

For Sale



242+ acres
Moultrie County, IL



Bethany 242 Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: Tract 1: 162.44± total acres
Tract 2: 80± total acres
Tillable acres to be determined after split

Location: 2.5 miles north of Bethany on 400E and 1950N Roads

Legal: Part of Sections 3 & 4, Dora Twp.

FSA Data:

	#3540	Base Ac.	Dir Yld	CC Yld
Tract 568	Corn	39.4	138	163
	Soybeans	38.0	38	46
Tracts 234	To be determined after split			

Soils: See soils map following

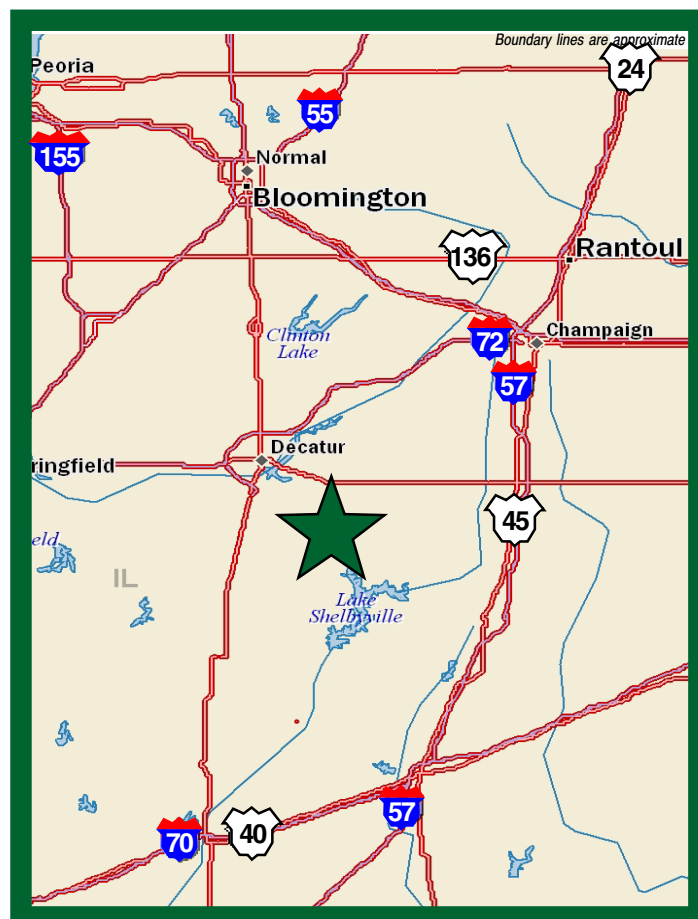
Improvements: None

RE Taxes: To be determined

Price: \$1,818,300 or \$7,500/ac.

Possession: At closing

Showing: By appointment only



For further information contact:

Douglas W. Deininger
Managing Broker
15427 S. Heritage Drive
Plainfield, IL 60544
Tel: (815) 439-9245
doug@deininger-land.com

