

160 +/- Acres, Sparland, Illinois

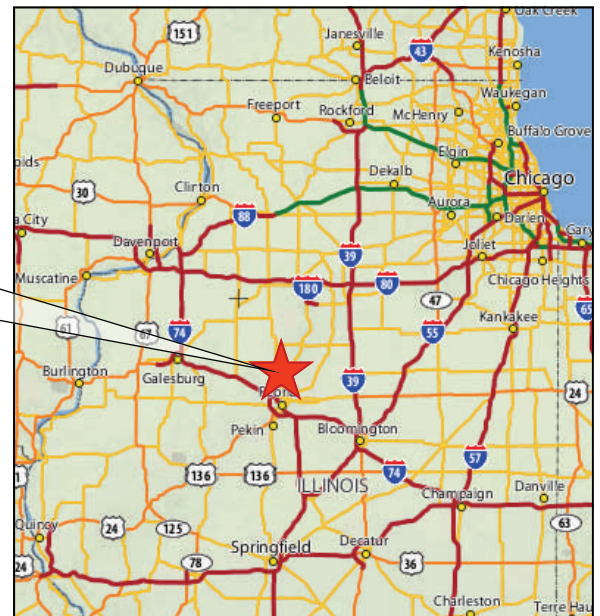
160 Acres including house and buildings, farmland, 2 ponds, creek, timbered pasture and good roads.



\$1,151,000

Will sell off house and buildings on 5 surveyed acres separate from the remaining 155 acres of land. Timbered pasture includes desirable acreage for individual home sites, horse or cattle farm, or recreation area.

County:	Marshall
Section:	18
Zoning:	Agricultural
Tillable Acres:	106
Total Taxes:	\$4074



Ron Dose, Ext. 32
815-223-3875



Theresa Washkowiak, Ext. 34
815-223-3875

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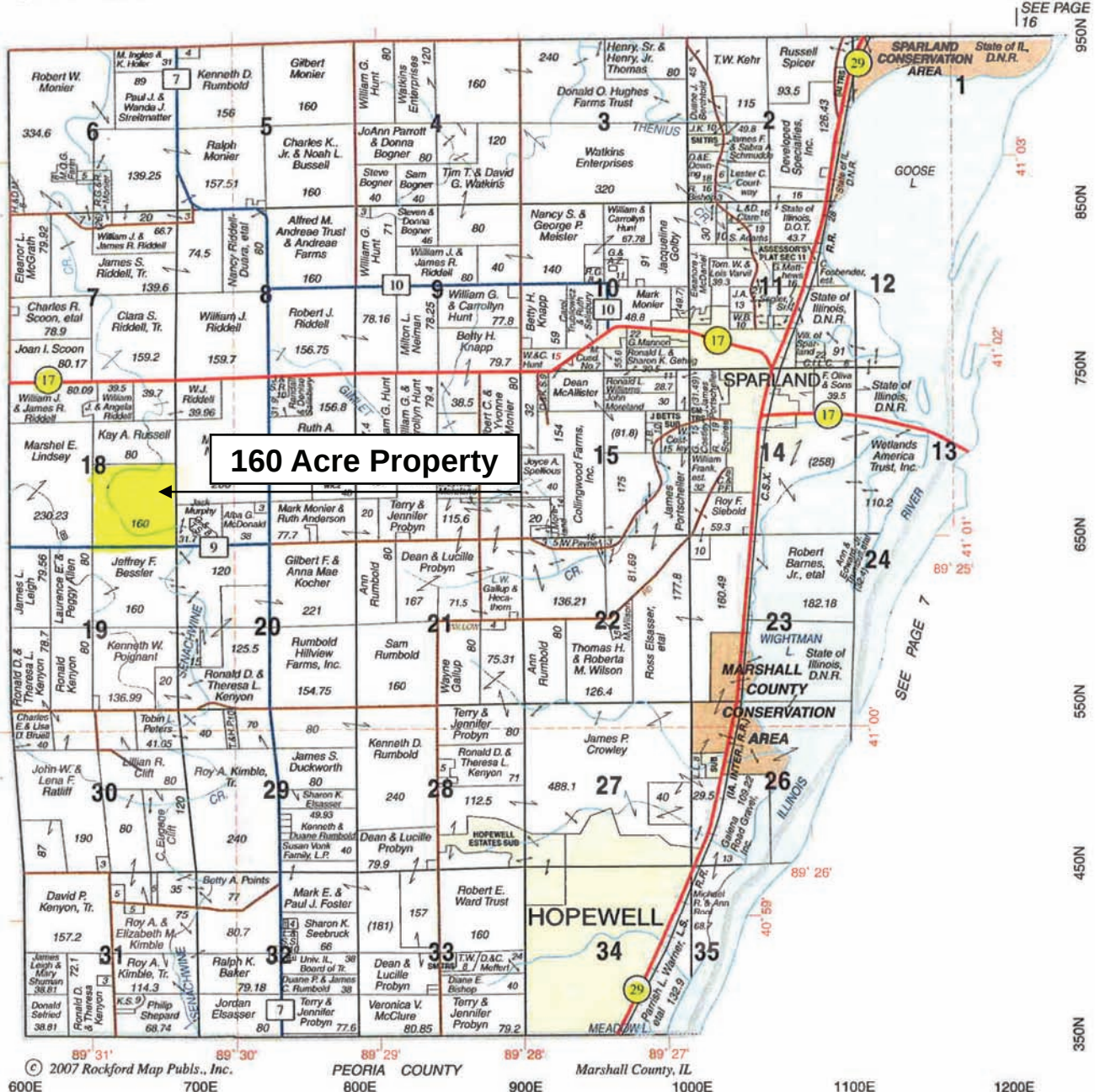
The information provided is believed to be accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property or building(s) be made by all interested parties.

