



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 80± total acres, 80± tillable acres

Location: 6 miles northeast of Greenfield, Illinois,
1/2 mile south of CR 33

Legal: Part of the West Half of the Southeast Quarter
of Section 17, Barr Township (11N), Range 9
West, Macoupin County, Illinois

Improvements: None

FSA Data:

	Base Ac.	Direct Yield	CC Yield
Corn	41.2	109	110
Soybeans	32.7	25	30
Wheat	12.6	43	44

Soils: See reverse side

RE Taxes: \$1,076.70 (\$13.46/ac.)

PIN: 25-000-218-00

Other: Leased for 2010
Easement to property from the east off Quail
Chase Road

Price: ~~\$524,000~~ \$552,000 (\$6,900/ac.)

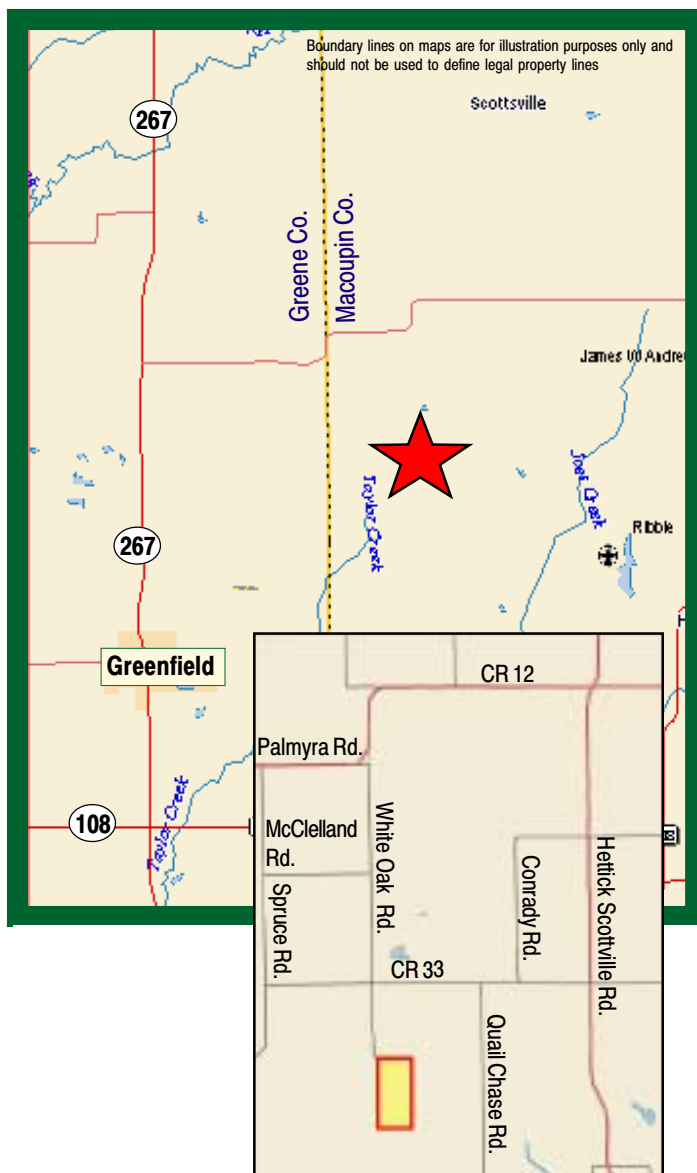
Terms: Cash

Management: Professional farm management available

For further information contact:

Douglas W. Deininger, Real Estate Broker
15427 S. Heritage Drive, Plainfield, IL 60544
doug@deininger-land.com
Tel: (815) 439-9245
Cell: (630) 258-4801

Designated Agent for Seller



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

Frasure Farm

**80± acres
Macoupin Co., IL**

Aerial Map



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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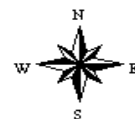
Maps provided by:



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**17-11N-9W
Macoupin County
Illinois**

