



CAPITAL
AGRICULTURAL
PROPERTY
SERVICES

Johnson Farm

83± acres*

Bureau 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



Size: 83.00± total acres*
82.77± est. FSA cropland acres - Exact tillable acres to be determined after FSA reconstitution
***Subject to survey**

Location: Appr. 6.5 mi. NW of Princeton on 1650 E Street, one mile north of CR 6 (Backbone Road); 7± mi. E of Manlius; 6± mi. SW of Kasbeer

Legal: Part of Sections 23 & 24, Bureau Twp. T17 North, Range 8 East, Bureau County, IL

Improvements: None

FSA Data:

	Base Ac.	Tract Yld
Farm #8361 / Tract #9608*		
Corn	1.42	161
Farm #8361 / Tract #10029*		
Corn	83.28	161

Exact base acres to be determined after reconstitution by the Bureau County FSA Office.

Soils: Primarily Greenbush and Muscatune silt loams

Taxes: 2018 pay 2019: \$3,040.92 or \$35.32/ac.

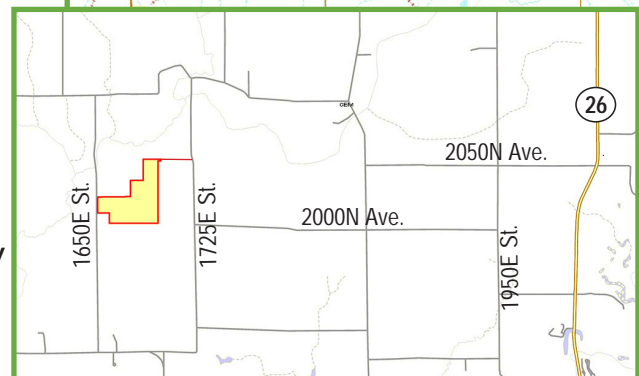
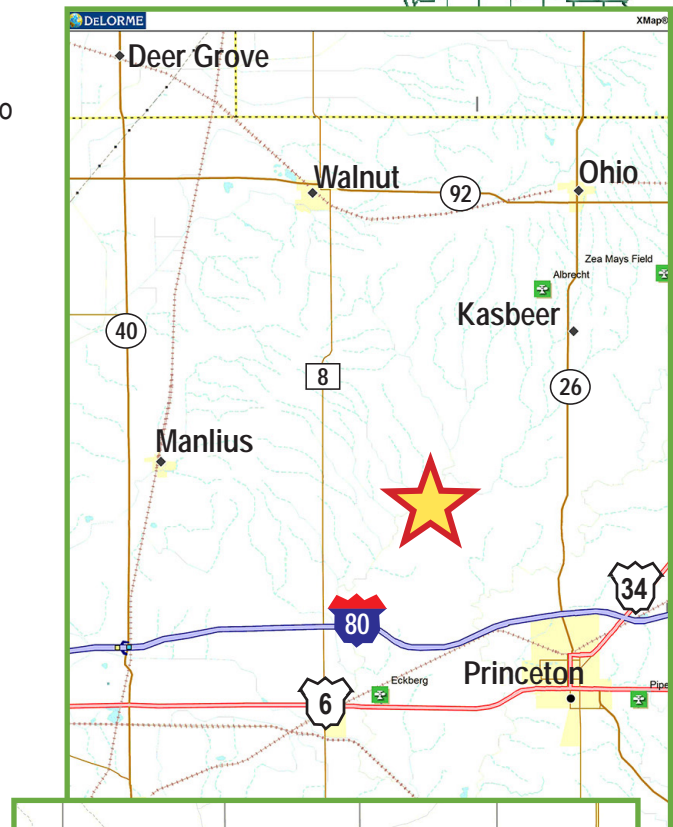
PIN: 09-23-400-022 09-23-400-24 09-24-300-005

Price: \$821,700 (\$9,900/ac.)
Final total dollars will be based upon completed survey