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Directions to Property: Follow Rte 29 south to Sparland. Go 3 miles West on Rte.17 to Yankee Lane. Go South 1 mile to 650N Rd. Proceed 8/10ths of a mile West to the property on the North side of road.

STEUBEN

T.12N.-R.9E.



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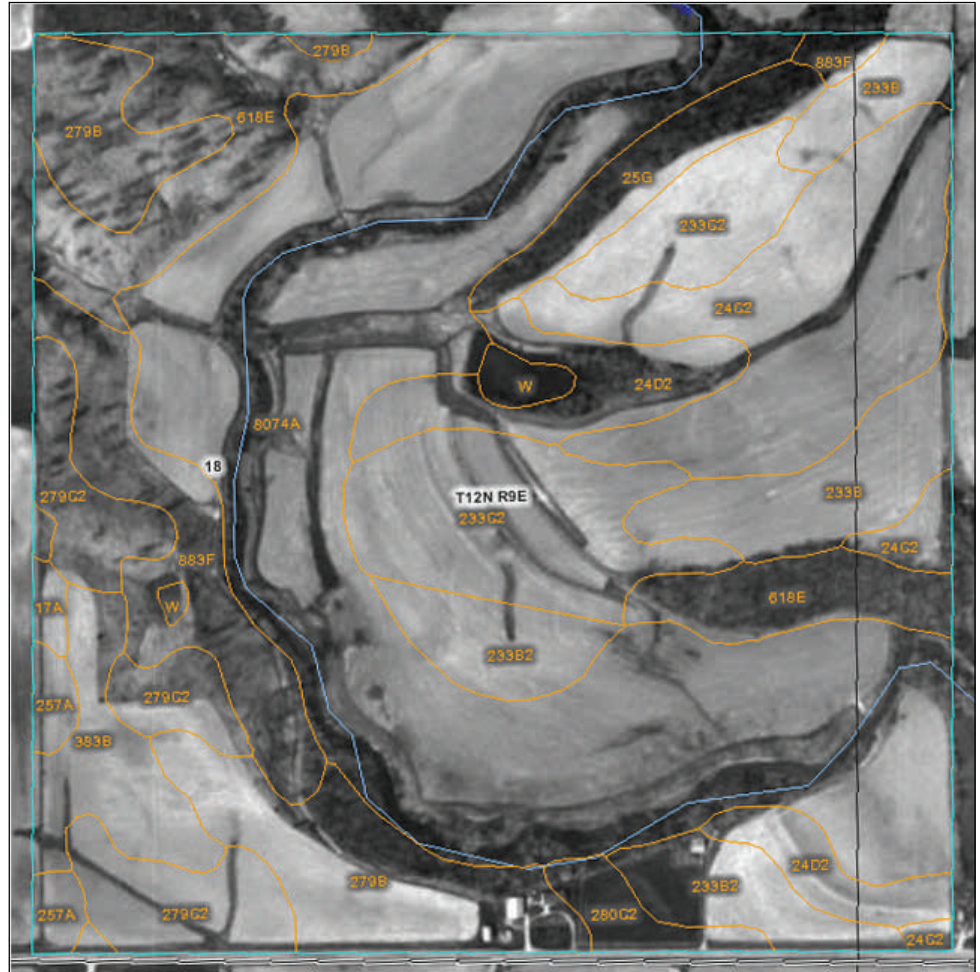
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SOIL SURVEY INFORMATION

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17A	Keomah silt loam, 0 to 2 percent slopes	0.5	0.3%
24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	15.9	9.7%
24D2	Dodge silt loam, 10 to 15 percent slopes, eroded	7.5	4.6%
25G	Hennepin loam, 35 to 60 percent slopes	3.9	2.4%
233B	Birkbeck silt loam, 2 to 5 percent slopes	8.2	5.0%
233B2	Birkbeck silty clay loam, 2 to 5 percent slopes, eroded	6.7	4.1%
233C2	Birkbeck silty clay loam, 5 to 10 percent slopes, eroded	13.7	8.3%
257A	Clarksdale silt loam, 0 to 2 percent slopes	1.6	1.0%
279B	Rozetta silt loam, 2 to 5 percent slopes	13.2	8.1%
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	9.0	5.5%
280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	1.9	1.1%
383B	Newvienna silt loam, 2 to 5 percent slopes	4.8	2.9%
618E	Senachwine silt loam, 15 to 25 percent slopes	12.2	7.4%
883F	Senachwine-Hennepin complex, 25 to 35 percent slopes	8.3	5.1%
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	55.6	33.9%
W	Water	1.0	0.6%
Totals for Area of Interest (AOI)		163.9	100.0%