map center: 39° 23' 37.12, 90° 7' 15.12
scale: 6136



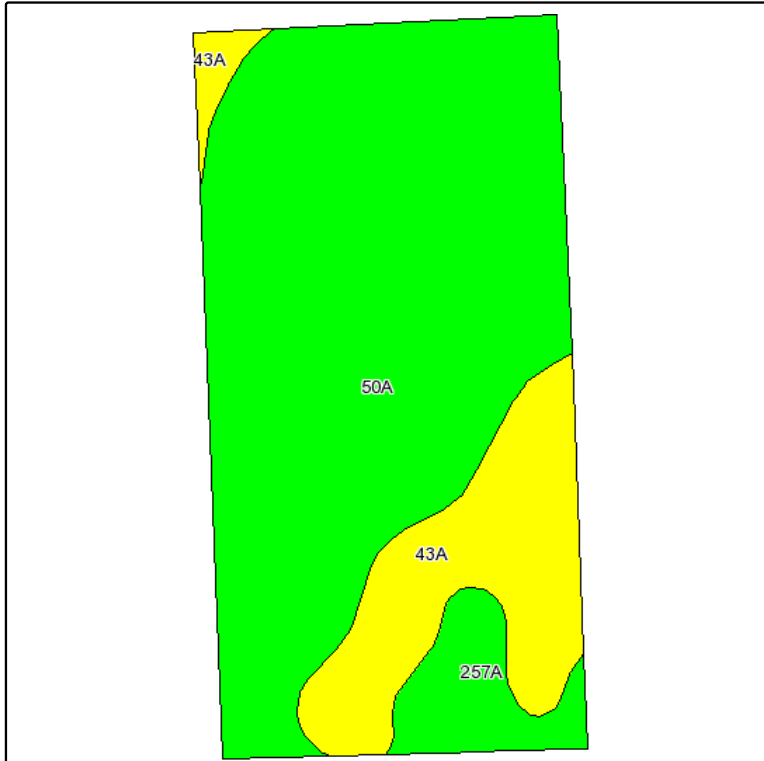
1/19/2010

FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

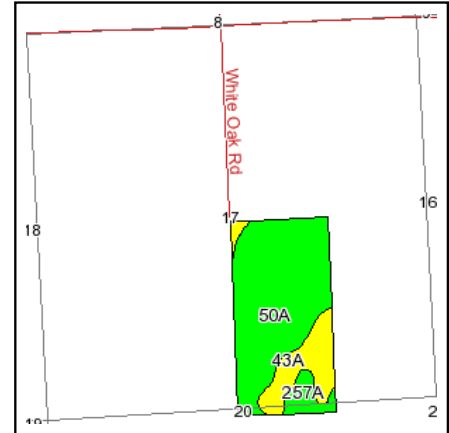
Frasure Farm

80± acres
Macoupin Co., IL

Soils Information



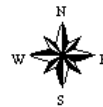
Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.
PLSS provided by Illinois State Geological Survey.



State: **Illinois**
County: **Macoupin**
Location: **017-011N-009W**
Township: **Barr**
Acres: **80.4**
Date: **1/19/2010**



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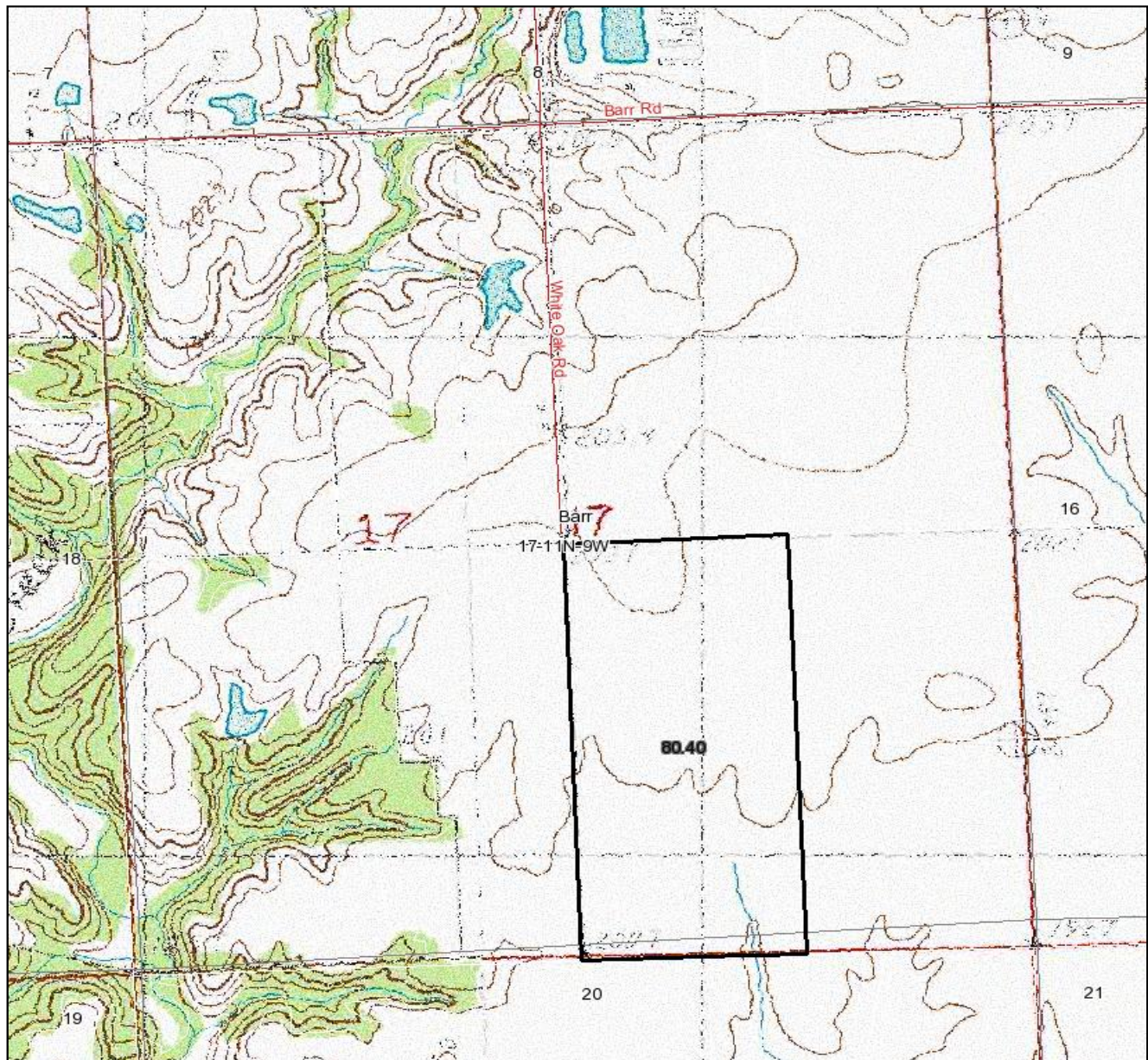
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
50A	Viriden silty clay loam, 0 to 2 percent slopes	58.3	72.5%		Ilw	164	84	53
43A	Ipava silt loam, 0 to 2 percent slopes	16.5	20.5%		I	172	90	56
257A	Clarksdale silt loam, 0 to 2 percent slopes	5.6	7.0%		Ilw	157	80	50
Weighted Average						165.1	85	53.4

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Frasure Farm

**80± acres
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Topography Map



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**17-11N-9W
Macoupin County
Illinois**

map center: 39° 23' 50.65, 90° 7' 22.24
scale: 11667



1/19/2010

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