

For Sale

3,736+ acres
Highland County, OH



Fairview Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Now being offered in 3 tracts or as a whole

Size: 3,736± total assessed acres, 3,228± FSA cropland acres, 63.5± current FSA CRP acres
Tract 1: 607.243± total acres
Tract 2: 1,569.984± total acres, plus grain and machinery storage
Tract 3: 1,559.014± total acres

Location: Appx. 8 miles west of Hillsboro, 49 miles northeast of Cincinnati. Has 13± miles of blacktop road frontage, some along Hwy. 50 at Allensburg. Excellent Ohio River grain terminals on both sides of Cincinnati. Dodson and Hamer Townships, Highland County, OH.

Improvements: Tract 2: Machine shed, Quonset shed, Farm Fans 2130A grain dryer, 5" air transfer system, wet holding/storage bin 9 grain storage bins - 275,000± bu. cap. total

FSA Data:	Base Ac.	Direct Yield	CC Yield
Corn	2,694.6	100	100
Soybeans	409.2	36	36
Wheat	124.2	34	34

Lease Info: January 1, 2010 - December 31, 2010
\$154.89 per cropland acre for a total of \$500,000

CRP Info: A portion of the CRP contracts, totaling 195.7± acres, expired in 2009. According to the Highland County FSA Office, the new owner could request renewal of the contracts. Please contact the Highland County FSA Office at 937-393-1921 for details.

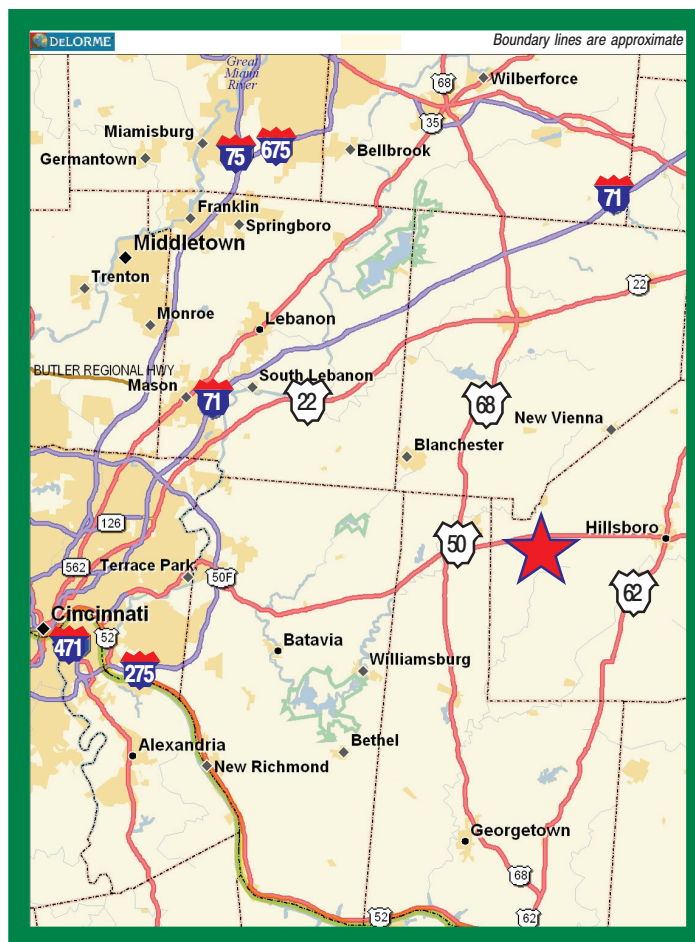
Soils: See soils maps attached

RE Taxes: \$29,342.66 or \$7.85/ac. (2009 pay 2010)

Terms: Cash

Possession: At closing, subject to farm lease in place through December 31, 2010

Management: Professional farm management available



For further information contact:

Christopher "Scott" Johnson, Real Estate Broker
christopher.johnson@prudential.com

