



Capital  
Agricultural  
Property  
Services, Inc.

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

**Size:** 256.42± total tax acres  
226.8± FSA tillable acres

**Location:** 5 miles southeast of Funk's Grove, or 2.5 miles northeast of Waynesville at 325 East Road

**Legal:** Part of Sections 10 & 11, Funk's Grove Township (21N), R1E, McLean County, Illinois; and Sections 14 & 15, Waynesville Township (21N), R1E, DeWitt County, Illinois

**FSA Data:**

	<u>Base Ac.</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	123.9	124	162
Soybeans	102.9	42	50

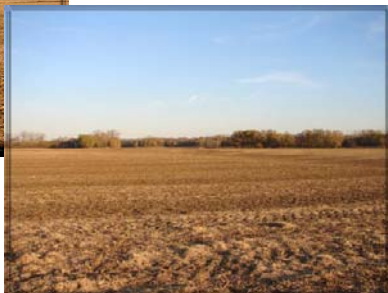
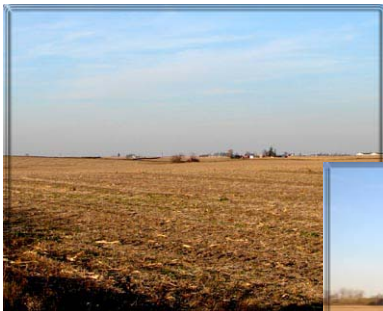
**Improvements:** None

**RE Taxes:** \$3,430.36 (appx. \$13.38/ac.)

**Price:** \$1,152,000 (\$4,500/ac.)

**Terms:** Cash

**Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
**Serving the McLean 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**

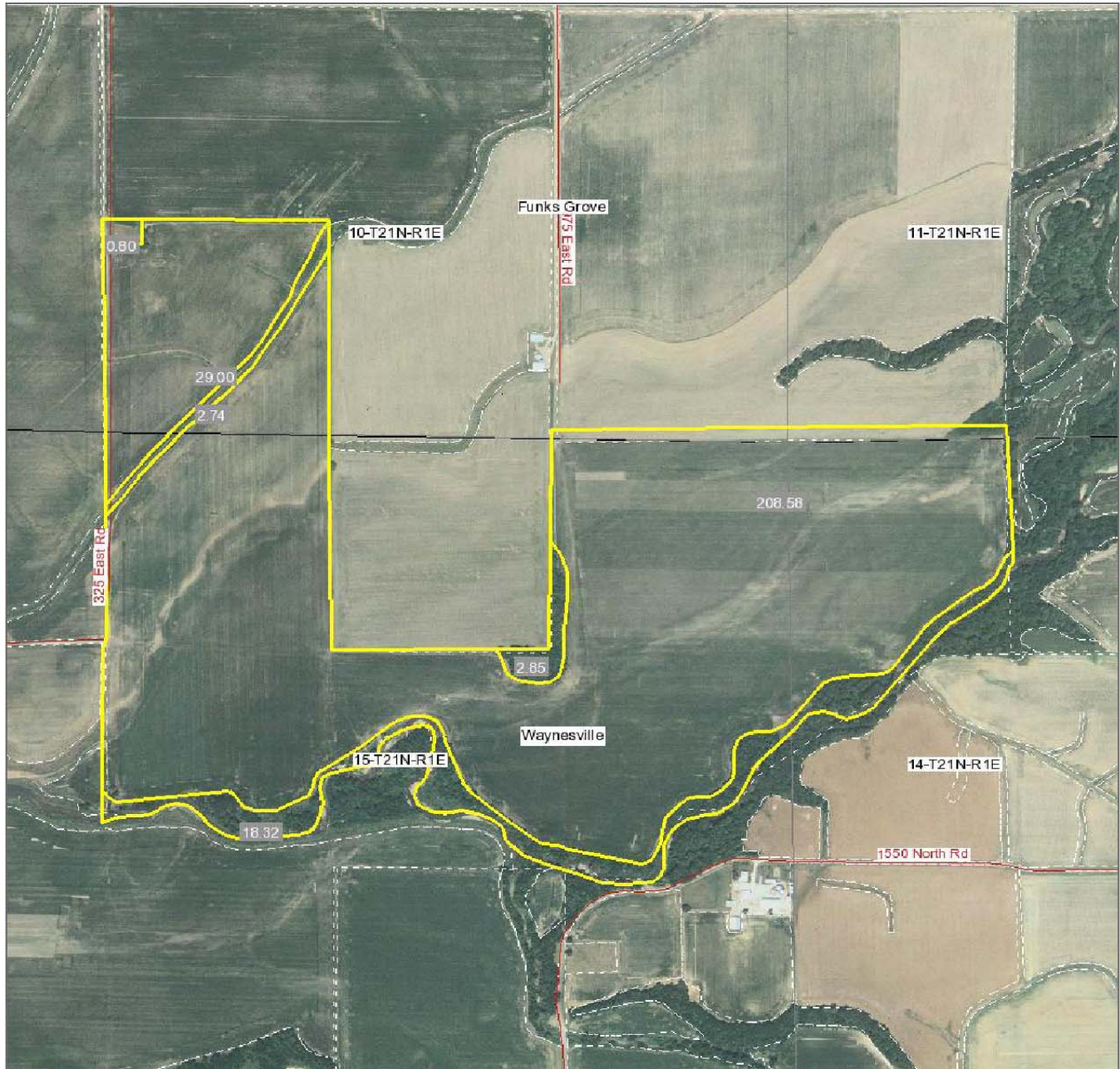
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

