



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County Farmland Auction!

172.04 +/- Acres

Helen Mitchell Estate Farm

Consists of 172.04 surveyed acres, including
137+/- acres of tillable cropland.

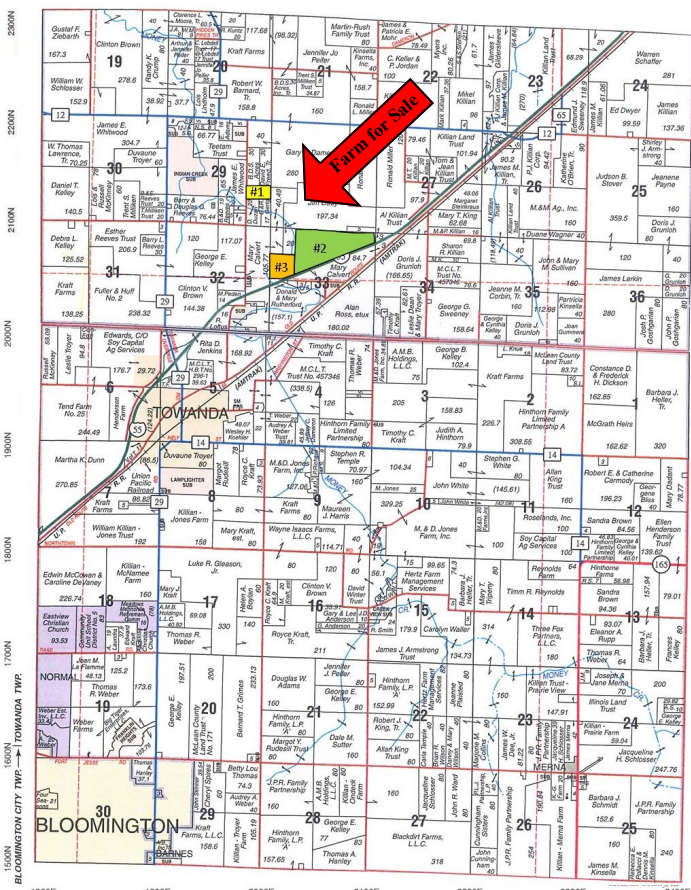
This property is located 3 miles northeast of
Towanda, Illinois and is bordered on the southeast
by Interstate 55.



McLean County | Money Creek | Sections 29 & 33

MONEY CREEK

T.25N.-R.3E.



Southwest corner of Tract 2 looking Northeast

FOR A COMPLETE
BROCHURE CONTACT:

Chad Hoke, Broker

(309)665-0960

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David Klein, ALC

Managing Broker/Auctioneer

(800)532-5263 / (309)261-3117

E-mail: dklein@soybank.com

- Open lease for 2016 crop year
- Class A soils
- "Choice and Privilege" Auction



License #441.001928

Soy Capital Ag Services

#6 Heartland Dr., Suite A

Bloomington IL 61704

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all buyers make an independent inspection of the property at their own risk, with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Chad Hoke, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. All announcements day of sale will take precedence over printed material. Bidder registration is required for attendance at the Evergreen FS Auditorium, Bloomington, IL. Any lines drawn on photos are estimates and not actual.

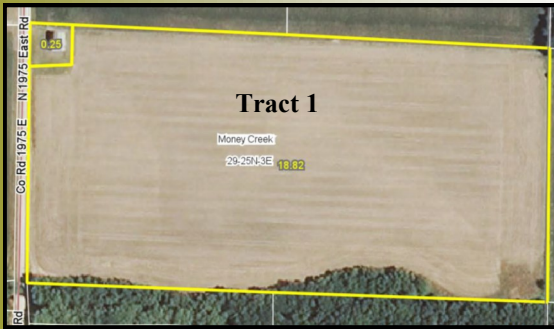


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Helen Mitchell Estate &
Land Trust SS-3 Farm
172.04+/- Acres
McLean County,
Illinois

Tract 1 Aerial Photo—20.09 Acres:

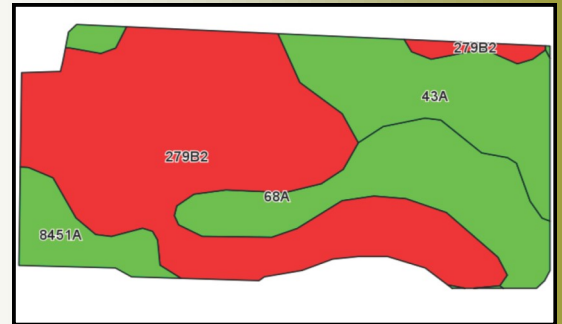


Soils Legend

- 279B2—Roxetta silt loam
- 43A—Ipava silt loam
- 68A—Sable silty clay loam
- 8451A—Lawson silt loam

Cropland Weighted Soil Productivity Index: 126.7

Tract 1 Cropland Soils:



Tract 2 Aerial Photo—120.38 Acres:

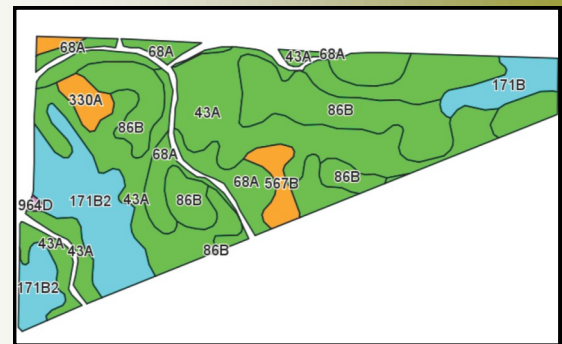


Soils Legend

- 43A—Ipava silt loam
- 86B—Osco silt loam
- 68A—Sable silty clay loam
- 171B&B2—Catlin silt loam
- 567B&B2—Elkhart silt loam
- 330A—Peotone silty clay loam
- 964D—Miami & Hennepin

Cropland Weighted Soil Productivity Index: 138.9

Tract 2 Cropland Soils:



Tract 3 Aerial Photo—31.57 Acres:



Barn on Tract 1

Real Estate Taxes

	<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2014 Taxes</u>
Tract 1	08-29-400-007	20.02	7.6781	\$429.98
Tract 2&3	08-33-100-004	152.03	7.6781	\$4,274.80

Sources: AgriData, Inc.
FSA & Soils data provided by
USDA and NRCS.

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 lease on or before April 8, 2016. Sellers to retain 2015 crop. Buyer shall receive a credit for the 2015 real estate taxes. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Bidding not conditional upon financing. Seller reserves the right to reject any/all bids. **All announcements day of sale will take precedence over printed material. Bidder registration is required for attendance at the Evergreen FS Auditorium, Bloomington, IL.** Contact us for a complete brochure and details on this auction! www.soycapitalag.com

Twitter: @Soycapitalag