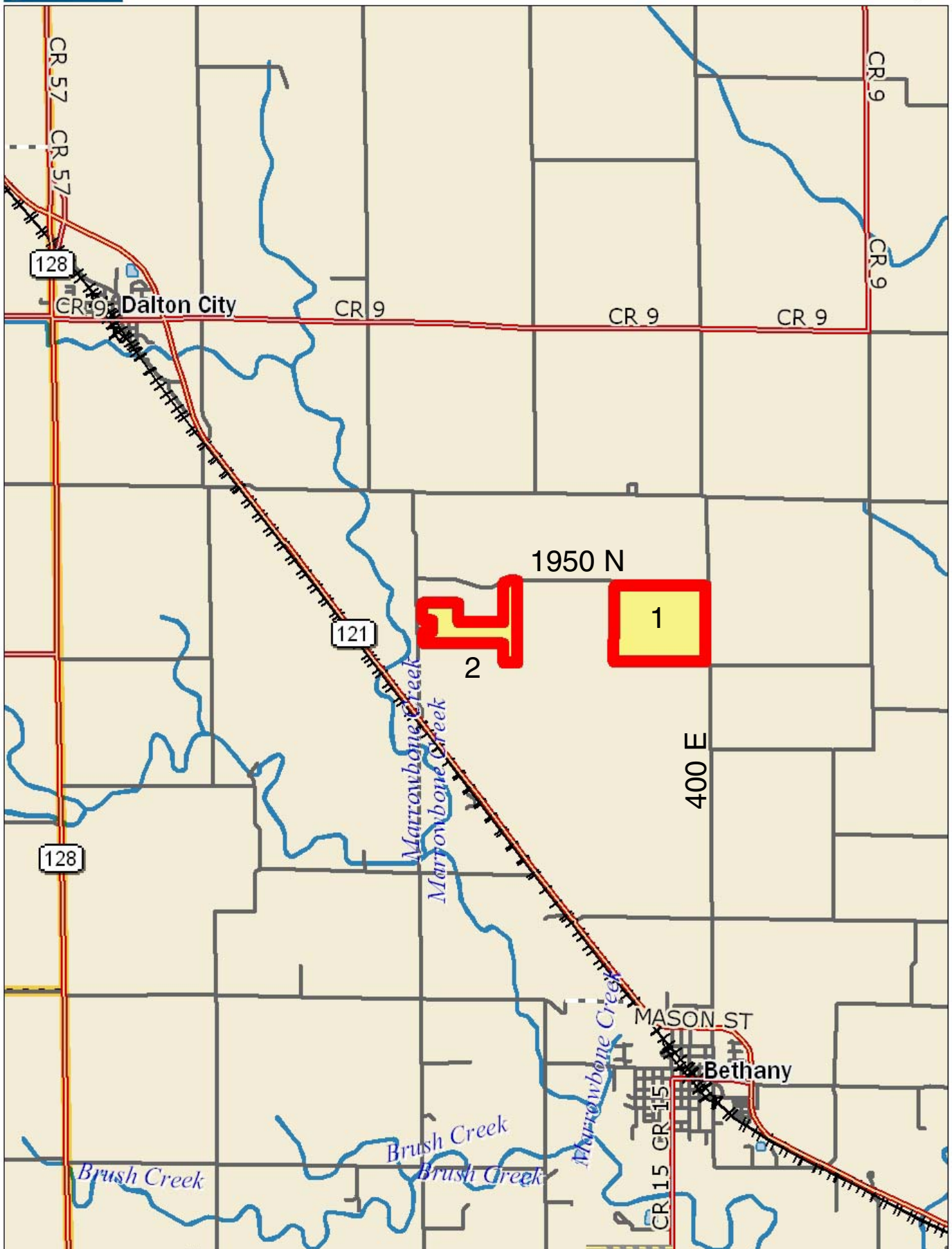
Designated Agent for Seller

The information contained herein is from sources considered 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

Location Map Bethany 242 Farm

DeLORME

XMap® 6



FSA Aerial Map

Bethany Farm Tract 1



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

map center: 39° 41' 6.45, 88° 44' 32.79

scale: 6333



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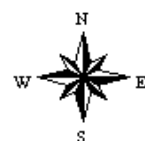
Maps provided by:



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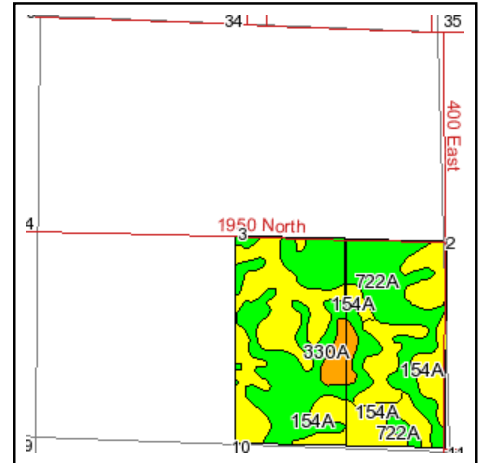
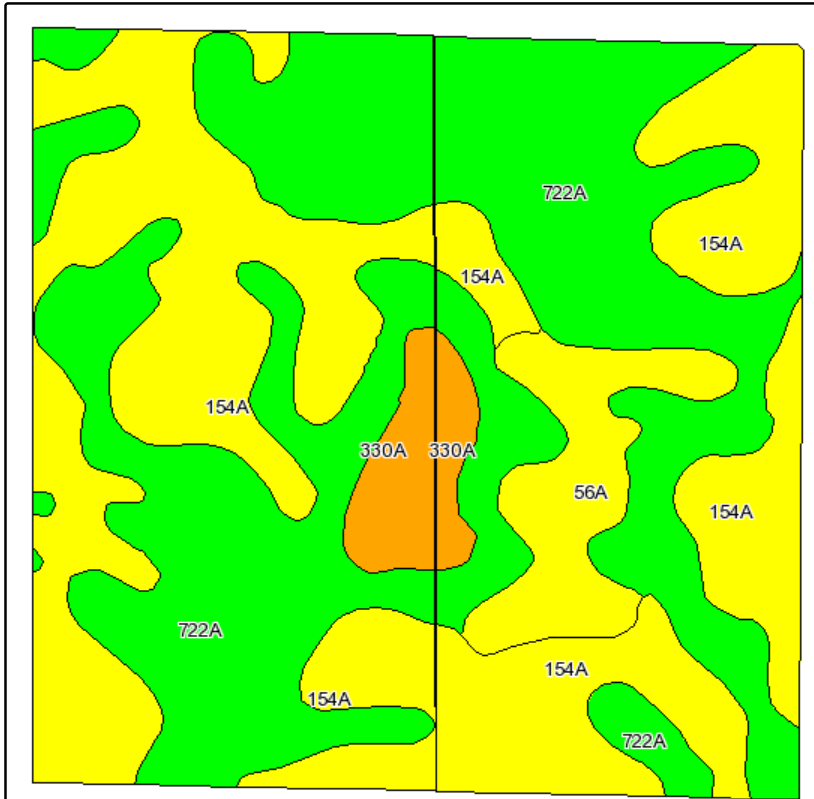
3-14N-4E
Moultrie County
Illinois



