

80± acres
Macoupin Co., IL



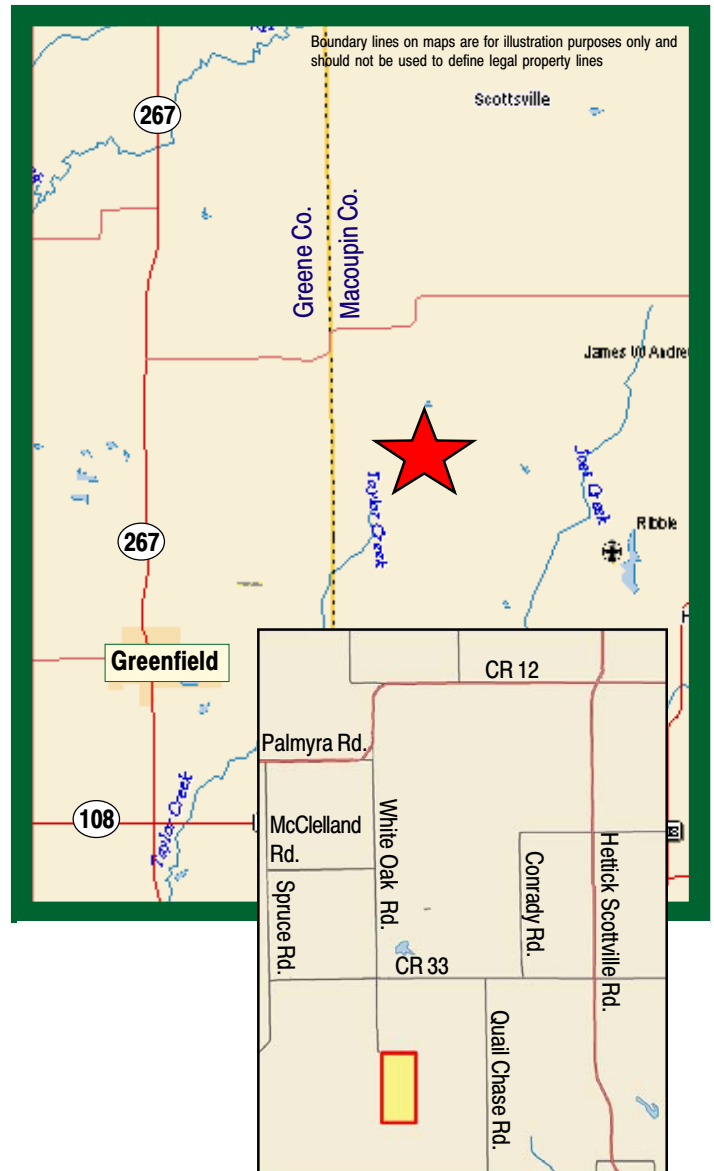
Frasure Farm



**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:** \$584,000 (\$7,300/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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

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Aerial Map



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

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

scale: 6136



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Agricultural
Property
Services, Inc.

Maps provided by:



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



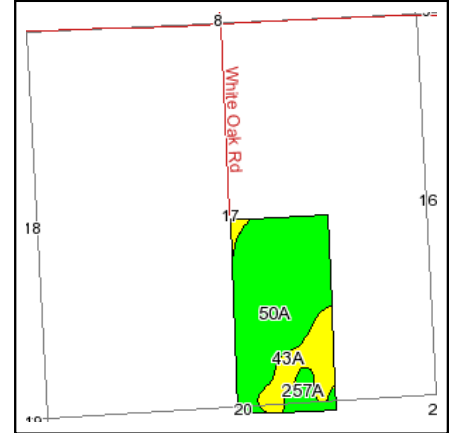
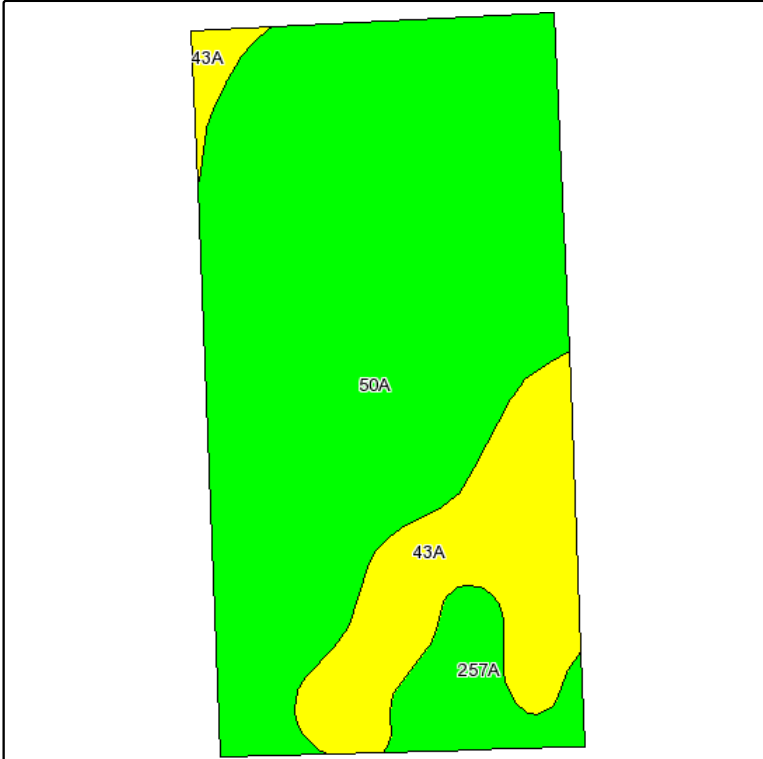
1/19/2010