# Kickapoo Farm

256± acres  
McLean & Dewitt Cos., IL

## Aerial Map



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

map center: 40° 16' 50.94, 89° 4' 40.45  
scale: 1:9865



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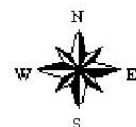
Map Provided by



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10-21N-1E  
McLean County  
Illinois



11/4/2008

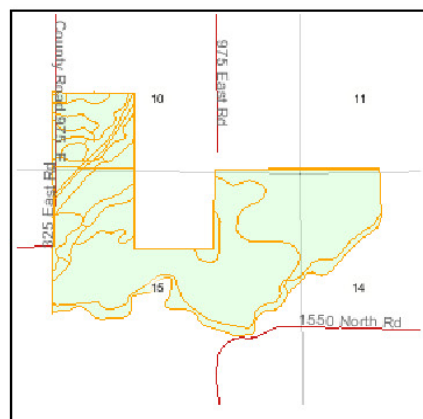
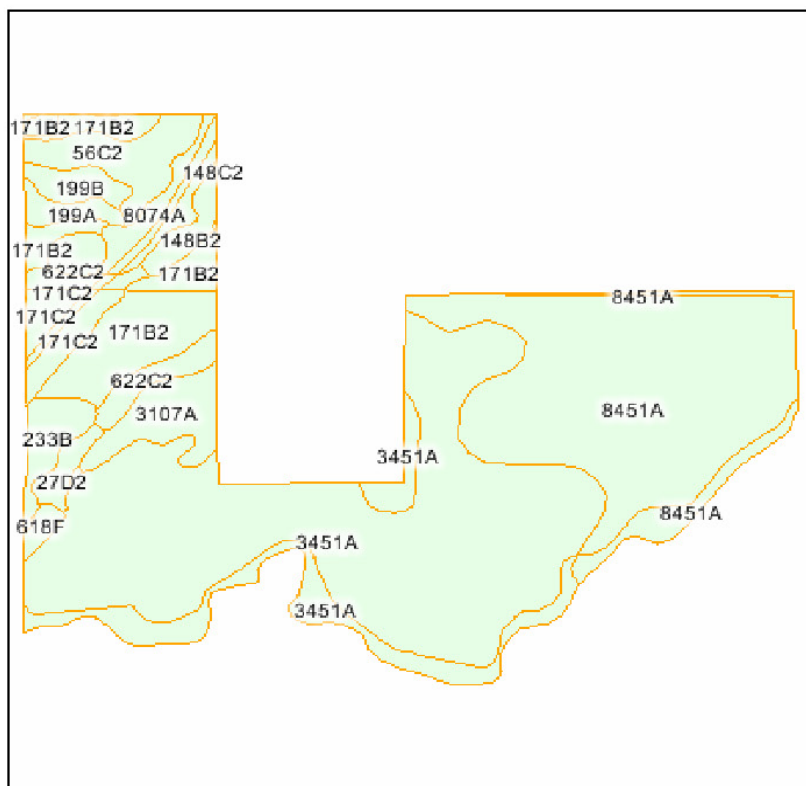
Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.  
PLSS provided by Illinois State Geological Survey.



# Kickapoo Farm

**256± acres**  
**McLean & Dewitt Cos., IL**

## Soils Map



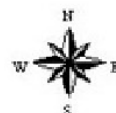
State: **IL**  
 County: **De Witt**  
 Location: **15-21N-1E**  
 Township: **Funks Grove**  
 Acres: **262.3**



Maps provided by:



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Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.