11/4/2009

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

NRCS Soils Map Bethany Farm Tract 1



State: **Illinois**
 County: **Moultrie**
 Location: **003-014N-004E**
 Township: **Dora**

Date: **11/4/2009**



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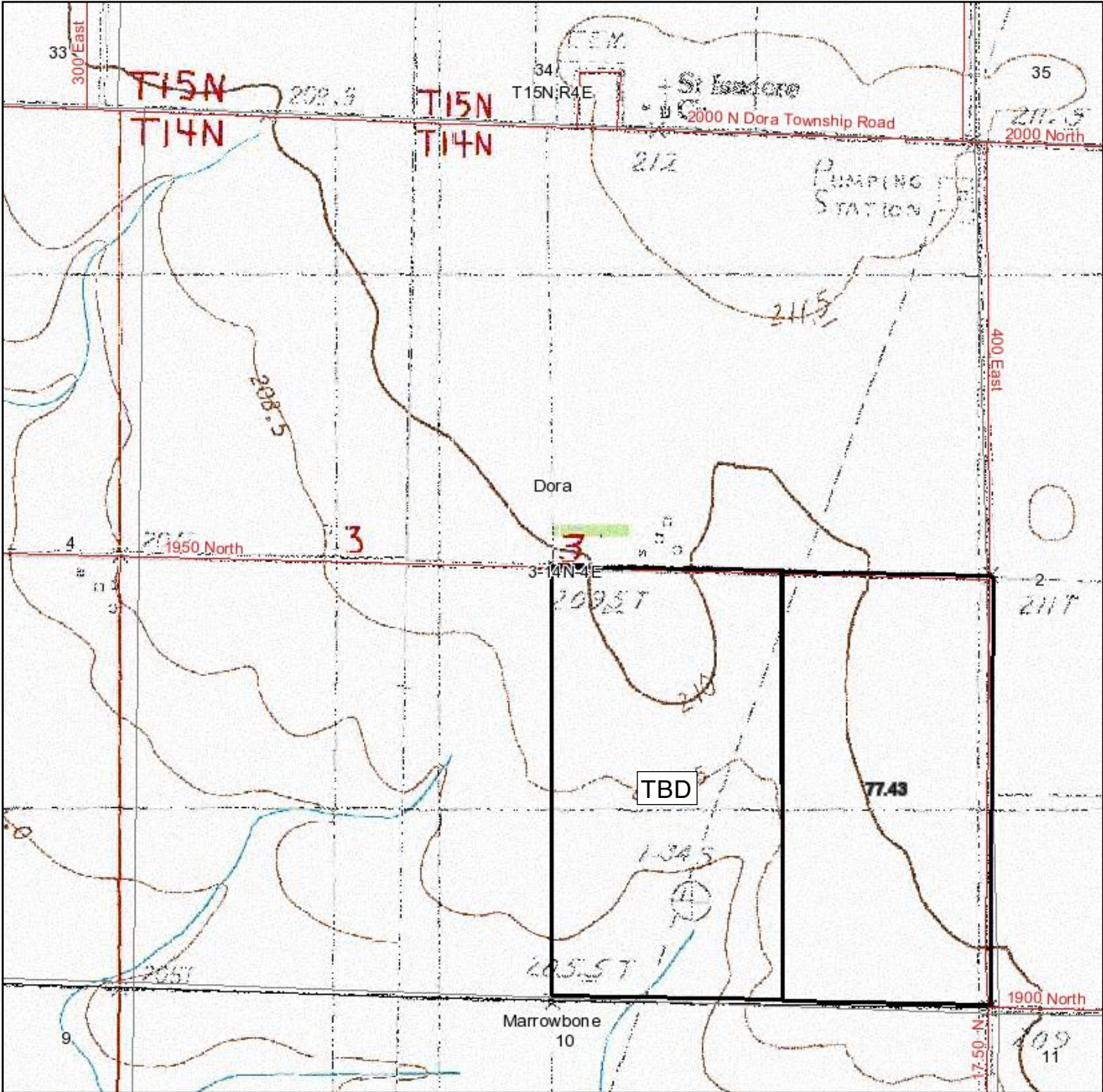
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
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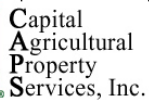
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	79.7	49.1%		IIw	167	86	55
154A	Flanagan silt loam, 0 to 2 percent slopes	66.3	40.8%		I	175	92	56
56A	Dana silt loam, 0 to 2 percent slopes	10.3	6.4%		I	143	85	45
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.1	3.8%		IIIw	148	70	49
Weighted Average						168.2	87.9	54.6