Other: Lease open for 2020

Terms: Cash

Showing: Please contact agent



Management: Professional farm management available

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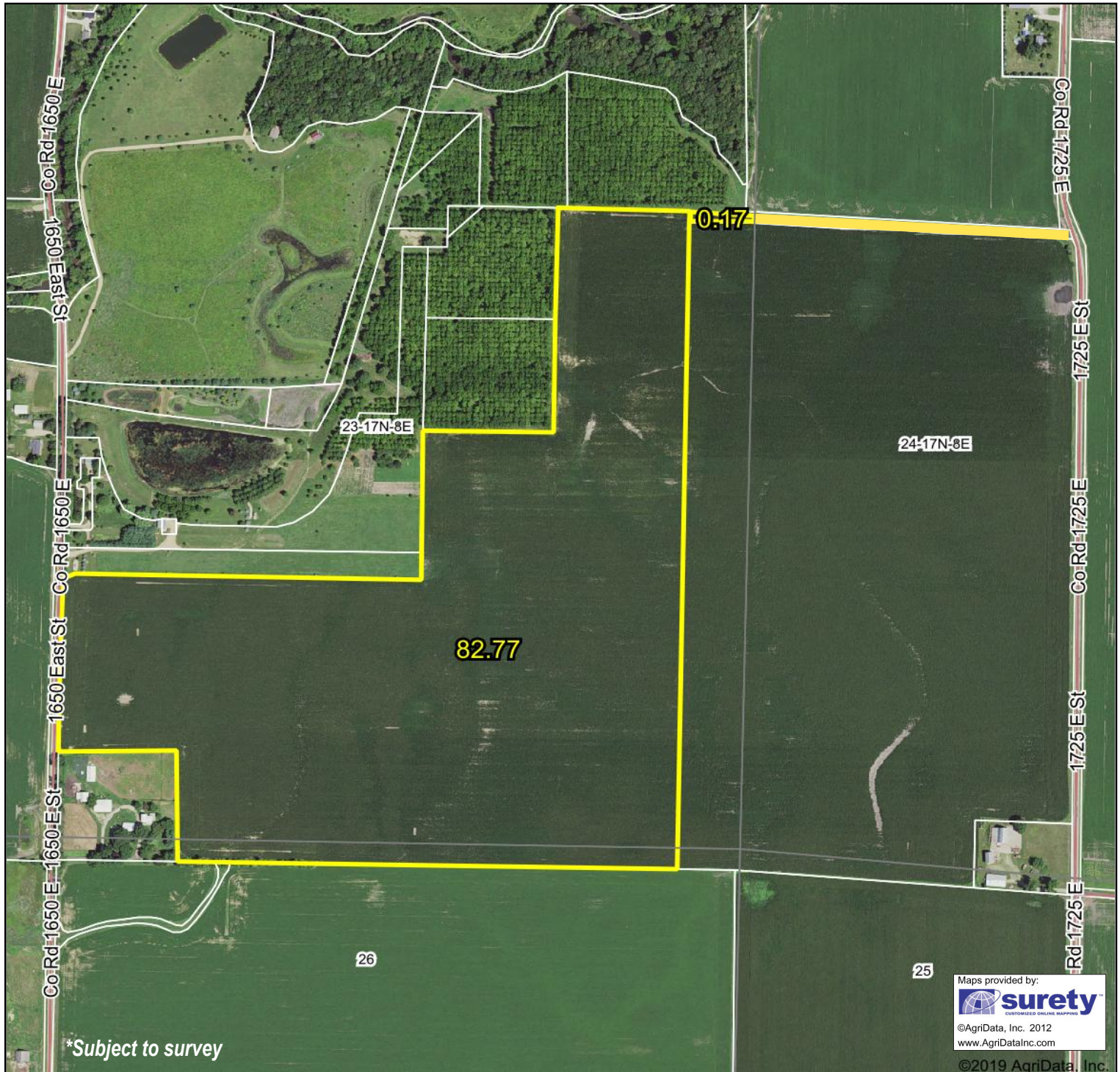
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Aerial Photo



