



**FOR
SALE**

**143± acres
Bureau Co., IL**



Birkey 143 Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 143± total acres, 131.7± FSA tillable acres,
12.1± CRP acres

Location: Approximately 1 miles south of Wyanet on
County Road 8

Legal: Part of Section 28,
Wyanet Township (16N), Range 8 East,
Bureau County, Illinois

Improvements: None

FSA Data:		Base Ac.	Direct Yield	CC Yield
Corn		119.6	113	113

CRP Info: 12.1± acres at \$173/ac. (\$2,093) until 2018

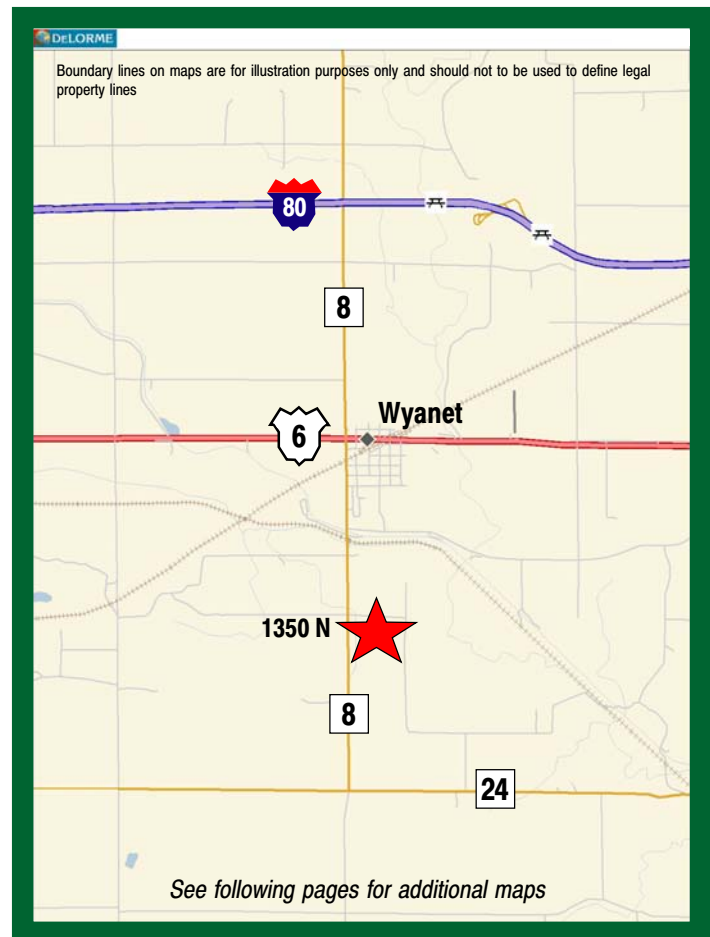
Soils: See Soils Information Map

RE Taxes: Appx. \$1,787.50 (appx. \$12.50/ac.)

Price: \$600,600 (\$4,200/ac.)

Terms: Cash

Management: Professional farm management available



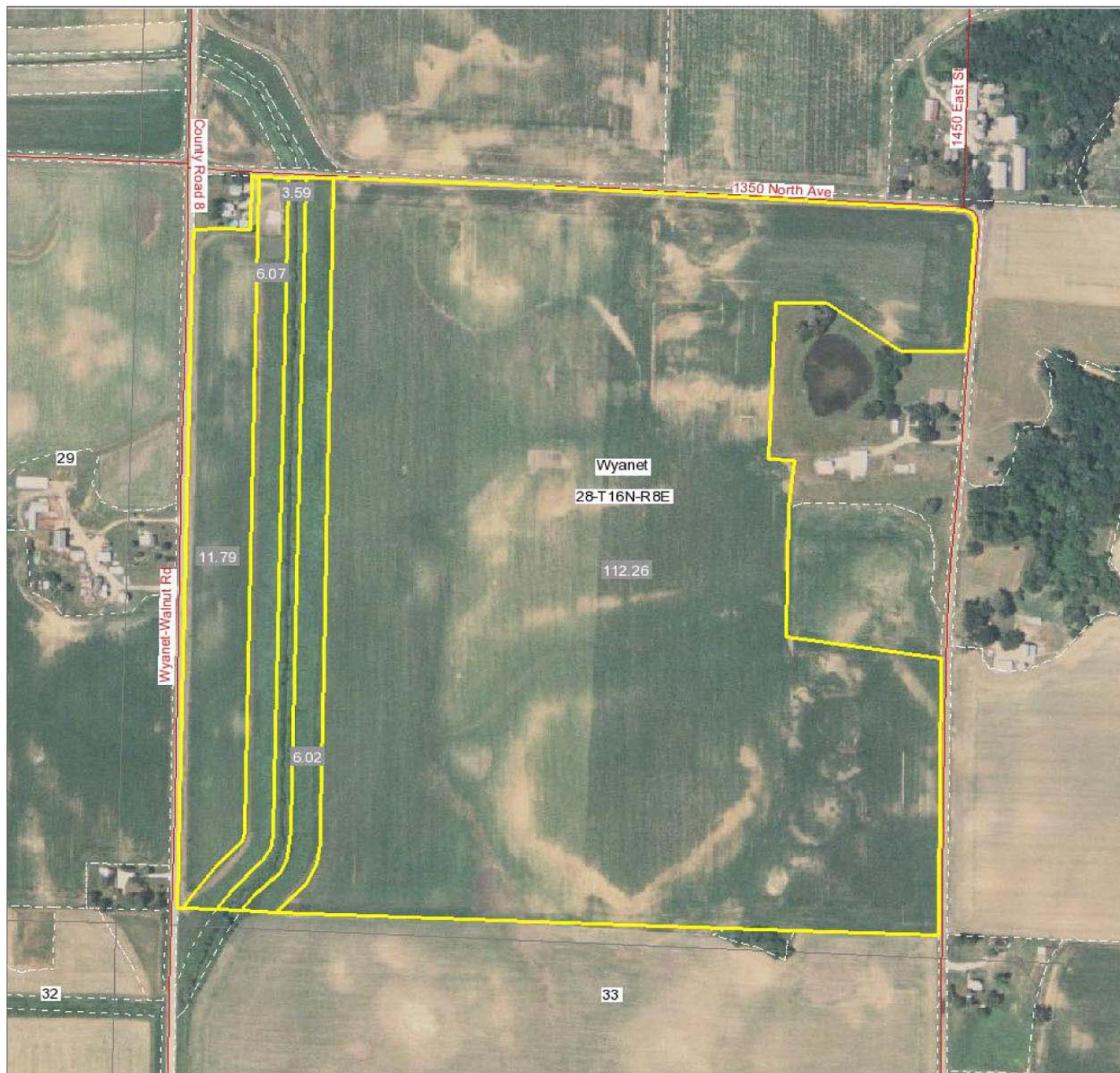
For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
chip_johnston_722@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