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**Topography Map
Bethany Farm Tract 1**



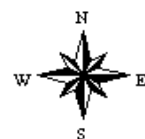
map center: 39° 41' 20.51, 88° 44' 48.88
scale: 11700



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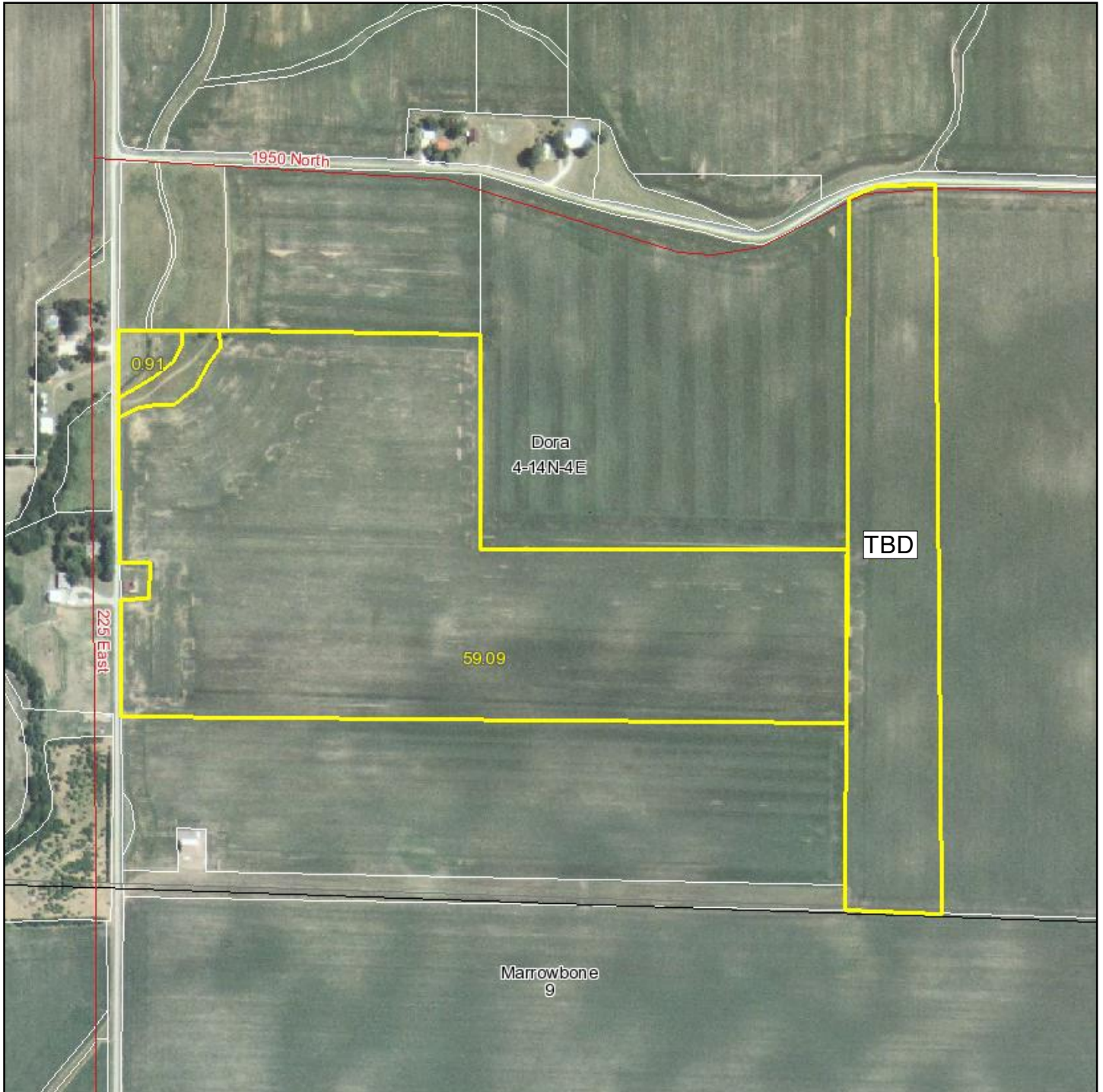
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FSA Aerial Map Bethany Farm Tract 2



