



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Rapp Farm 22± 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: 22.33± total acres*
21.83± est. FSA cropland acres - Exact tillable acres to be determined after FSA reconstitution
***Subject to survey**

Location: Appr. 4 mi. N of Princeton, IL, or 3± mi. W of Dover, IL, on CR 1950 N Street at CR 2100 E
9± mi. S of Ohio, IL

Legal: Part of Section 27, Dover Twp. T17 North, Range 9 East, Bureau County, IL

Improvements: None

FSA Data:

| | <u>Base Ac.</u> | <u>Tract Yld</u> |
|----------|-----------------|------------------|
| Corn | 17.70 | 135 |
| Soybeans | 10.60 | 47 |
| Wheat | .10 | 65 |

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

Soils: Primarily Greenbush and Buckhart silt loams

Taxes: 2019 pay 2020: \$967.12 or \$32.97/ac.
Includes 7 acres to be surveyed off of parcel

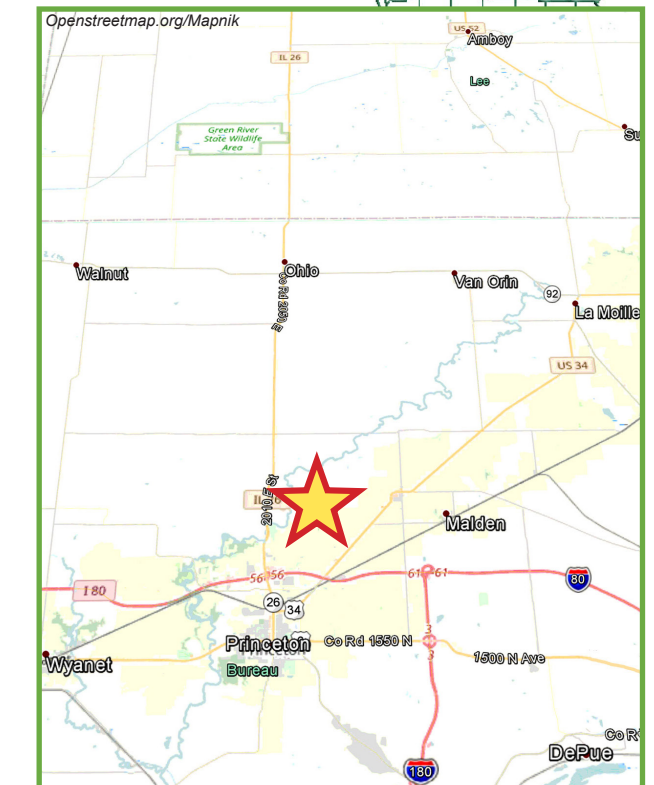
PIN: 10-27-100-008

Price: \$214,368 (\$9,600/ac.)
Final total dollars will be based upon completed survey

Other: Lease open for 2021
Ameren Illinois electric line easement along 1950 N Ave.

Terms: Cash

Showing: Please contact agent



Management: Professional farm management available

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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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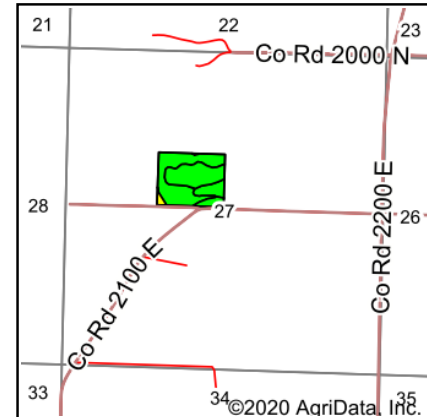
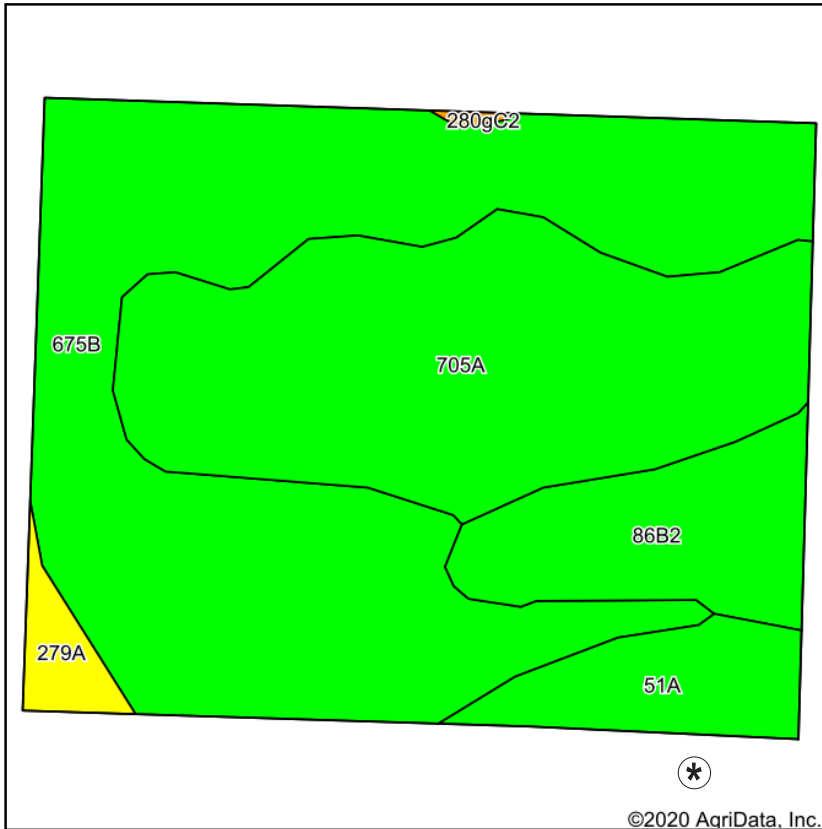


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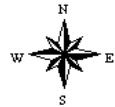
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Soils Map



State: **Illinois**
County: **Bureau**
Location: **27-17N-9E**
Township: **Dover**
Acres: **22.33**
Date: **7/17/2020**



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 |
| **675B | Greenbush silt loam, 2 to 5 percent slopes | 11.03 | 49.4% | | **182 | **57 | **133 |
| 705A | Buckhart silt loam, 0 to 2 percent slopes | 7.21 | 32.3% | | 190 | 61 | 142 |
| **86B2 | Osco silt loam, 2 to 5 percent slopes, eroded | 2.26 | 10.1% | | **181 | **57 | **134 |
| 51A | Muscature silt loam, 0 to 2 percent slopes | 1.37 | 6.1% | | 200 | 64 | 147 |
| 279A | Rozetta silt loam, 0 to 2 percent slopes | 0.46 | 2.1% | | 164 | 51 | 120 |
| Weighted Average | | | | | 185.2 | 58.6 | 136.6 |

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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