

For Sale



202± acres
Moultrie County, IL



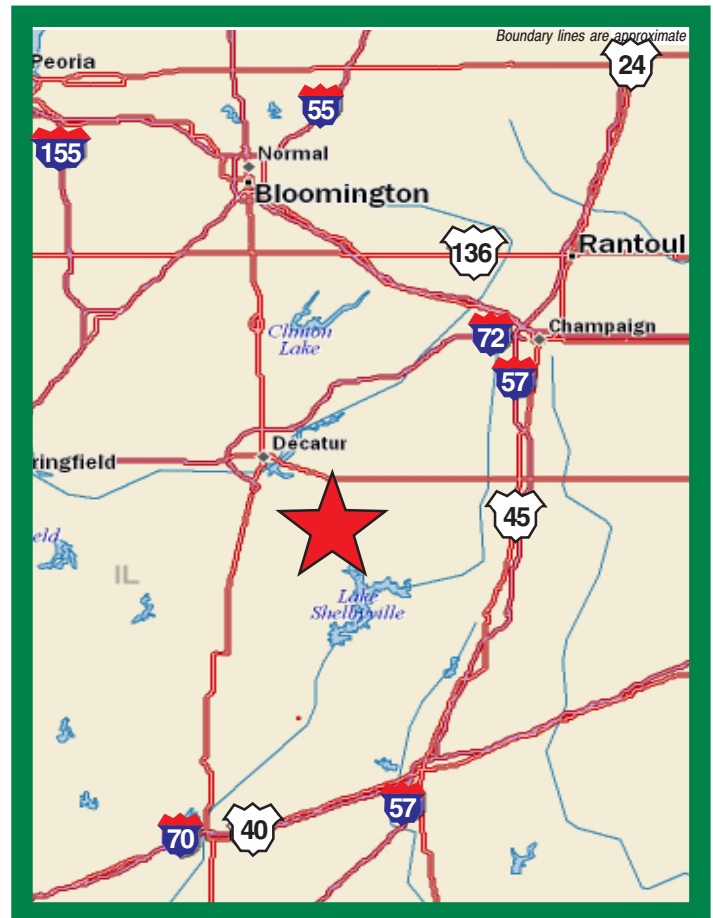
Bethany 202 Farm



Capital
Agricultural
Property
Services, Inc.

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- Size:** 202± total acres
Tillable acres to be determined after split
- Location:** 2.5 miles north of Bethany on 400E and 1950N Roads
- Legal:** Part of Section 3, Dora Twp.
- FSA Data:**
- | | #3540 | Base Ac. | Dir Yld | CC Yld |
|-----------|----------|------------------------------|---------|--------|
| Tract 568 | Corn | 39.4 | 138 | 163 |
| | Soybeans | 38.0 | 38 | 46 |
| Tract 234 | | To be determined after split | | |
- Soils:** See soils map following
- Improvements:** None
- RE Taxes:** Approximately \$4,058 or \$20.09/ac.
- Price:** \$1,515,000 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

FSA Aerial Map Bethany 202 Farm



Maps provided by:



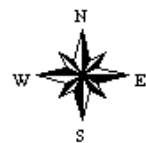
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3-14N-4E
Moultrie County
Illinois

map center: 39° 41' 5.02, 88° 44' 38.34

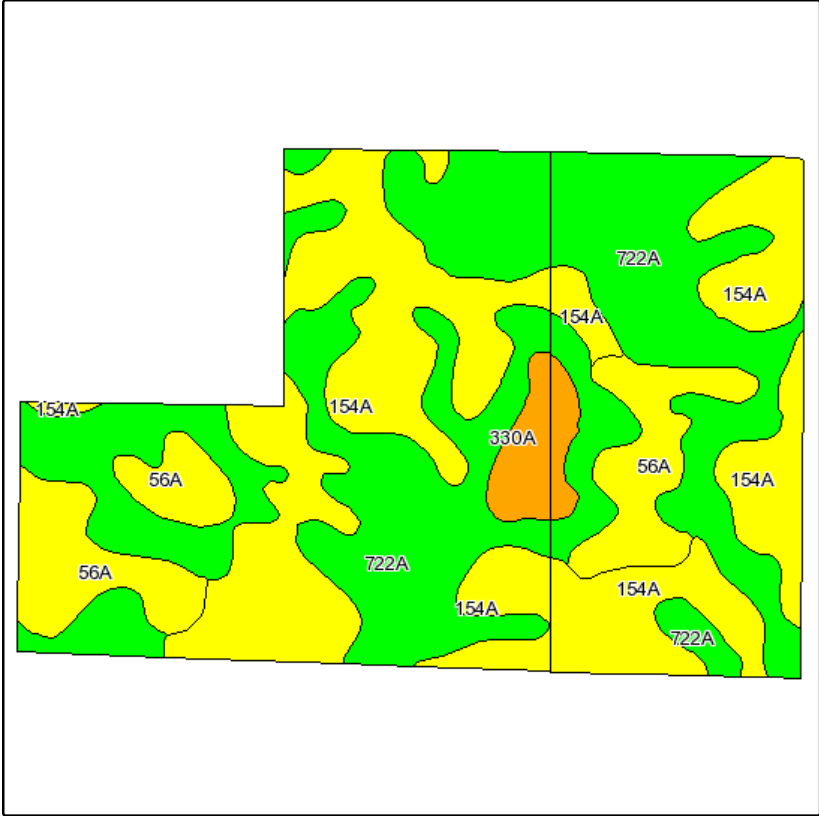
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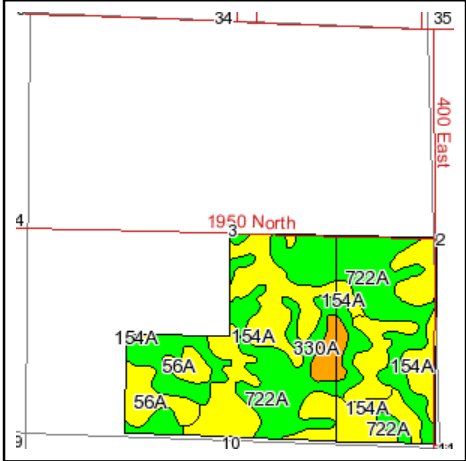
11/30/2009