Tel: (217) 359-3336

Cell: (217) 369-7046

Designated Agent for Seller

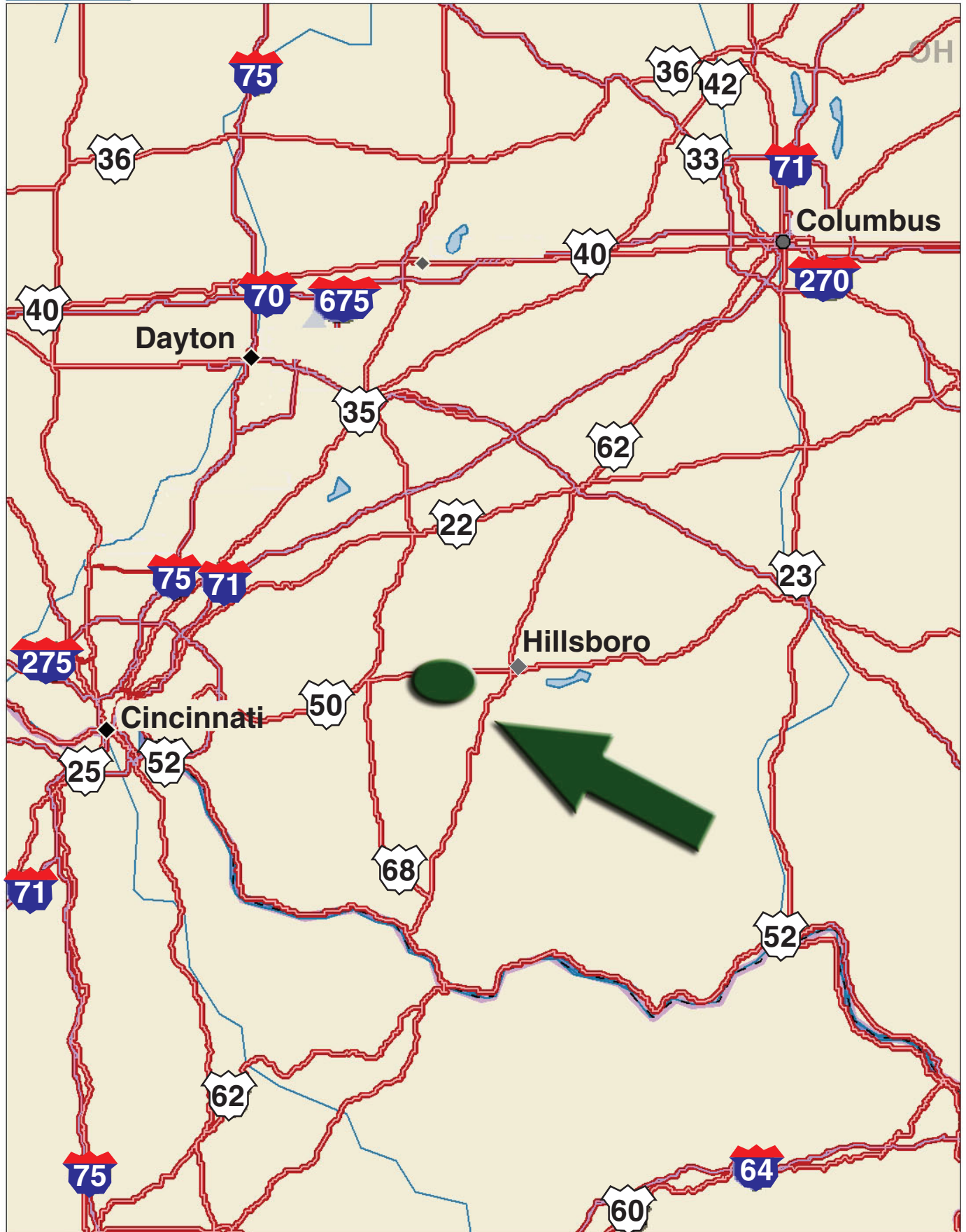
982 Yorkshire Drive
Marion, OH 43302

1906 Fox Drive, Suite J
Champaign, IL 61820

The information contained herein is from sources considered reliable but is not guaranteed. This offering is subject to prior sale, matters of title, change of price, rental or other conditions; may be withdrawn from the market or be subject to a change in price or terms without advance notice, and is subject to any special listing conditions or requirements the Seller may impose. 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. Seller reserves the right to reject any and all offers.

