



For
Sale

90± acres
Bureau Co., IL



Birkey 90 Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 90± total acres, 86.19± FSA tillable acres,
1.7± 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	79.40	110	110
Soybeans	5.09	29	29

CRP Information: \$173 per acre on 1.7± acres until 2018

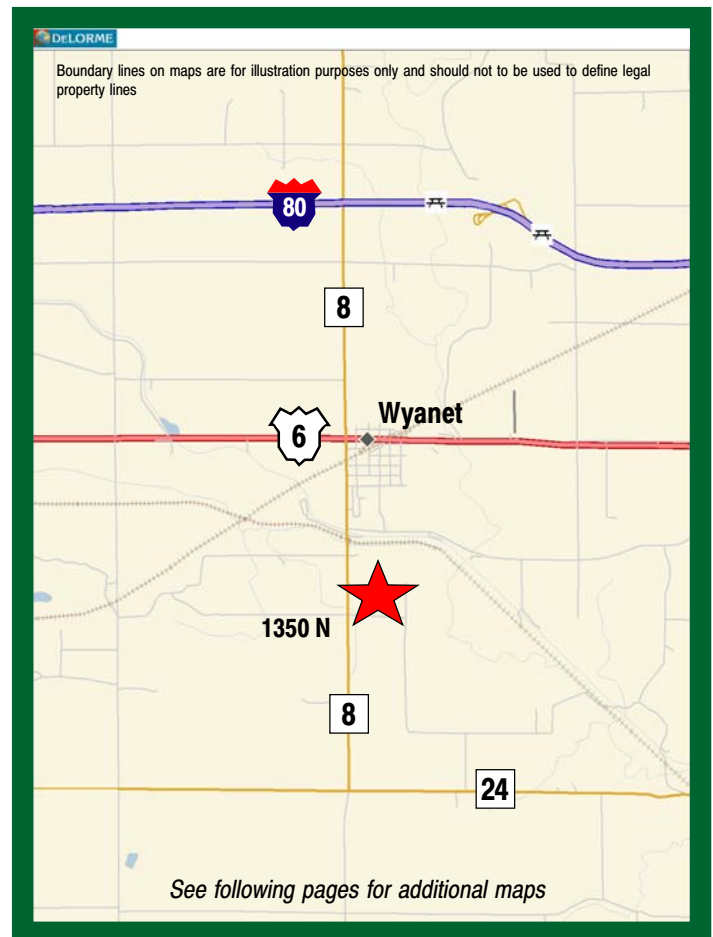
Soils: See Soils Information Map

RE Taxes: Appx. \$1,170 (appx. \$13/ac.)

Price: \$378,000 (\$4,200/ac.)

Terms: Cash

Management: Professional farm management available



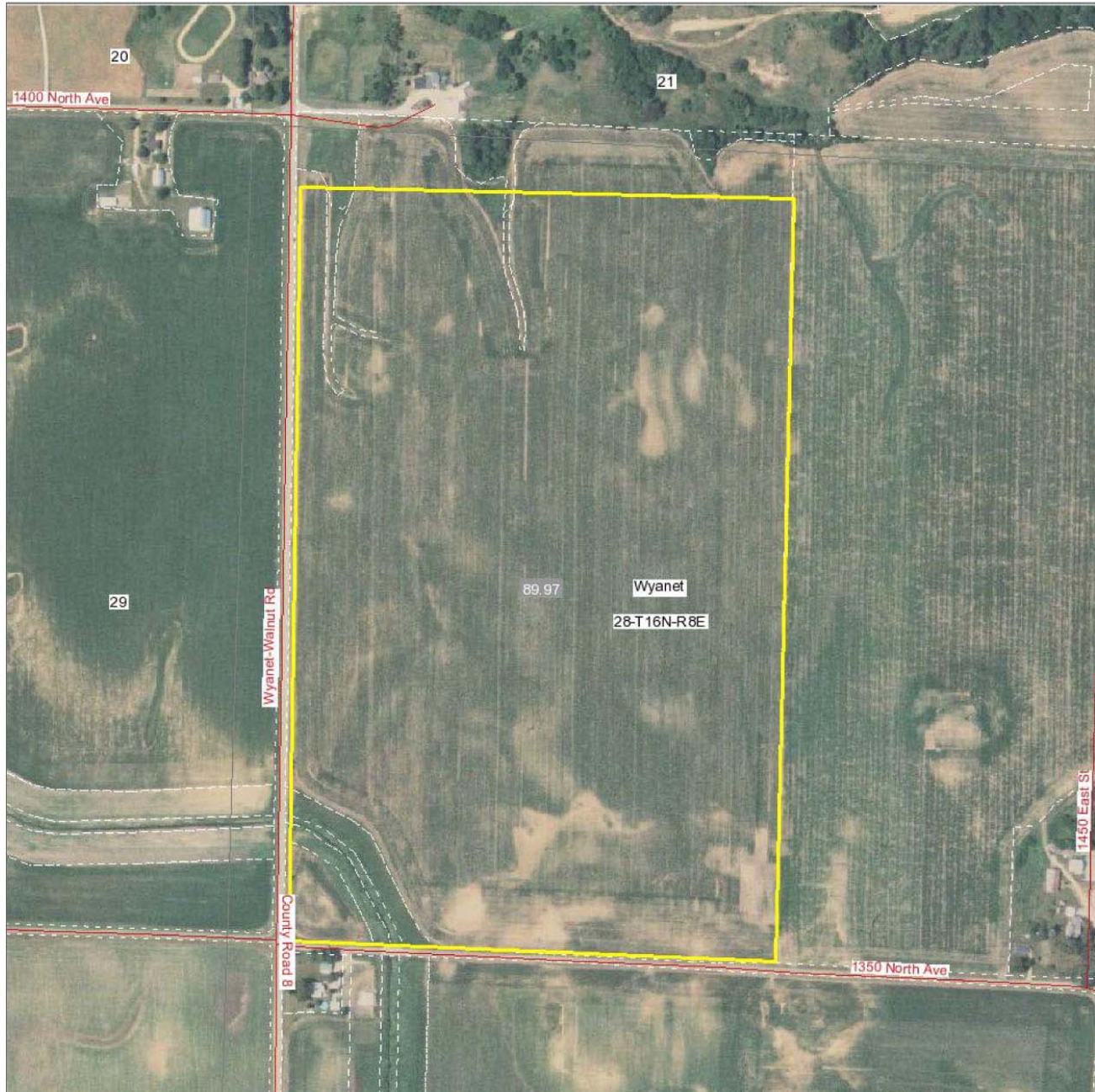
For further information contact:
Leslie H. Johnston, Real Estate Salesperson
Serving the Bureau County area
chip_johnston_722@comcast.net
Tel: (815) 875-2950
Cell: (815) 866-6161

