



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Tazewell & Logan County Farmland Auction

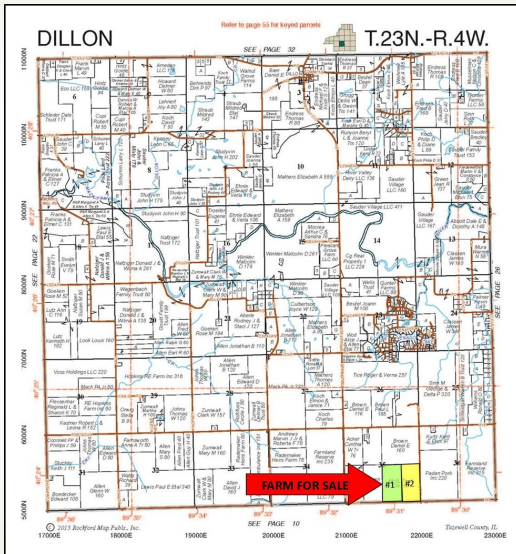
C.B. Wood Trust Farm

321.35 +/- Acres

This property features Class A soils: 4 tracts in 2 Parcels located 2 miles north-east & 5 miles south of Delavan, Illinois

**February 22nd
10:00am**

Logan & Tazewell Counties | Dillon & Prairie Creek Townships | Section 35 & 10



**80.74
Acres +/-**

**FOR A COMPLETE
BROCHURE CONTACT:**

Steve Burrow, Broker
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David Klein, ALC
Managing Broker, Auctioneer
(800)532-5263 / (309)261-3117
E-mail: dklein@soybank.com
Auctioneer Lic. #441.001928

**80.80
Acres +/-**



Soy Capital Ag Services
4530 N. University St.
Peoria, IL 61612



**79.89
Acres +/-**



**79.92
Acres +/-**

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.W. Wood Trust
Farm**
Tazewell & Logan
Counties, Illinois

FSA Aerial Photos

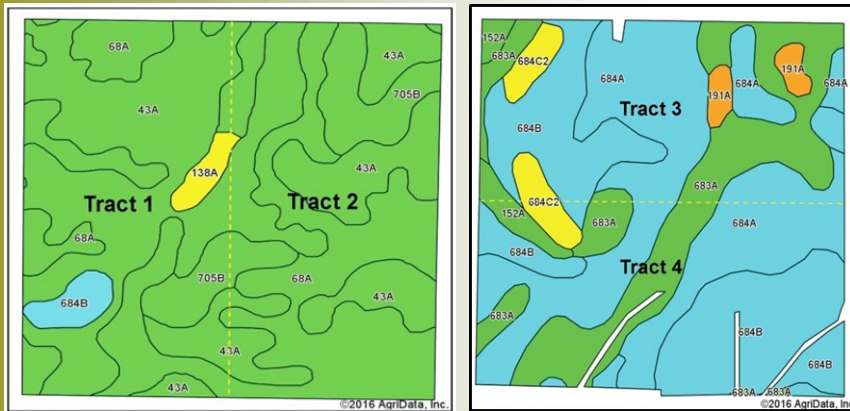


FSA Information

Tazewell County	
FSA #/TRACT#	449 / 2179
HEL (Highly Erodible) STATUS	None
WETLANDS DETERMINATIONS	Wetlands determinations not complete
CROPLAND ACRES	160.29
CORN BASE ACRES	80.0
PLC YIELD CORN	183
SOYBEAN BASE ACRES	80.0
PLC YIELD SOYBEANS	55
PROGRAM ENROLLMENT	ARC-CO
Logan County	
FSA #/TRACT#	334 / 2631
HEL (Highly Erodible) STATUS	None
WETLANDS DETERMINATIONS	Wetlands determinations not complete
CROPLAND ACRES	230.46*
CORN BASE ACRES	155.6
PLC YIELD CORN	165
SOYBEAN BASE ACRES	73.8
PLC YIELD SOYBEANS	46
PROGRAM ENROLLMENT	ARC-CO

* Tracts 3 & 4 are combined with 80 acres located in Section 9. FSA government acres/payments will be re-constituted after the sale is completed. No CRP acres are located on these farms.

Cropland Soils



Soil Legend:

43A—Ipava silt loam
68A—Sable silty clay loam
705B—Buckhart silt loam
684B—Broadwell silt loam
138A—Shiloh silty clay loam

Weighted Soil Productivity Index: 142.0

Soil Legend:

684A—Broadwell silt loam
684B—Broadwell silt loam
683A—Lawndale silt loam
684C2—Broadwell silt loam
152A—Drummer silty clay loam
191A—Knight silt loam

Weighted Soil Productivity Index: 138.5

4-Year Average Yield History

	Tracts 1&2	Tracts 3&4
Corn	221.0	224.4
Soybeans	59.4	58.4

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

General Terms:

Buyer will pay 10% down with possession granted at closing on/before March 30, 2017. Seller retains 2016 crop proceeds and government payments. Buyer will receive 2017 and future income. 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. The lease is open for 2017. 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. **Minimum bid will be required for registration and attendance at the American Legion Hall, Delavan, IL.** Contact us for a complete brochure and details on this property! 309-231-3372 or www.soycapitalag.com

Twitter: @Soycapitalag