Birkey 143 Farm

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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° 20' 23.99, 89° 34' 56.26
scale: 1:5769



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Map Provided by



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28-16N-8E
Bureau County
Illinois

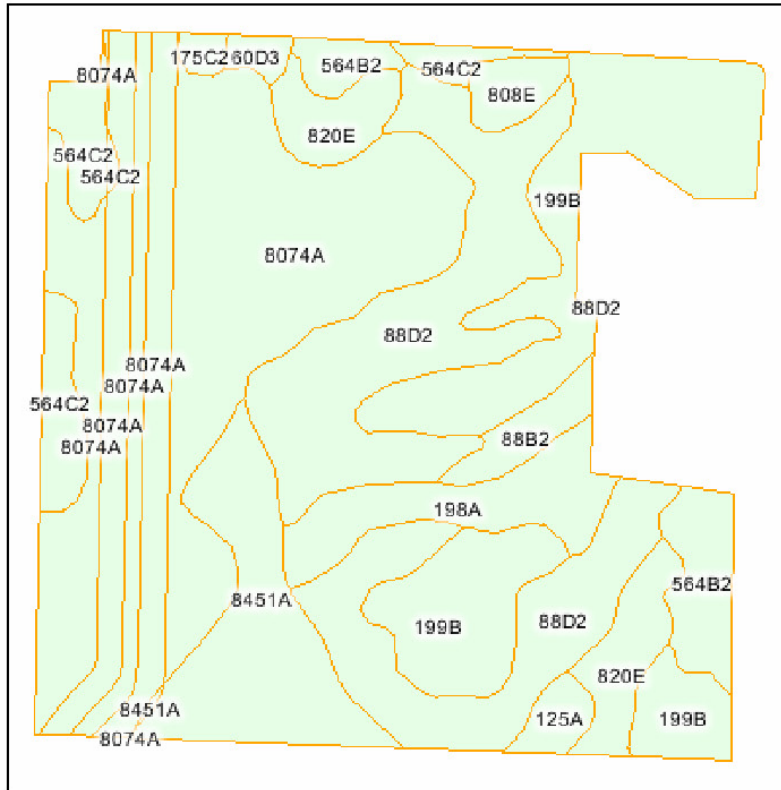


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Birkey 143 Farm

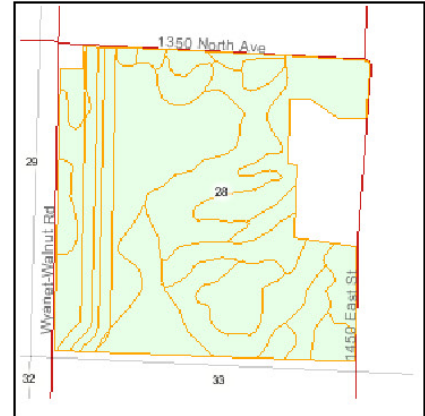
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Soils Information



Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.



State: **IL**
County: **Bureau**
Location: **28-16N-8E**
Township: **Wyanet**
Acres: **139.8**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	46.3	33.1%	IIw	167	89	53
88D2	Sparta sand, 7 to 15 percent slopes, eroded	28.7	20.5%	VI s	95	46	33
199B	Plano silt loam, 2 to 5 percent slopes	23.6	16.9%	Ile	173	92	53
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	11.1	7.9%	IIw	171	87	55
198A	Elburn silt loam, 0 to 2 percent slopes	6.4	4.6%	I	178	85	55
820E	Hennepin-Casco complex, 12 to 30 percent slopes	6.3	4.5%	VIe	99	43	34
564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	5.7	4.1%	IIIe	136	68	44
564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	5.0	3.6%	Ile	139	69	45
88B2	Sparta sand, 2 to 6 percent slopes, eroded	2.1	1.5%	IV s	102	49	35
808E	Psammments, hilly	1.8	1.3%		0	0	0
125A	Selma loam, 0 to 2 percent slopes	1.4	1.0%	IIw	157	80	51
60D3	La Rose clay loam, 10 to 18 percent slopes, severely eroded	0.8	0.6%	IVe	113	53	37
175C2	Lamont fine sandy loam, 5 to 10 percent slopes, eroded	0.6	0.4%	IIIe	110	57	36
Weighted Average					137	70	43

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Topography Map



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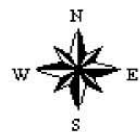
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28-16N-8E
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Illinois

map center: 41° 20' 36.68, 89° 34' 39.45
scale: 1:10207



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