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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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 90 Farm

**90± acres
Bureau Co., IL**

Aerial Map



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



**Capital
Agricultural
Property
Services, Inc.**

Map Provided by

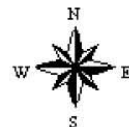


©AgriData, Inc. 2008

www.AgriDataInc.com

**28-16N-8E
Bureau County
Illinois**

map center: 41° 20' 49.72, 89° 35' 2.5
scale: 1:5362

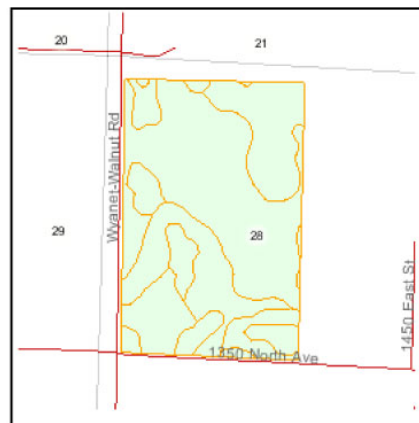
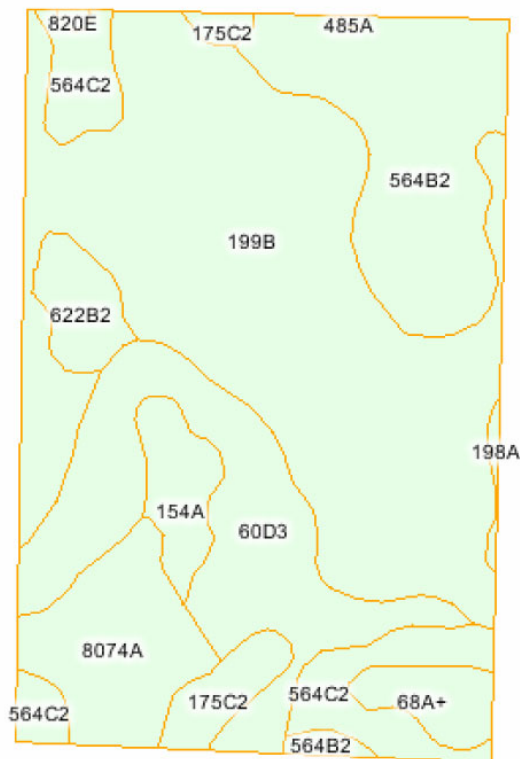


12/3/2008

Birkey 90 Farm

90± acres
Bureau Co., IL

Soils Information



State: **IL**
County: **Bureau**
Location: **28-16N-8E**
Township: **Wyanet**
Acres: **90.0**



Maps provided by:



© AgriData, Inc. 2007
www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency.

