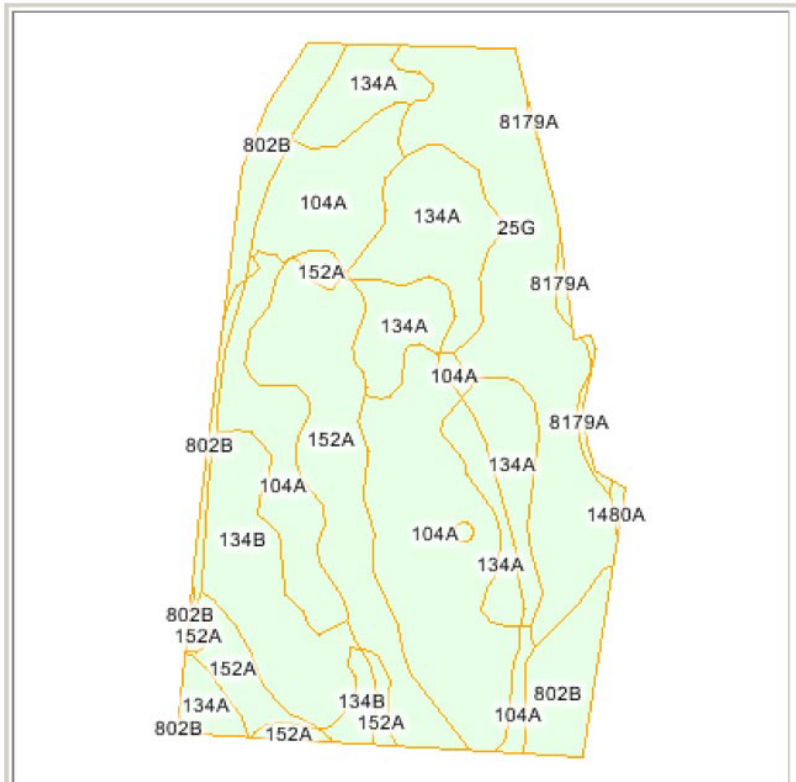


6/9/2008

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## Soils Map



Fsa borders provided by the Farm Service Agency.  
Soils data provided by USDA and NRCS.  
PLSS provided by Illinois State Geological Survey.

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State: **IL**  
County: **Bureau**  
Location: **25-15N-9E**  
Township: **Arispie**  
Acres: **71.5**