Location Map Fairview Farm

DeLORME

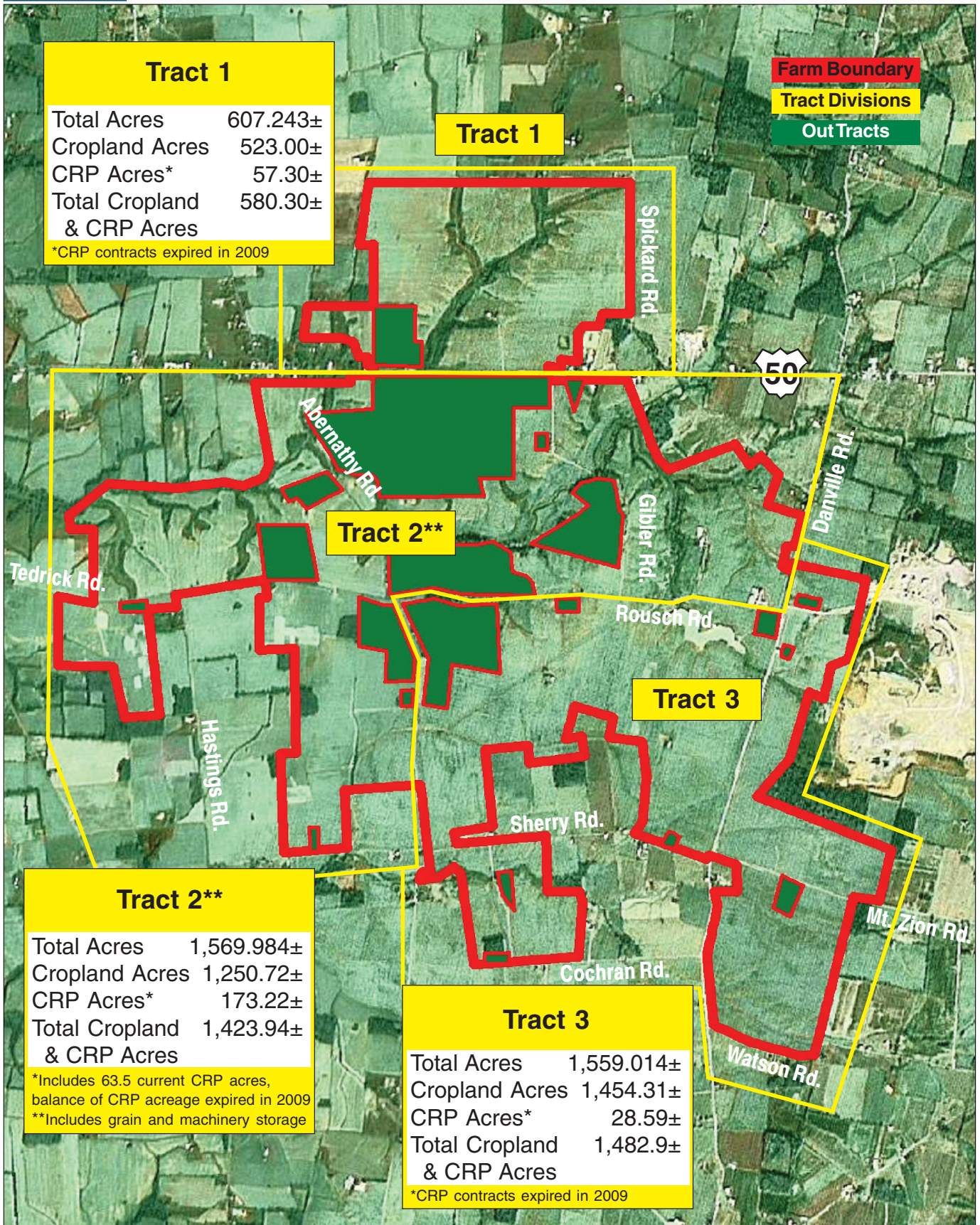


Location Map Fairview Farm



Map Legend Fairview Farm

For detailed aerial, soils and topography maps of each tract, contact Christopher "Scott" Johnson at 217-369-7046



Map Legend Fairview Farm

For detailed aerial, soils and topography maps of each tract, contact
Christopher "Scott" Johnson at 217-369-7046