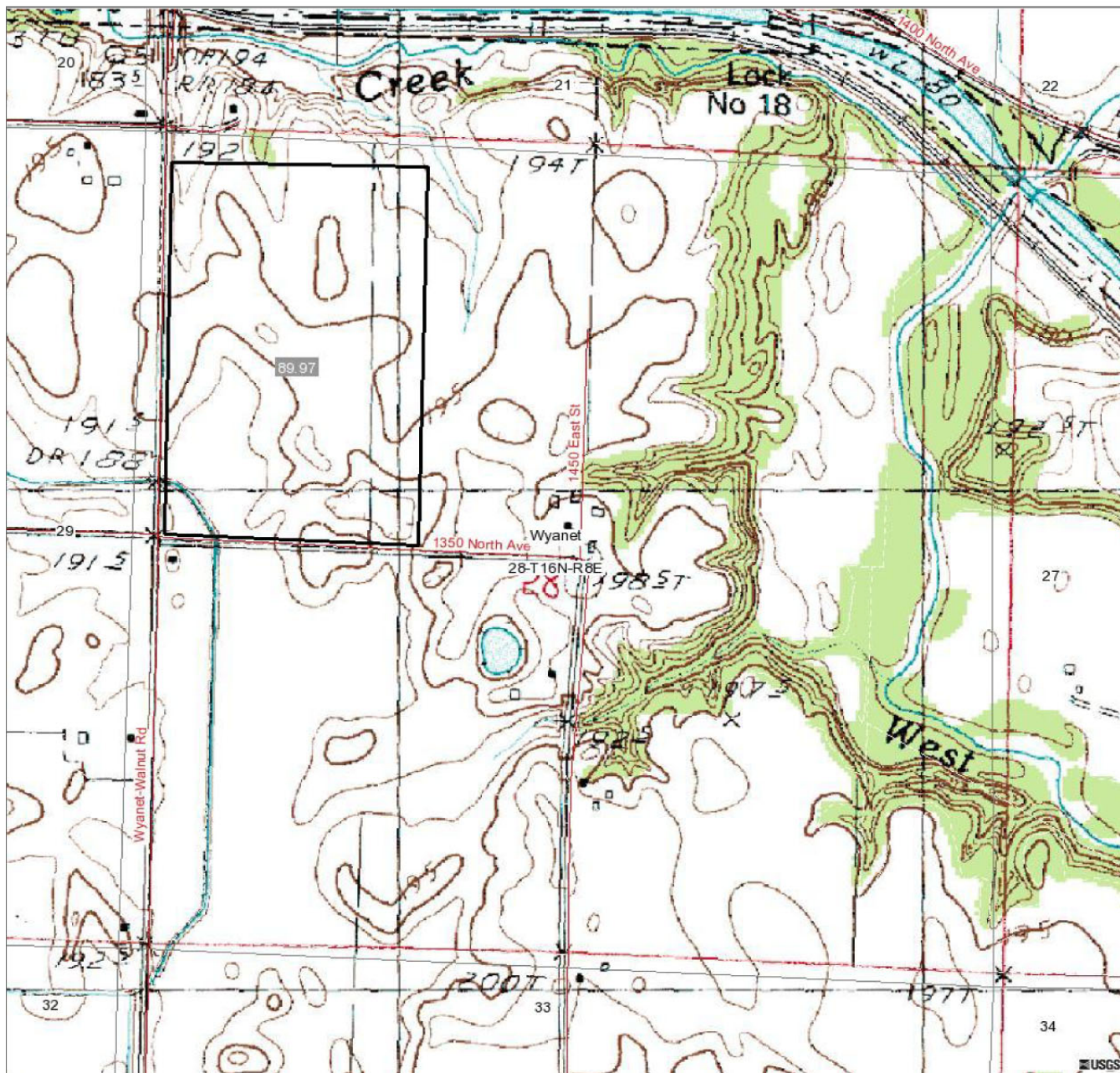
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Oats	Soybeans
199B	Plano silt loam, 2 to 5 percent slopes	39.4	43.8%	Ile	173	92	53
60D3	La Rose clay loam, 10 to 18 percent slopes, severely eroded	14.0	15.6%	IVe	113	53	37
564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	13.3	14.8%	Ile	139	69	45
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	6.8	7.6%	IIw	167	89	53
564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	6.5	7.2%	IIIe	136	68	44
154A	Flanagan silt loam, 0 to 2 percent slopes	2.7	3.0%	I	175	92	56
175C2	Lamont fine sandy loam, 5 to 10 percent slopes, eroded	2.4	2.7%	IIIe	110	57	36
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.3	2.6%	Ile	138	68	45
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	2.1	2.3%	IIw	173	89	57
198A	Elburn silt loam, 0 to 2 percent slopes	0.3	0.3%	I	178	85	55
820E	Hennepin-Casco complex, 12 to 30 percent slopes	0.1	0.1%	VIe	0	0	0
485A	Richwood silt loam, 0 to 2 percent slopes	0.1	0.1%	I	168	92	52
Weighted Average					153	79	48

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

90± 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



**Capital
Agricultural
Property
Services, Inc.**

Map Provided by



©AgriData, Inc. 2008

www.AgriDataInc.com

28-16N-8E
Bureau County
Illinois

map center: 41° 20' 37.2, 89° 34' 40.26
scale: 1:10586



12/3/2008