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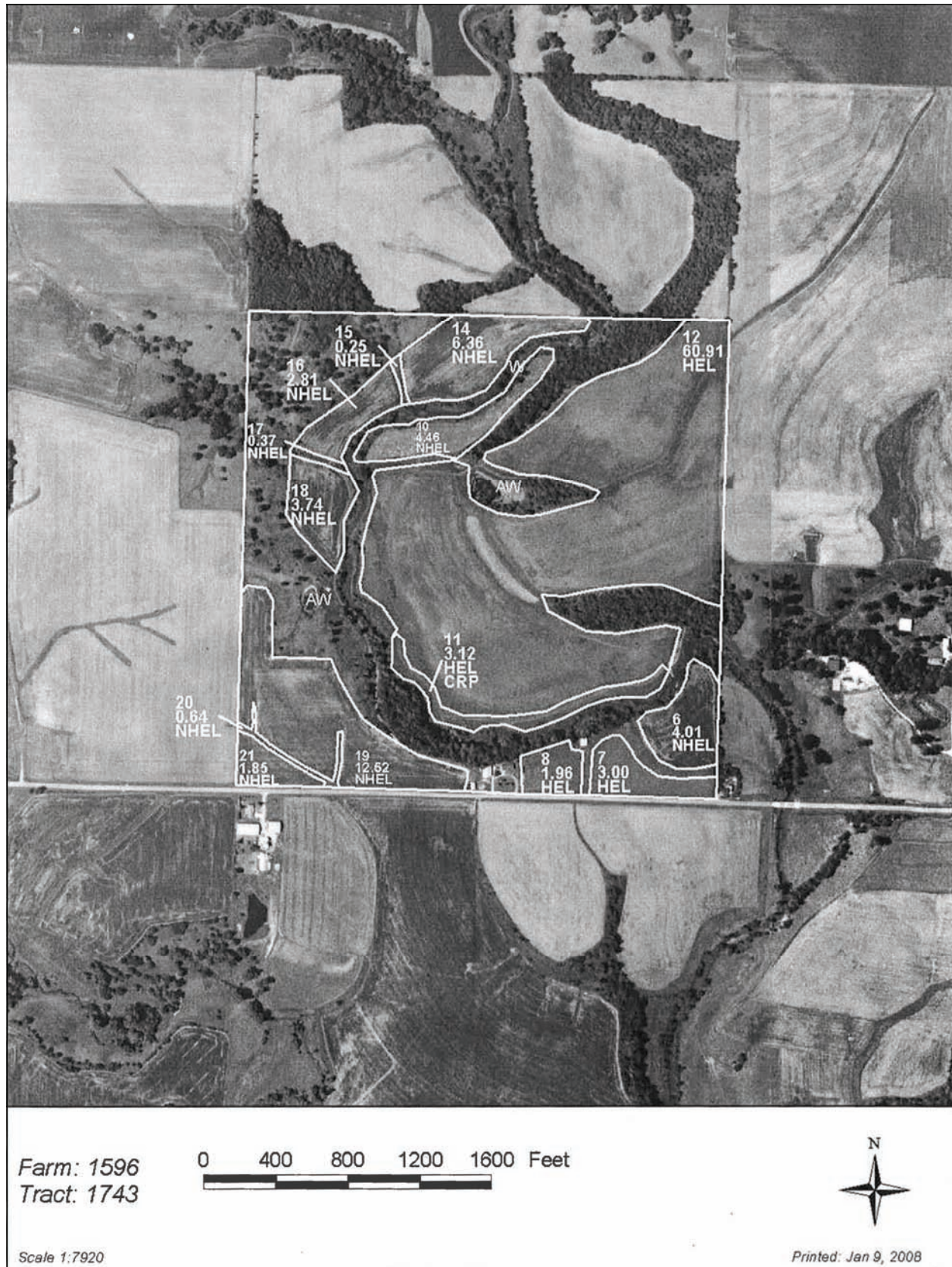


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USDA FARM RECORD

Illinois Marshall Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 1596 Prepared: 1/14/08 28 AM Crop Year: 2008 Page: 1 of 1
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Operator Name and Last 4 CAROL BRADFORD	Farm Description CAROL BRADFORD	Record Number
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Farms Associated with Operator:
None

Other Producers Associated with Farm:
None

CRP Contract Number(s): 395

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status
161.6	106.0	106.0	0.0	0.0	3.1	0.0	Active
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		AV/WR History
0.0	0.0	102.9	0.0	0.0	0.0		N

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	C-505 Reduction
CORN	38.3	0.0	0.0	113	113	0.0
Total Base Acres:	38.3					

Tract Number: 1743 **Identifier:** D5 SEC 18 STEUBEN

31A Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
161.6	106.0	106.0	0.0	0.0	3.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	102.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	C-505 Reduction
CORN	38.3	113	113	0.0	0.0	0	0.0
Total Base Acres:	38.3						

Owners: GARY BRADFORD CAROL BRADFORD

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