



# SOY CAPITAL AG SERVICES

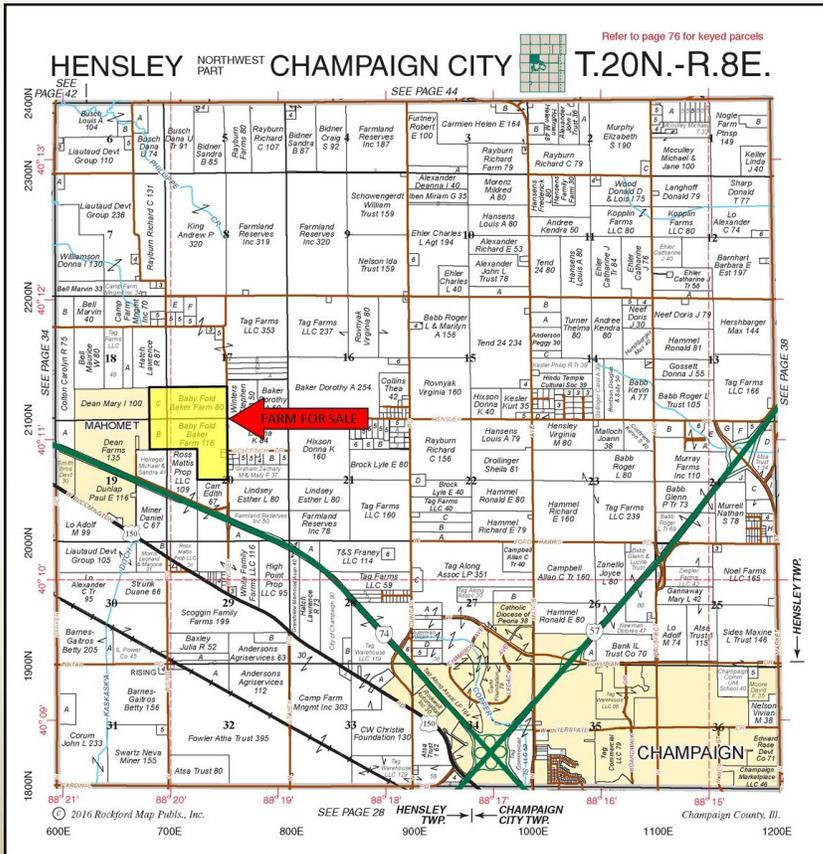
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

## Baby Fold-Baker Farm

### 237.90 Productive Acres at \$8,800/Acre with a Great Location!

This farm is located just east of Mahomet or 2.5 miles Northwest of Champaign, Illinois on Lindsey Road.

**Farmland  
For Sale**



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#### Highlights:

- Between Mahomet and Champaign
- Just 1.5 miles from The Anderson's Terminal Elevator
- 4 Year Average Corn Yield: 206.9
- 4 Year Average Soybean Yield: 60.7

FOR A COMPLETE  
BROCHURE  
CONTACT:

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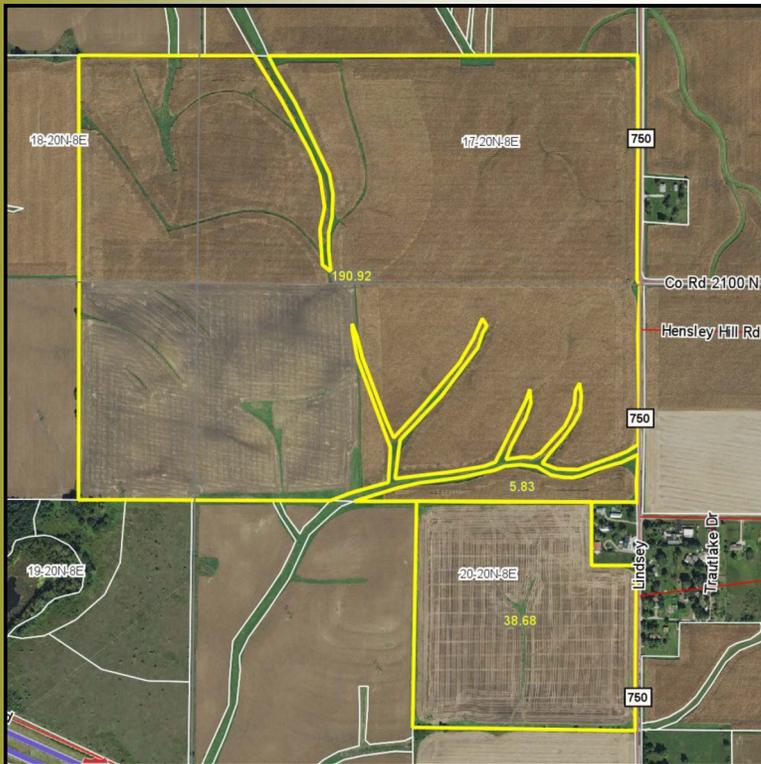
Farm for Sale  
237.90 Acres+/-  
Champaign County, IL

### Real Estate Tax Information:

Cropland Weighted Productivity Index			Parcel #:	Acres:	2015 Assessment:	2015 Tax Rate:	2015 Taxes Paid in 2016:	2015 Drainage Tax:**
Soils	Corn	Soybeans						
118.5	159.1	51.7	12-14-19-200-002	20.00	\$4,000	7.1964	\$287.86	\$80.00
			12-14-20-100-001	80.00	\$9,310	7.1964	\$670.00	\$320.00
			12-14-20-100-005	37.90	\$4,460	7.0672	\$315.22	\$151.60
			12-14-17-300-002	80.00	\$12,700	7.1964	\$913.94	-
			12-14-18-400-002	20.00	\$3,670	7.1964	\$264.10	-

\*\*This farm is located in the Fountainhead Drainage District

## Aerial Photo



Source: FSA & Soils data provided by USDA and NRCS.



### FSA Information:

FSA # / Tract #	1121/2168
HEL Status:	HEL field on tract. Conservation system being actively applied
Wetlands Presence:	Determination not complete.
Tillable Cropland Acres:**	235.22
Wheat Base Acres:**	34.58
PLC Yield Wheat:	77
Corn Base Acres:**	130.50
PLC Yield Corn:	152
Soybean Base Acres:**	74.72
PLC Yield Soybeans:	47
Program Election:	ARC County

Source: Champaign County, Illinois USDA FSA Office

### General Terms:

Buyers will enter into a contract with a 10% down payment required with the balance due in 30 days. Possession will be granted at closing. Sellers will retain 2016 crop proceeds and government payments (which may be payable in 2017). Buyer will reimburse Seller for any 2017 winter wheat seed/planting/fertilizer and fall tillage expenses incurred. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. 2016 real estate taxes payable in 2017 to be paid by Seller via a credit at closing. All subsequent Real Estate Taxes are to be paid by Buyer. The conservation system being applied to this farm includes a corn-corn-soybean-wheat rotation. All mineral rights owned by the Sellers will be conveyed. **Contact us for a complete brochure and details on this property!** [www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @Soycapitalag