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map center: 39° 41' 6.39, 88° 45' 52.88

scale: 6917



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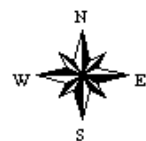
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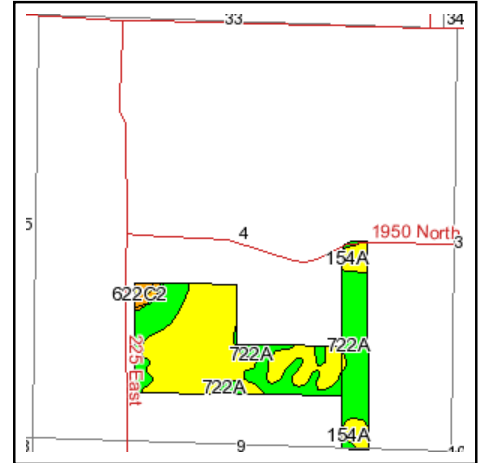
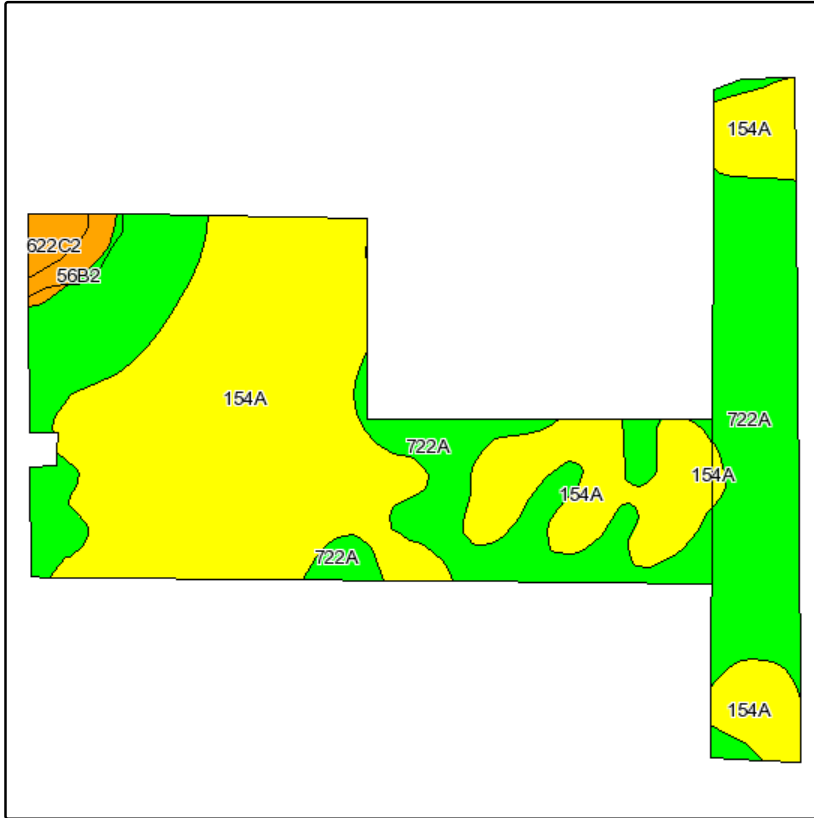
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NRCS Soils Map Bethany Farm Tract 2