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 202 Farm



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

Date: **11/30/2009**

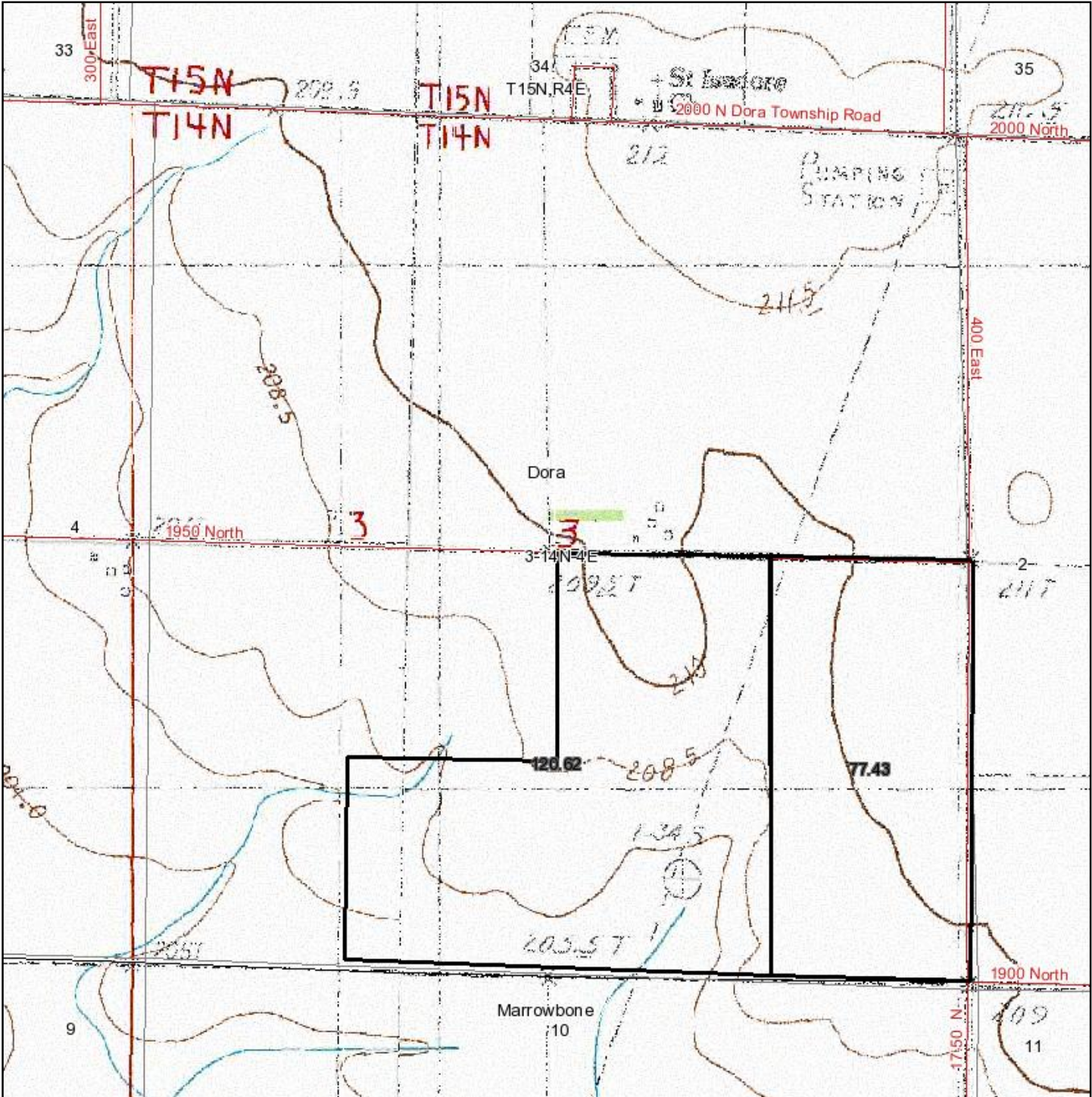


Maps provided by:
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	95.4	48.2%		IIw	167	86	55
154A	Flanagan silt loam, 0 to 2 percent slopes	72.2	36.4%		I	175	92	56
56A	Dana silt loam, 0 to 2 percent slopes	24.3	12.3%		I	143	85	45
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.2	3.1%		IIIw	148	70	49
Weighted Average						166.4	87.6	53.9

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

Topography Map Bethany 202 Farm



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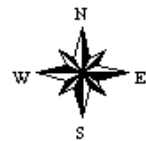
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