



**CAPITAL
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Seidel Farm 88 Joint Venture

225.54± surveyed 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:** 225.54± total surveyed acres
219.32± est. FSA cropland acres
- Location:** Approximately 1.5 miles southeast of Princeton at IL Route 26 and 1365 North Avenue.
- Legal:** Part of Sections 22, 23, 26 & 27, Princeton Twp. T16 North, Range 9 East, Bureau County, IL
- Improvements:** All buildings being sold as-is, where-is with no implied guarantees. Property disclosures available upon request.
North Building Site:
2 story - 3 bedrooms - 1.5 bath house, Garage, 16,000 bu. & 4,500 bu. Grain Bins, Machine Shed, Outbuildings
South Building Site:
1.5 story - 3 bedrooms - 1.5 bath house with patio, Garage, 4,500 bu. Grain Bin, Outbuildings

FSA Data:	<u>Base Ac.</u>	<u>Tract Yld</u>	<u>Program</u>
Farm #4018/Tract #9416			
Corn	191.7	169	ARC-Co
Soybean	27.6	47	ARC-Co

Soils: Primarily Osco, Buckhart and Muscatune silt loams

Yield History: Seidel Farm 88 JV has a seed corn contract with Pioneer, along with growing commercial corn.

	<u>Pioneer</u>	<u>Commercial</u>	
<u>Year</u>	<u>Corn Yield</u>	<u>Corn Yield</u>	<u>Soybean Yield</u>
2019	249.92	213.00	58.00
2018	257.23		65.00
2017	280.36	257.00	54.00
2016	279.16		61.00

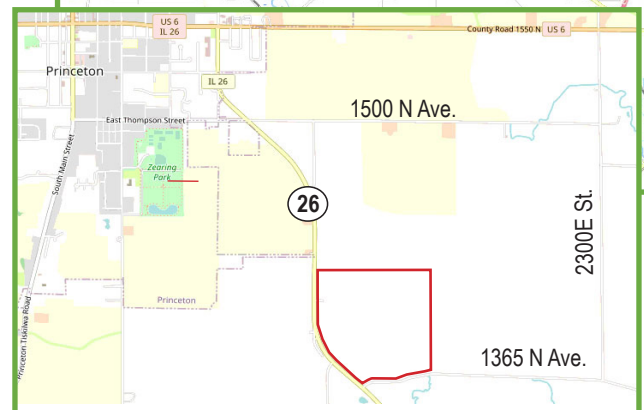
Taxes: 2019 pay 2020: \$12,024.16 or \$53.41/ac.

PIN: 16-22-400-004 16-23-300-004 16-26-100-007
16-27-200-009 16-27-200-012

Price: \$2,593,710 (\$11,500/ac.)

Other: Farm Lease open for 2021
Houses are rented on a month-to-month basis
No showing of the houses scheduled due to Covid-19

Terms: Cash



Management: Professional farm management available

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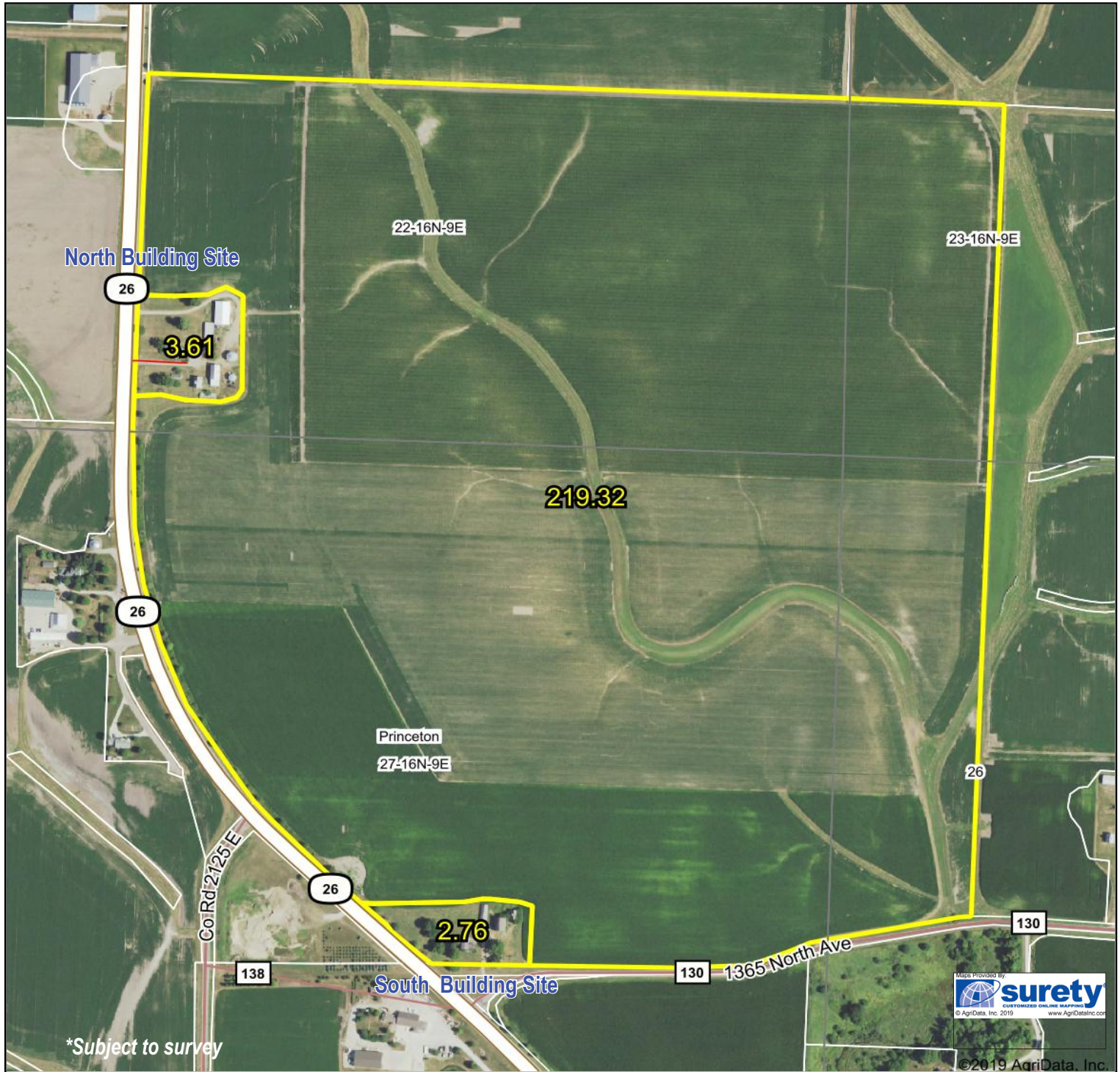
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Aerial Photo



