



SOY CAPITAL AG SERVICES

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Logan County Farmland For Sale

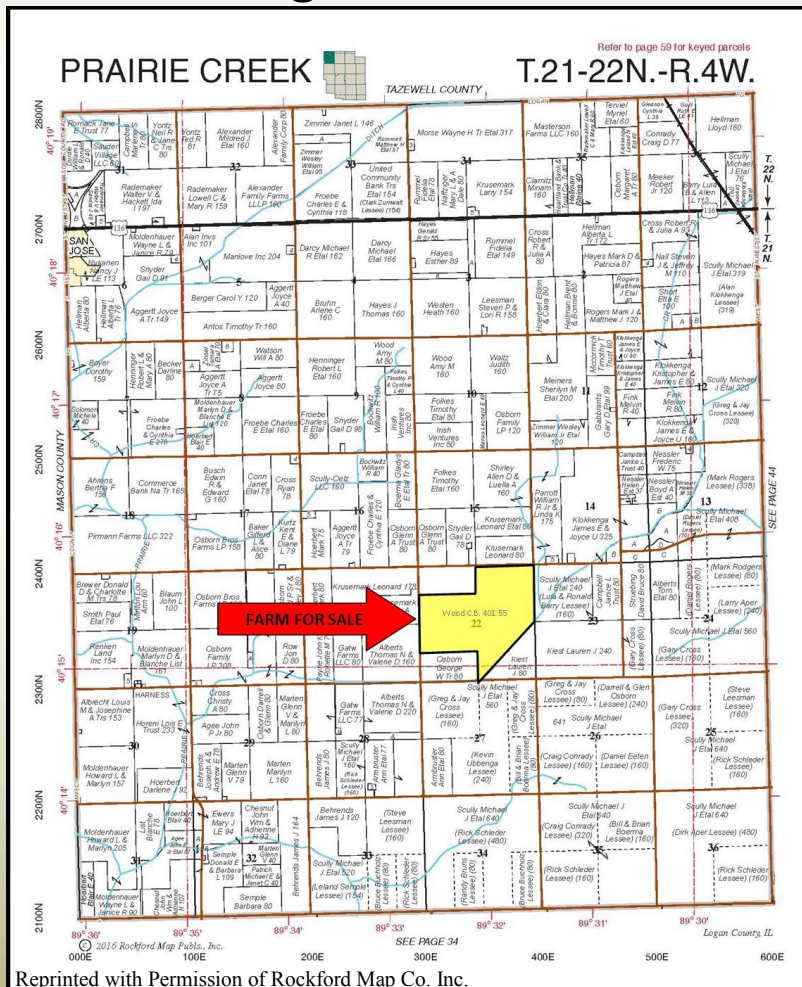
C.B. Wood Trust Farm

This property features contiguous, highly productive farmland and is located 7¼ miles south of Delavan or 5 miles west of Hartsburg, Illinois.

401.55 +/- Acres

**Listed @
\$9,450/acre**

Logan County | Prairie Creek Township | Section 22



FOR A COMPLETE BROCHURE CONTACT:

Steve Burrow, Broker

(309)687-6008

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David Klein, ALC

Managing Broker, Auctioneer

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

E-mail: dklein@soybank.com

Soy Capital Ag Services

4530 N. University St.

Peoria, IL 61614

- Irrigation pivot capable of watering 220 acres
- Contiguous tract
- Optimal fertility

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, Steve Burrow, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller and designated agents 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. Any lines drawn on photos are estimates and not actual.

