



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

High Quality
Sangamon County
Farmland Auction

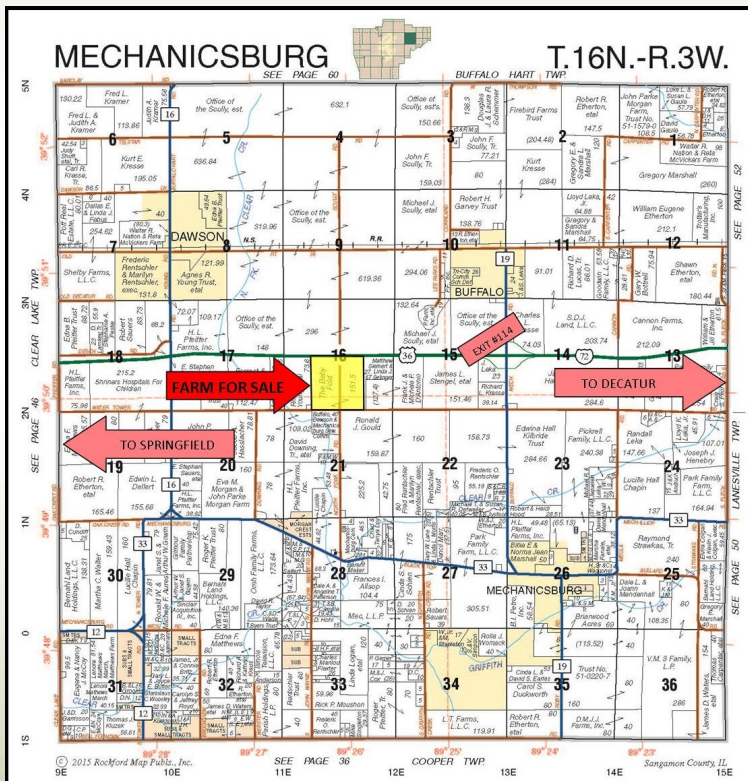
151.5 +/- Acres

March 15th
@10:00am

The Baby Fold Farm is prime Class A tillable cropland and is 1 1/2 miles northwest of Mechanicsburg and 9 miles east of Springfield, Illinois.

Baby Fold-Waters Farm

Sangamon County | Mechanicsburg Township | Section 16



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- Class A tillable soils
- High Fertility
- 4 Year Corn Yield Average = 234.8 Bushel/Acre
- 4 Year Soybean Yield Average = 67.3 Bushel/Acre

FOR A COMPLETE
BROCHURE CONTACT:

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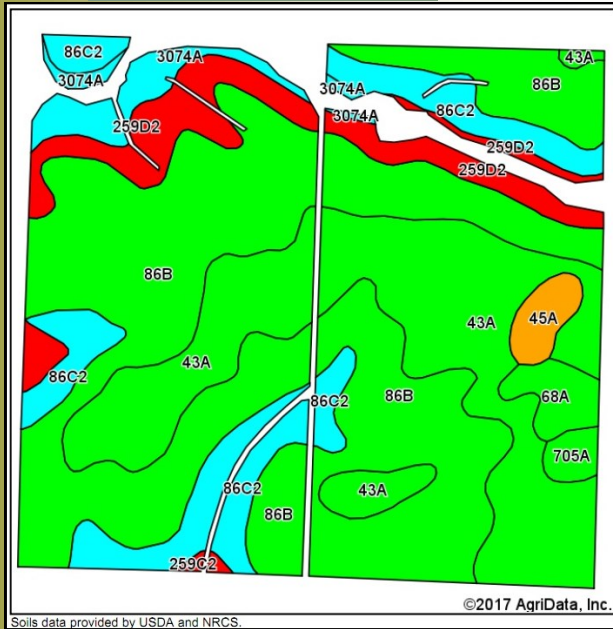


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Baby Fold-Waters Farm
151.5 +/- Acres
Sangamon County,
Illinois

Soil Map



Soils Legend:

86B & C2	Osco silt loam
43A	Ipava silt loam
259D2 & C2	Assumption silt loam
3074A	Radford silt loam
68A	Sable silty clay loam
45A	Denny silt loam
705A	Buckhart silt loam

Aerial Photo



Source: AgriData Inc.
Lines drawn are estimates.

Source: AgriData, Inc.

FSA & Soils data provided by USDA and NRCS.

Weighted Cropland Soil Productivity Index 136.3

Yield History

	<u>Corn</u>	<u>Beans</u>
2016	240	73
2015	226	70
2014	251	63
2013	<u>222</u>	<u>63</u>
4-Year Average:	234.8	67.3

General Terms:

Buyer will pay 10% down with possession granted upon completion of a signed contract and payment of down payment. Closing by April 14, 2017. Farm lease is open for the 2017 cropping season. Buyer will receive 2017 and future crop/rent income. Buyer to reimburse Seller for 2016 fall tillage expenses in the amount of \$2,007.50. 2016 real estate taxes payable in 2017 shall be paid by the Seller by credit at closing for the farmland based on the most recent information. All 2017 and subsequent taxes shall be paid by the Buyer. 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 and all bids. **All announcements day of sale will take precedence over printed material. Bidder registration is required for participation in this auction at the Buffalo Village Hall, Buffalo, IL.** Contact us for a complete brochure and details on this property! www.soycapitalag.com Twitter: @Soycapitalag