



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

Woodcock Farm

219± acres

Henry County, IL

For further information contact:
Timothy A. Harris, AFM
Managing Broker
22263 1365 North Avenue
Princeton, IL 61356
Tel: (815) 875-7418
timothy.a.harris@pgim.com
Designated Agent for Seller

Class A Farm - Soil PI 140



3-yr. Avg. Yields:
Corn - 219 bpa
Soybeans - 69 bpa



Size: 219.16± total tax acres, 217.37± FSA cropland acres

Location: 2± miles west of Andover or 3± miles east of Lynn Center at the northwest corner of N 900th Avenue and E 600 Street. Approximately 7 miles west of Cambridge, 15 miles north of Galesburg.

Legal: Part of Section 13, Lynn Twp. T15 North, Range 1 East, Henry County, IL

Improvements: None

FSA Data:

	Base Ac.	PLC Tract Yld
Farm #/Tract* 8001/9394		
Corn	138.8	172
Soybeans	77.0	50

*HEL field on tract. Conservation system being actively applied.

Soils: Primarily Muscatine Silt Loam, Osco Silt Loam and Sylvan Silty Clay Loam

Taxes: 2016 pay 2017: \$9,831.74 or appx. \$44.77/ac.

PIN: 16-13-400-008

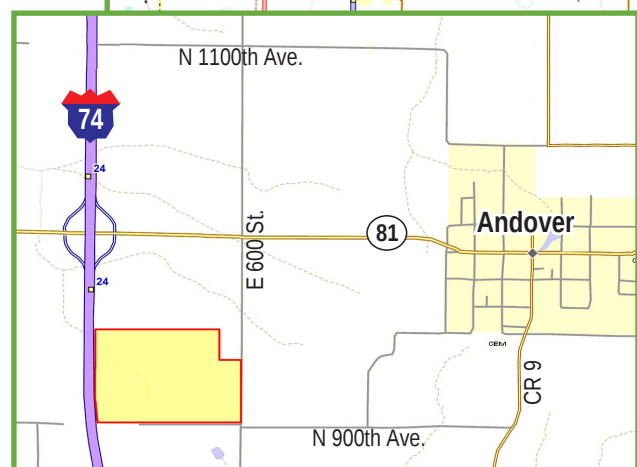
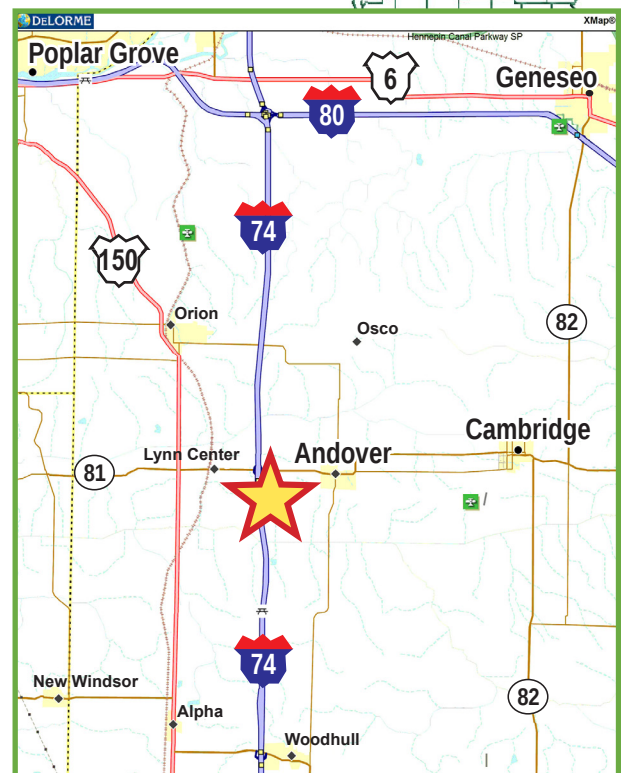
Price: \$2,520,340 (\$11,500/ac.)