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

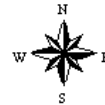
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Soils Information



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



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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.

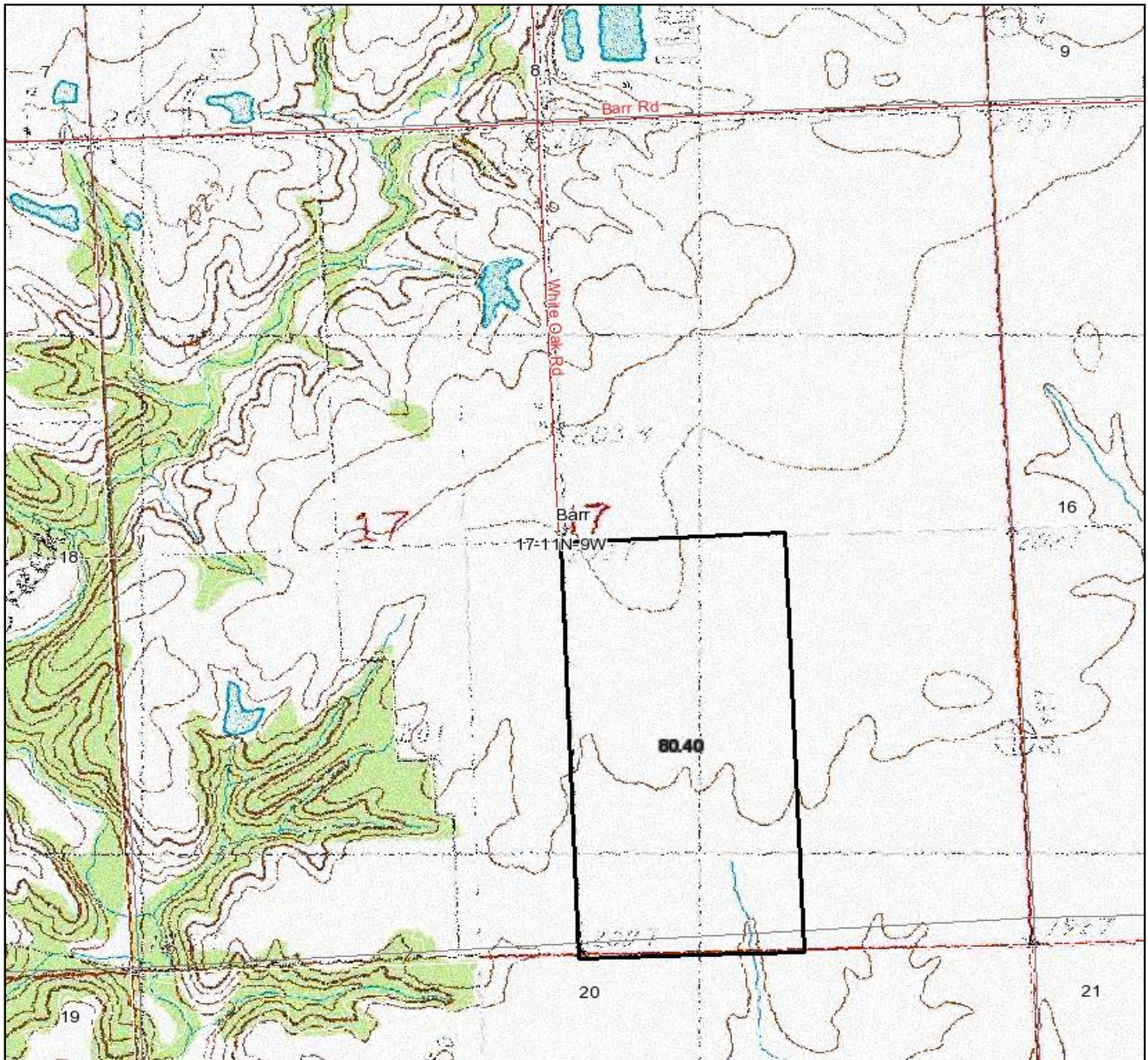
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
50A	Virden silty clay loam, 0 to 2 percent slopes	58.3	72.5%		IIw	164	84	53
43A	Ipava silt loam, 0 to 2 percent slopes	16.5	20.5%		I	172	90	56
257A	Clarksdale silt loam, 0 to 2 percent slopes	5.6	7.0%	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

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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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