



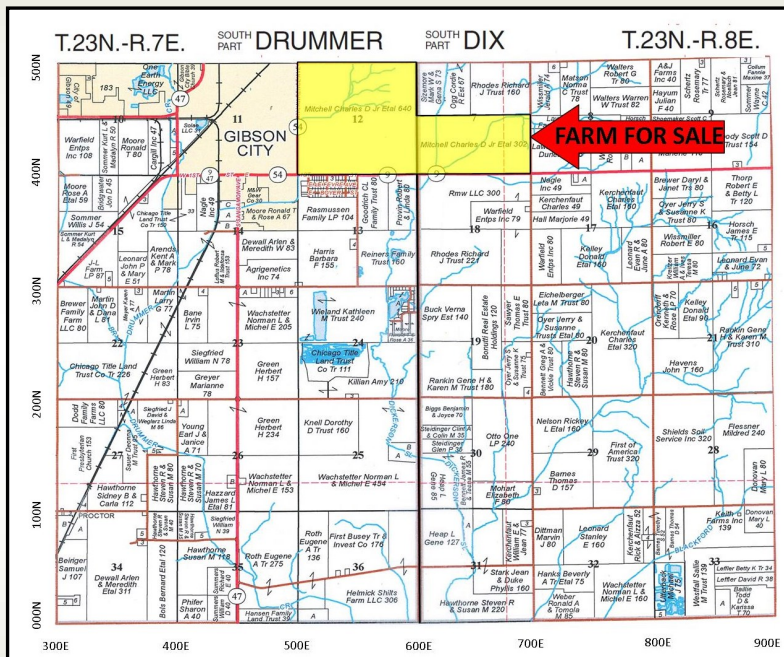
# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

## Ford County Farm For Sale!

### 949.23 +/- Acres at \$7,975/Acre, or \$7,570,109.20

The MZM Farm is located on the east side of Gibson City, Illinois at the intersection of Route 9 and Route 54.



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#### Highlights:

- Well-maintained large farm along 2 State Highways
- Highly productive cropland
- 95% Tillable
- Near excellent grain markets: Ethanol processing and soybean processing facilities at Gibson City
- Grain and Machinery Storage on All Weather Road
- Includes 5.3 acres of CRP



FOR A COMPLETE  
BROCHURE  
CONTACT:

**David Klein, ALC-Advanced**  
Managing Broker  
(800)532-5263 / (309)261-3117  
E-mail: [dklein@soybank.com](mailto:dklein@soybank.com)

**Daniel S. Patten, Broker**  
(309)665-0962 / (309)530-1575  
E-mail: [dpatten@soybank.com](mailto:dpatten@soybank.com)  
Bloomington, Illinois 61702-1607

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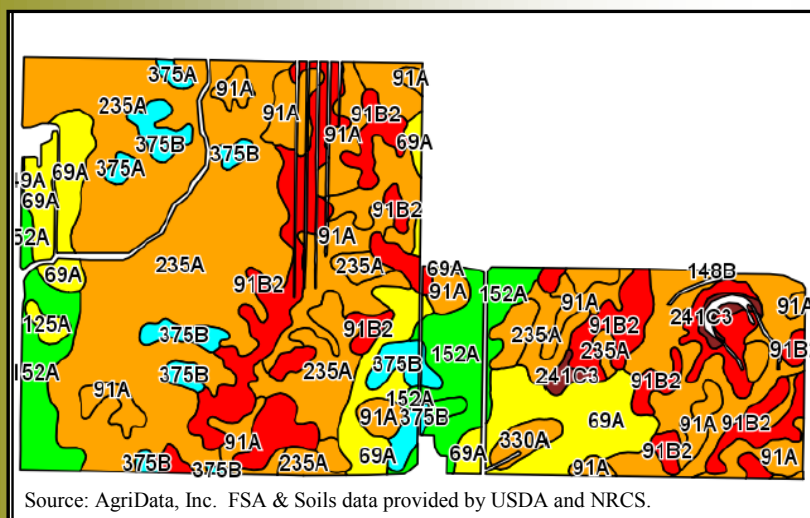


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**MZM Farm**  
**949.23 Acres+/-**  
**Ford County, IL**

## Soil Map:



### Soils Legend

235A—Bryce silty clay  
91A&B2—Swygert silty clay loam  
69A—Milford silty clay loam  
152A—Drummer silty clay loam  
375A&B—Rutland silty clay loam  
330A—Peotone silty clay loam  
241C3—Chatsworth silty clay  
125A—Selma loam  
149A—Brenton silt loam  
148B—Proctor silt loam

### Cropland Weighted Productivity Index

Soils	Corn	Soybeans
121.6	163.0	53.8

### Yield Summary

**3 Year Average**

### Corn

184.7

### Soybeans

56.1



House and several buildings on property

### Real Estate Tax Information:

Parcel #:	Acres:	2015 Assessment:	2015 Tax Rate:	2015 Taxes Paid in 2016:
10-12-07-300-001	301.50	\$98,940	9.98241%	\$9,876.60
09-11-12-100-001	640.00	\$130,730	9.21562%	\$12,431.58
Totals:	941.50	\$229,670	9.713%	\$22,308.18

### General Terms:

Buyers will enter into a contract with a 10% down payment required with the balance due in 30 days. Possession is subject to the existing crop share lease with Provin Farms, Inc. for the 2016 growing season. Sellers will retain 2016 crop and pay all 2016 crop expenses. Buyer will reimburse Seller for any 2016 fall tillage completed on the farm and 358 tons of lime that will be applied to the farm after harvest. 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 when due or by credit at closing. Estimated 2016 real estate taxes payable in 2017 will be paid by the recipient of the landowner's share of the 2016 crop. All 2017 and subsequent Real Estate Taxes are to be paid by Buyer. 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