Lease: The farm lease is open for 2018

Terms: Cash

Showing: Please contact agent

Management: Professional farm management available



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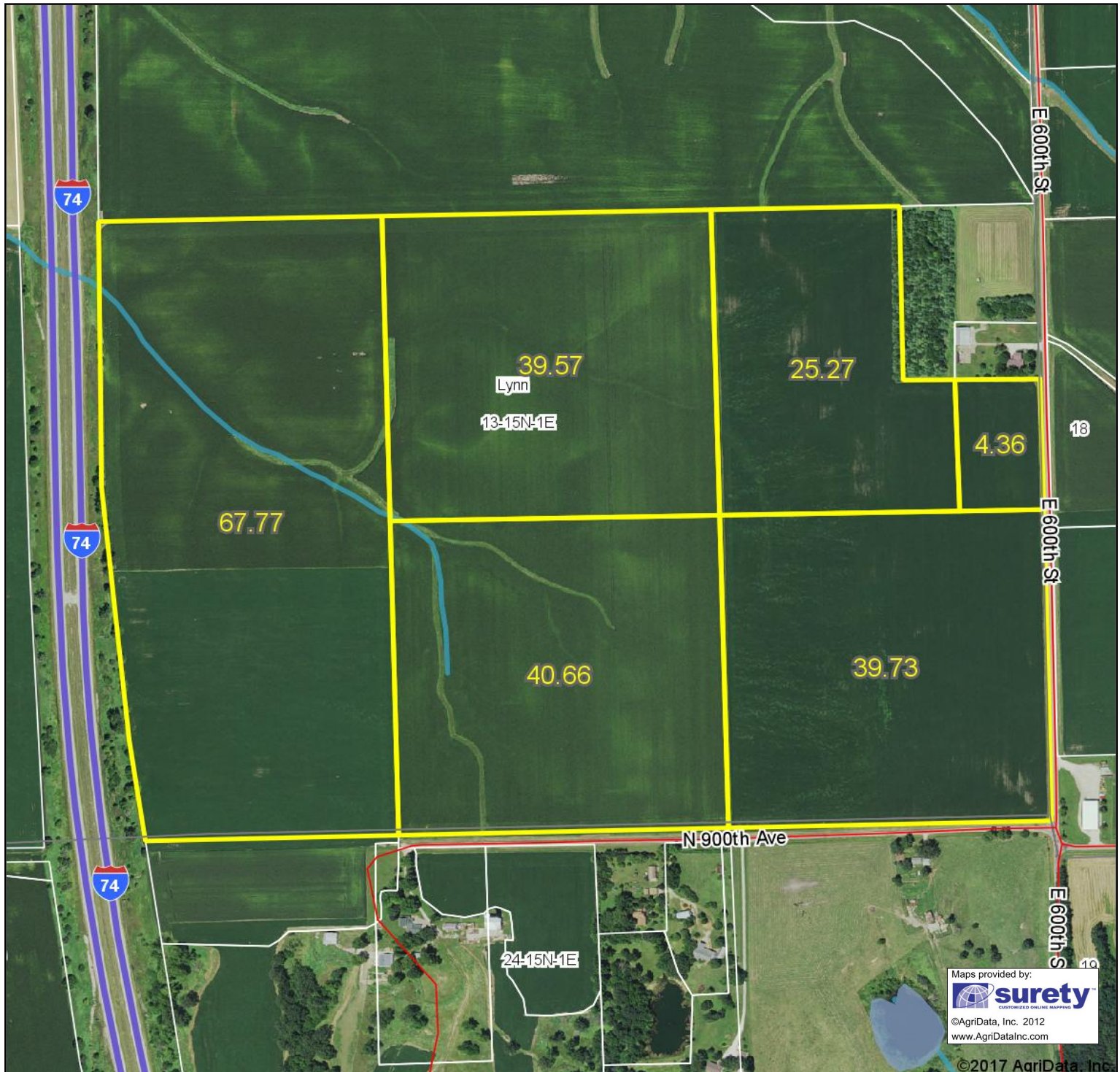
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Aerial Photo



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly.

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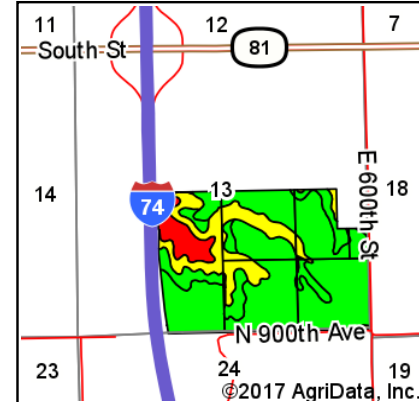
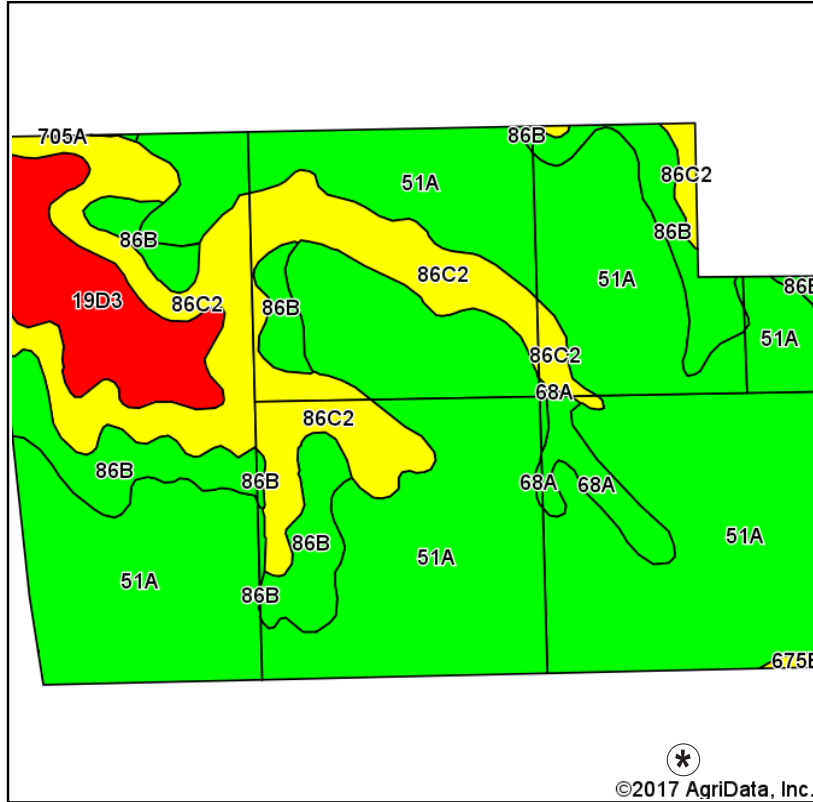
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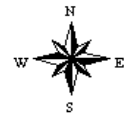
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Soils Map



State: **Illinois**
County: **Henry**
Location: **13-15N-1E**
Township: **Lynn**
Acres: **217.36**
Date: **6/19/2017**



Area Symbol: IL073, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	139.01	64.0%		200	64	147
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	37.16	17.1%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	22.77	10.5%		**189	**59	**140
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	14.03	6.5%		**122	**40	**90
68A	Sable silty clay loam, 0 to 2 percent slopes	3.92	1.8%		192	63	143
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.38	0.2%		**182	**57	**133
705A	Buckhart silt loam, 0 to 2 percent slopes	0.09	0.0%		190	61	142
Weighted Average					189.9	60.5	139.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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