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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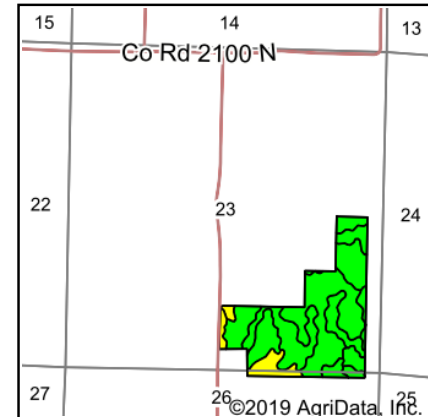
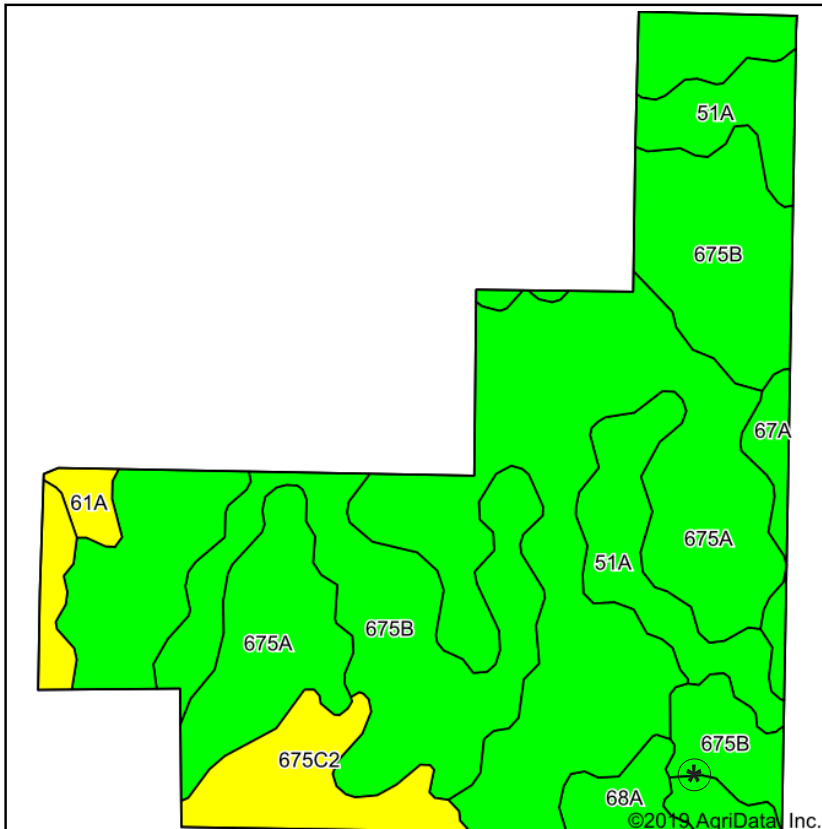
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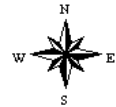
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Soils Map



State: **Illinois**
County: **Bureau**
Location: **23-17N-8E**
Township: **Bureau**
Acres: **82.77**
Date: **8/21/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
675A	Greenbush silt loam, 0 to 2 percent slopes	38.11	46.0%		184	58	134
**675B	Greenbush silt loam, 2 to 5 percent slopes	24.94	30.1%		**182	**57	**133
51A	Muscature silt loam, 0 to 2 percent slopes	9.11	11.0%		200	64	147
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	6.24	7.5%		**171	**54	**125
68A	Sable silty clay loam, 0 to 2 percent slopes	1.87	2.3%		192	63	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.58	1.9%		182	57	133
61A	Atterberry silt loam, 0 to 2 percent slopes	0.92	1.1%		182	56	132
Weighted Average					184.3	58.1	134.6

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: <http://soilproductivity.nres.illinois.edu/>

** 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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