



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 24.24± total tax acres, 23.2± tillable acres

Location: 6 miles northeast of Princeton, Illinois, on 2200 East and County Road 12

Legal: Part of Section 11, Dover Township (17N), Range 9 East, Bureau County, Illinois

FSA Data:

	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	16.8	139	139
Soybeans	6.4	45	45

Actual FSA acres to be determined after reconstitution

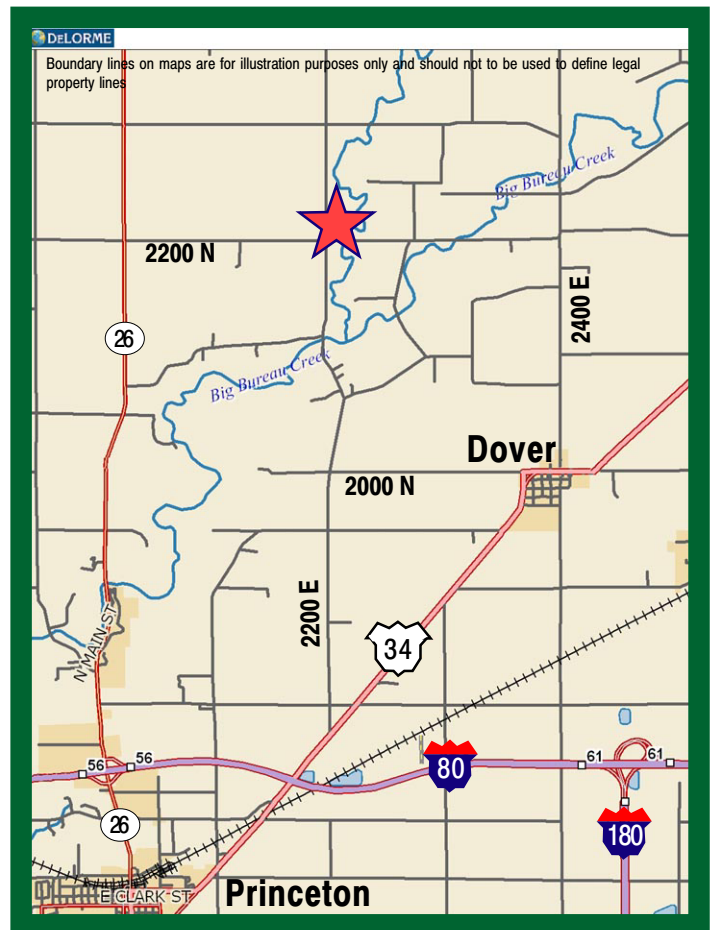
Improvements: White Barn

RE Taxes: To be determined after split

Price: \$169,680 (\$7,000/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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Schafer Farm

**24± acres
Bureau County, IL**

Aerial Map



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

map center: 41° 28' 2.92, 89° 25' 52.45

scale: 2814



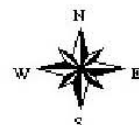
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Maps provided by:



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**11-17N-9E
Bureau County
Illinois**



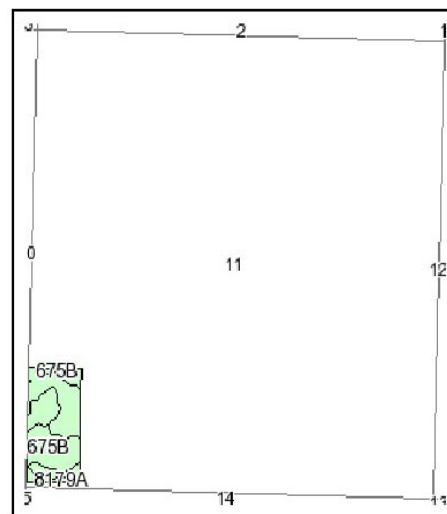
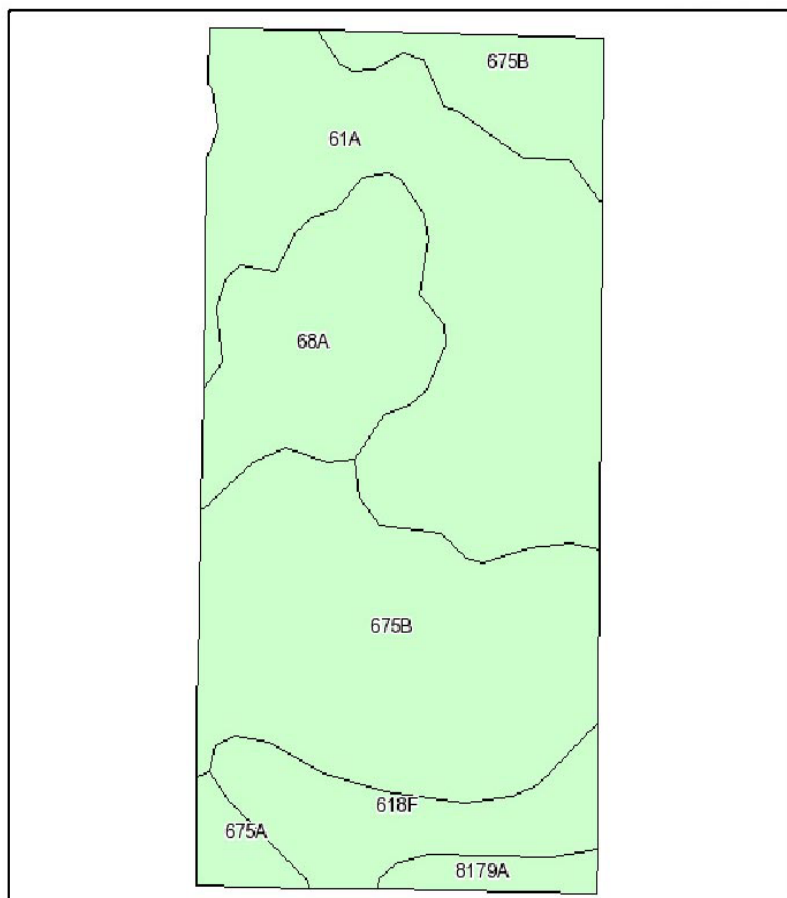
3/13/2009

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

Schafer Farm

24± acres
Bureau County, IL

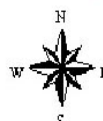
Soils Map



State: **Illinois**
County: **Bureau**
Location: **011-017N-009E**
Township: **Dover**



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.