State: **Illinois**
 County: **Moultrie**
 Location: **004-014N-004E**
 Township: **Dora**

Date: **11/17/2009**



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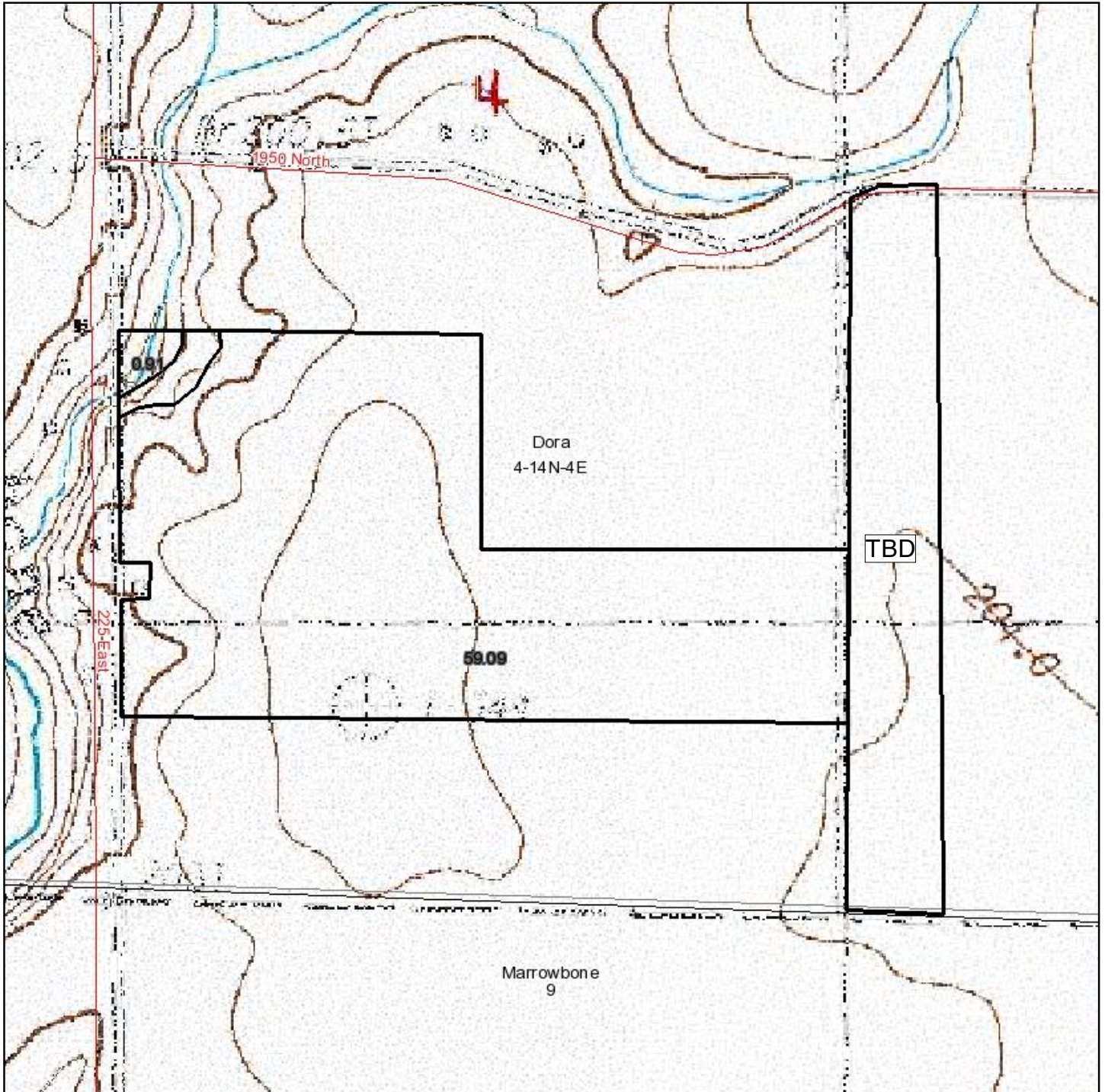
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
154A	Flanagan silt loam, 0 to 2 percent slopes	45.4	56.0%		I	175	92	56
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	24.9	30.7%		IIw	167	86	55
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	8.8	10.8%		Ile	154	85	48
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2	2.4%		IIle	135	66	44
Weighted Average						169.1	88.7	54.5

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Topography Map Bethany Farm Tract 2



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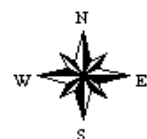


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