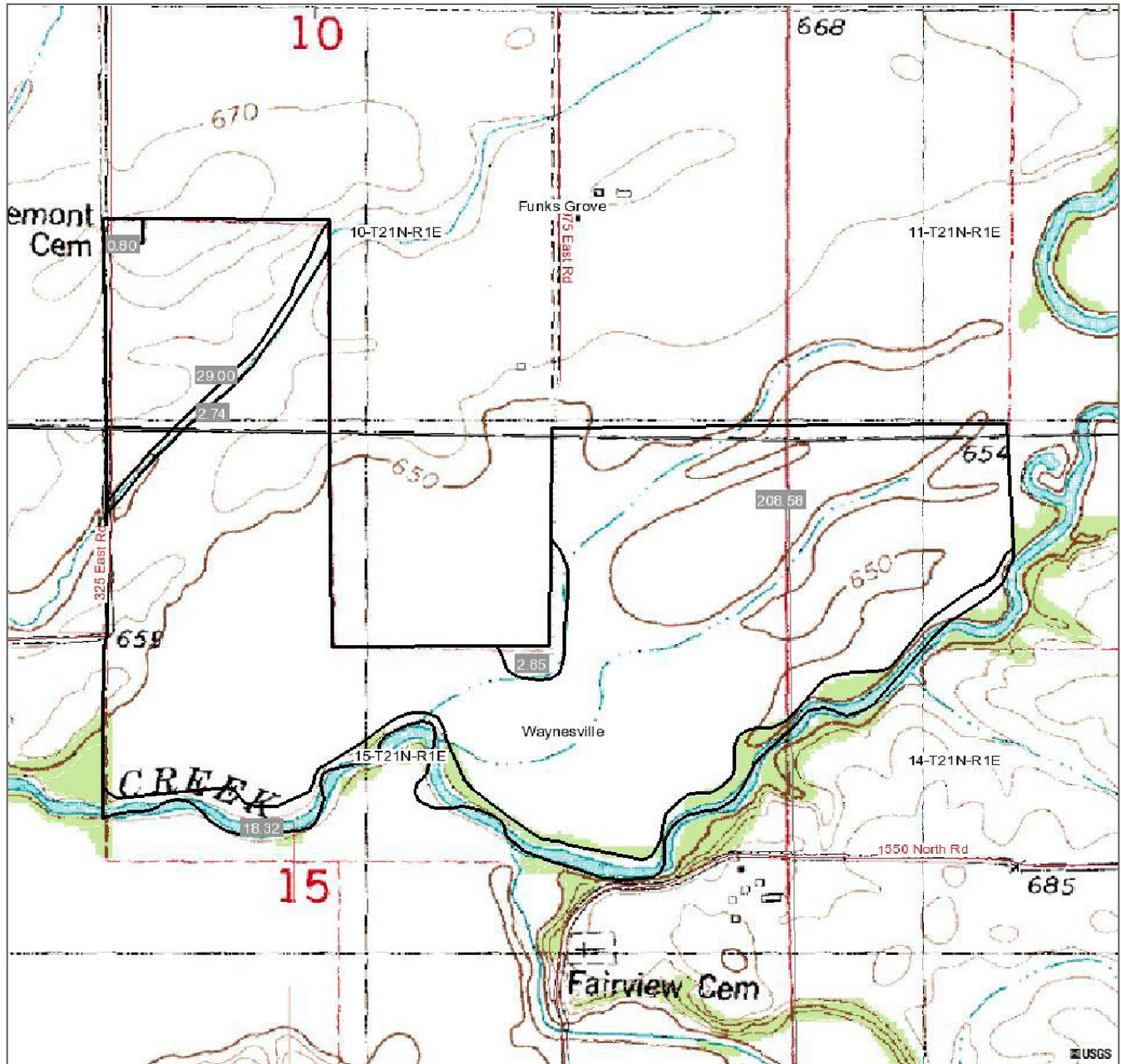
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Com	Oats	Soybeans
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	113.0	43.1%	IIIw	154	0	49
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	71.1	27.1%	IIw	171	87	55
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	12.0	4.6%	Ile	160	85	50
56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	9.0	3.4%	IIIle	151	83	47
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	8.2	3.1%	Ile	160	85	50
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	8.2	3.1%	IIIw	153	0	49
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	6.9	2.6%	IIw	167	89	53
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	6.6	2.5%	IIIle	156	83	49
233B	Birkbeck silt loam, 2 to 5 percent slopes	4.8	1.8%	Ile	149	78	47
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.8	1.4%	IIIle	135	66	44
199B	Plano silt loam, 2 to 5 percent slopes	3.4	1.3%	Ile	173	92	53
148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	3.1	1.2%	Ile	158	85	49
199A	Plano silt loam, 0 to 2 percent slopes	2.6	1.0%	I	175	93	54
27D2	Miami silt loam, 10 to 18 percent slopes, eroded	2.5	1.0%	IVe	119	59	38
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	2.4	0.9%	IIIle	156	83	49
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2.3	0.9%	IIIle	135	66	44
618F	Senachwine silt loam, 18 to 35 percent slopes	1.3	0.5%	VIle	0	0	0
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1.0	0.4%	IIw	171	87	55
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.1	0.0%	Ile	163	87	51
<b>Weighted Average</b>					<b>158</b>	<b>45</b>	<b>50</b>

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**McLean & Dewitt Cos., IL**

## Topography Map



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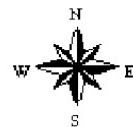
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**10-21N-1E  
McLean County  
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11/4/2008

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