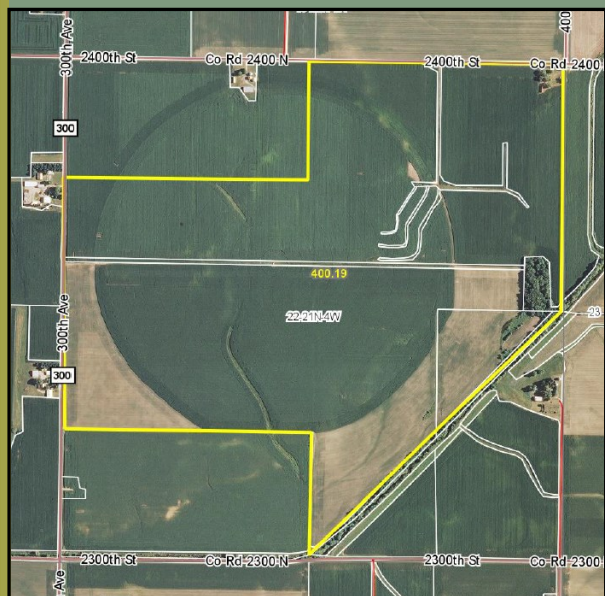


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**C.B. Wood Trust
Farm**
Logan County,
Illinois

FSA Aerial Photos

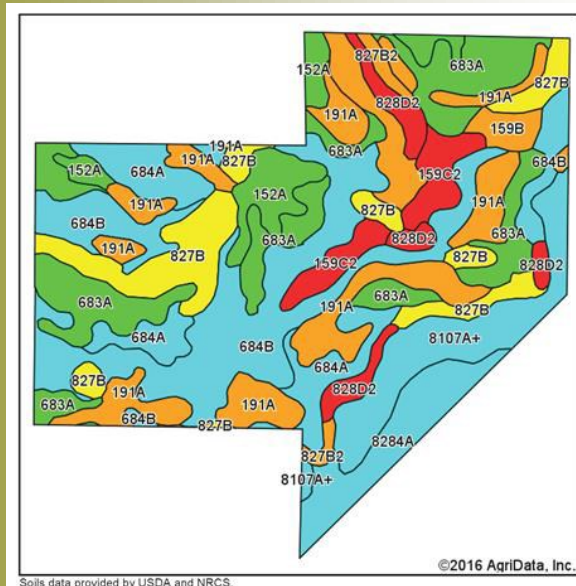


FSA Information

FSA #/TRACT#	334 / 2692
HEL (Highly Erodible) STATUS	None
WETLANDS DETERMINATIONS	Wetlands determinations not complete
CROPLAND ACRES	467.38*
CORN BASE ACRES	314.6
PLC YIELD CORN	165
SOYBEAN BASE ACRES	146.1
PLC YIELD SOYBEANS	46
PROGRAM ENROLLMENT	ARC-CO

* This tract is combined with 80 acres located in the North Half of the Northwest Quarter of Section 22. FSA government acres/payments will be re-constituted after the sale is completed. No CRP acres are located on this farm.

Cropland Soils



Soils data provided by USDA and NRCS.

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4-Year Average Yield History

Corn 208.8
Soybeans 59.3

**Yields include production from 80-acre tract located in the North Half of the Northwest Quarter of Section 22

Soil Legend:

684B— Broadwell silt loam
683A— Lawndale silt loam
191A—Knight silt loam
827B&B2—Broadwell-Onarga complex
8107A+ - Sawmill silt loam
8284A—Tice silty clay loam
152A—Drummer silty clay loam
159C2—Pilot silt loam
828D2—Broadwell-Sparta complex
159B—Pilot silt loam
Weighted Soil Productivity Index: 132.4



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

General Terms:

Buyer will pay 10% down with the balance due within 30 days of contract signing. Seller shall receive all 2016 crop-related income, including any 2016 USDA Farm Program payments payable in 2017. The lease is open for 2017. Buyer will receive possession at closing, subject to 2016 lease due to expire February 28, 2017. 2016 real estate taxes due in 2017 will be paid by Seller as a credit at closing, based upon the most recent data. All mineral rights and irrigation equipment that are owned by the Seller will be conveyed. Contact us for a [complete brochure](#) and details on this property!
www.soycapitalag.com