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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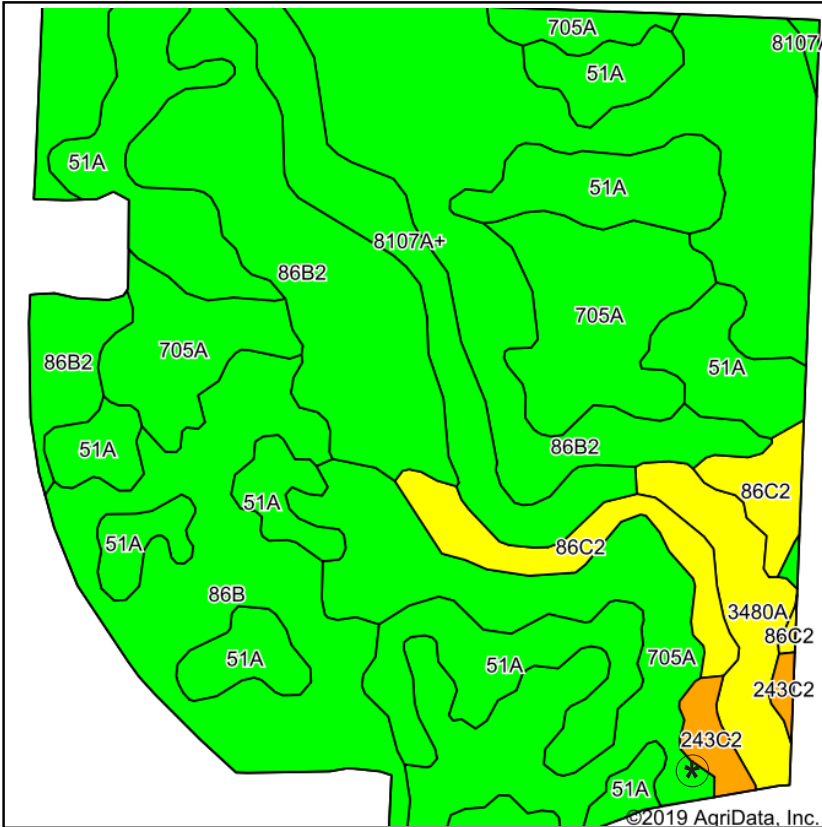
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Soils Map



State: **Illinois**
County: **Bureau**
Location: **27-16N-9E**
Township: **Princeton**
Acres: **219.32**
Date: **5/4/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL011. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	66.06	30.1%		**181	**57	**134
705A	Buckhart silt loam, 0 to 2 percent slopes	50.54	23.0%		190	61	142
51A	Muscataune silt loam, 0 to 2 percent slopes	46.44	21.2%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	24.83	11.3%		**189	**59	**140
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.94	5.9%		189	60	139
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.97	4.1%		**178	**56	**131
3480A	Moundprairie silty clay loam, 0 to 2 percent slopes, frequently flooded	7.22	3.3%		162	50	117
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	2.32	1.1%		**156	**48	**113
Weighted Average					187.5	59.4	138.7

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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Improvements

North Building Site:

2 story - 3 bedrooms - 1.5 bath house, Garage 24' x 44', Hog Shed 28' x 90', 2 Barns 32' x 54' & 22' x 50', 2 Lean-to's 24' x 32' & 44' x 50', Hog House 22' x 56', 16,000 bu & 4,500 bu. Grain Bins, Crib Shed 11' x 40', Machine Shed 88' x 54'



South Building Site:

1.5 story - 3 bedrooms - 1.5 bath house with patio,, Shed 22' x 100', Crib 28' x 32', Barn 40' x 48' (not usable), 4,500 bu. Grain Bin