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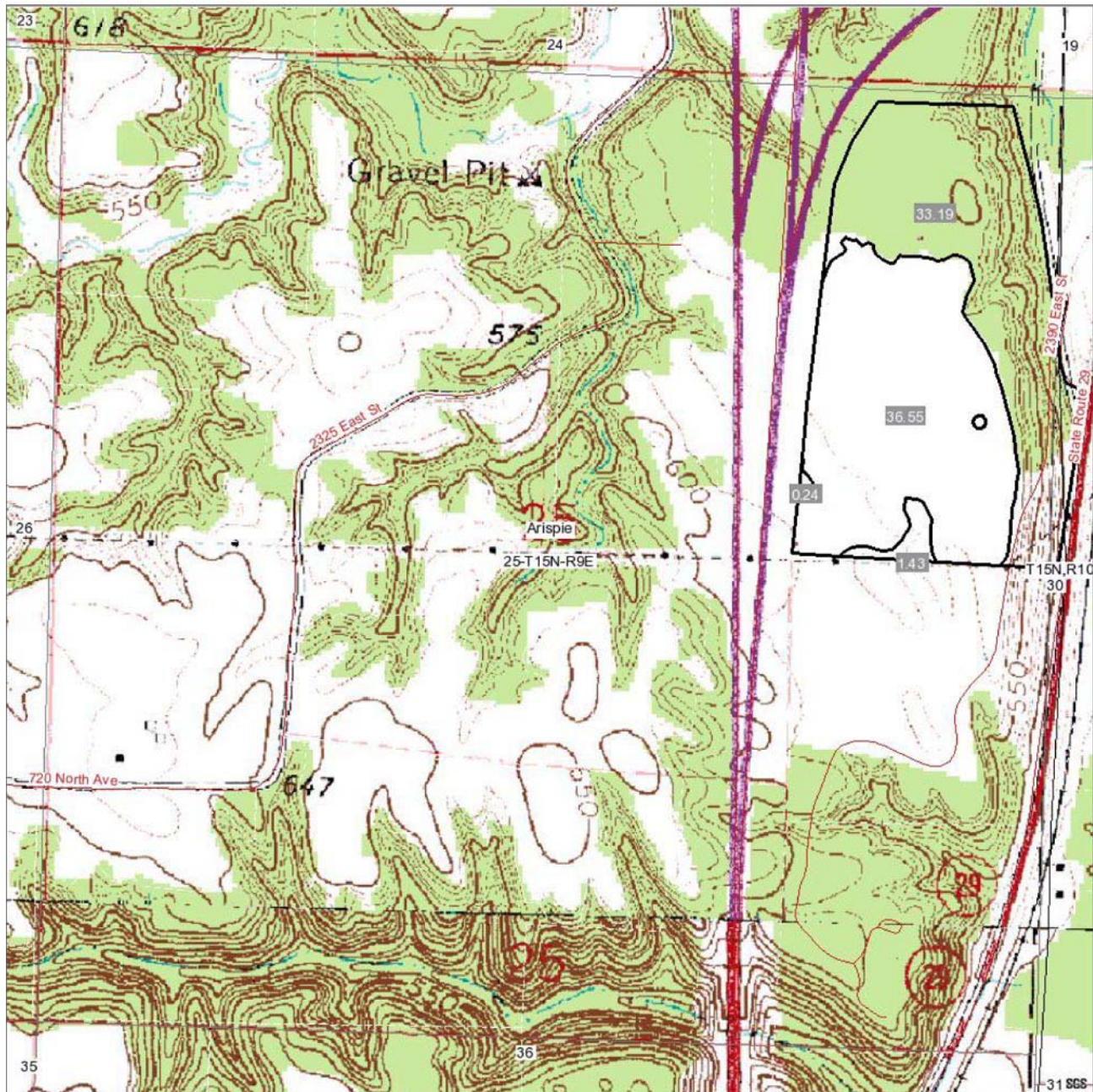
| Code                    | Soil Description                                                                   | Acres | Percent of field | Non-Irr Class | Corn       | Oats      | Soybeans  |
|-------------------------|------------------------------------------------------------------------------------|-------|------------------|---------------|------------|-----------|-----------|
| 104A                    | Virgil silt loam, 0 to 2 percent slopes                                            | 20.1  | 28.1%            | I             | 164        | 87        | 50        |
| 134A                    | Camden silt loam, 0 to 2 percent slopes                                            | 14.0  | 19.6%            | I             | 149        | 78        | 46        |
| 25G                     | Hennepin loam, 35 to 70 percent slopes                                             | 13.0  | 18.2%            | VIIe          | 0          | 0         | 0         |
| 152A                    | Drummer silty clay loam, 0 to 2 percent slopes                                     | 11.3  | 15.8%            | IIw           | 175        | 90        | 57        |
| 134B                    | Camden silt loam, 2 to 5 percent slopes                                            | 6.8   | 9.5%             | IIe           | 148        | 77        | 46        |
| 802B                    | Orthents, loamy, undulating                                                        | 5.7   | 8.0%             | IIe           | 0          | 0         | 0         |
| 8179A                   | Minneiska loam, 0 to 2 percent slopes, occasionally flooded                        | 0.5   | 0.7%             | IIw           | 125        | 52        | 42        |
| 1480A                   | Moundprairie silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded | 0.1   | 0.1%             | Vw            | 0          | 0         | 0         |
| <b>Weighted Average</b> |                                                                                    |       |                  |               | <b>118</b> | <b>62</b> | <b>37</b> |



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## **Topography Map**



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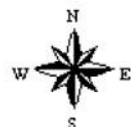
Map Provided by



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**25-15N-9E  
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Illinois**

map center: 41° 15' 19.44, 89° 24' 11.74  
scale: 1:8856



6/9/2008