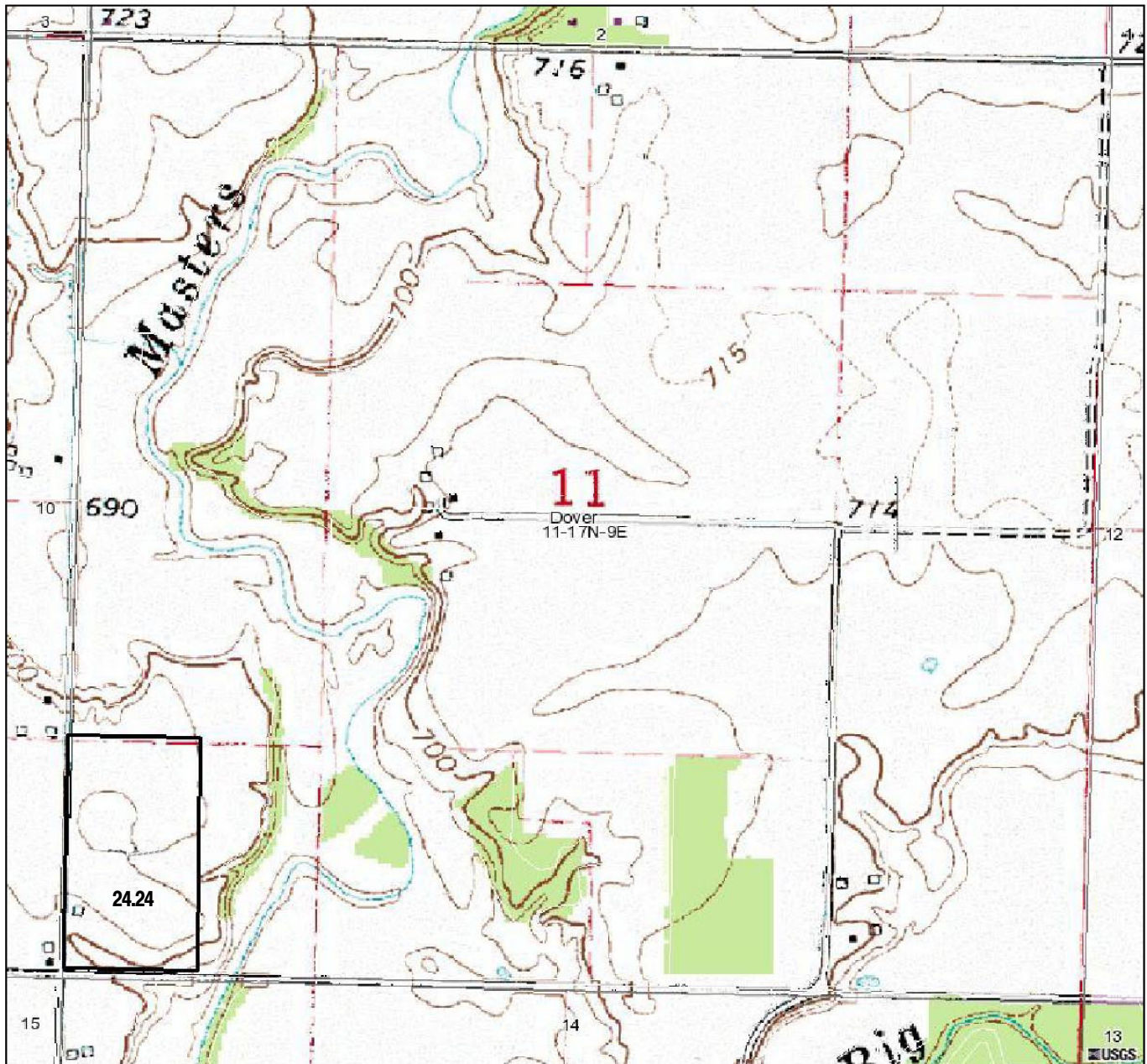
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
675B	Greenbush silt loam, 2 to 5 percent slopes	7.9	37.2%	Ile	164	86	51
61A	Atterberry silt loam, 0 to 2 percent slopes	7.3	34.6%	I	164	88	51
68A	Sable silty clay loam, 0 to 2 percent slopes	3.1	14.5%	IIw	173	89	57
618F	Senachwine silt loam, 18 to 35 percent slopes	2	9.3%	VIe			
8179A	Minneiska loam, 0 to 2 percent slopes, occasionally flooded	0.5	2.2%	IIw	125	52	42
675A	Greenbush silt loam, 0 to 2 percent slopes	0.4	2.1%	I	166	87	52
Weighted Average					149.1	78.3	46.9

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Schafer Farm

24± acres
Bureau County, IL

Topography Map



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map center: 41° 28' 21.57", 89° 25' 22.56"

scale: 10437



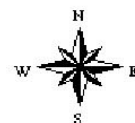
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