



SOY CAPITAL AG SERVICES

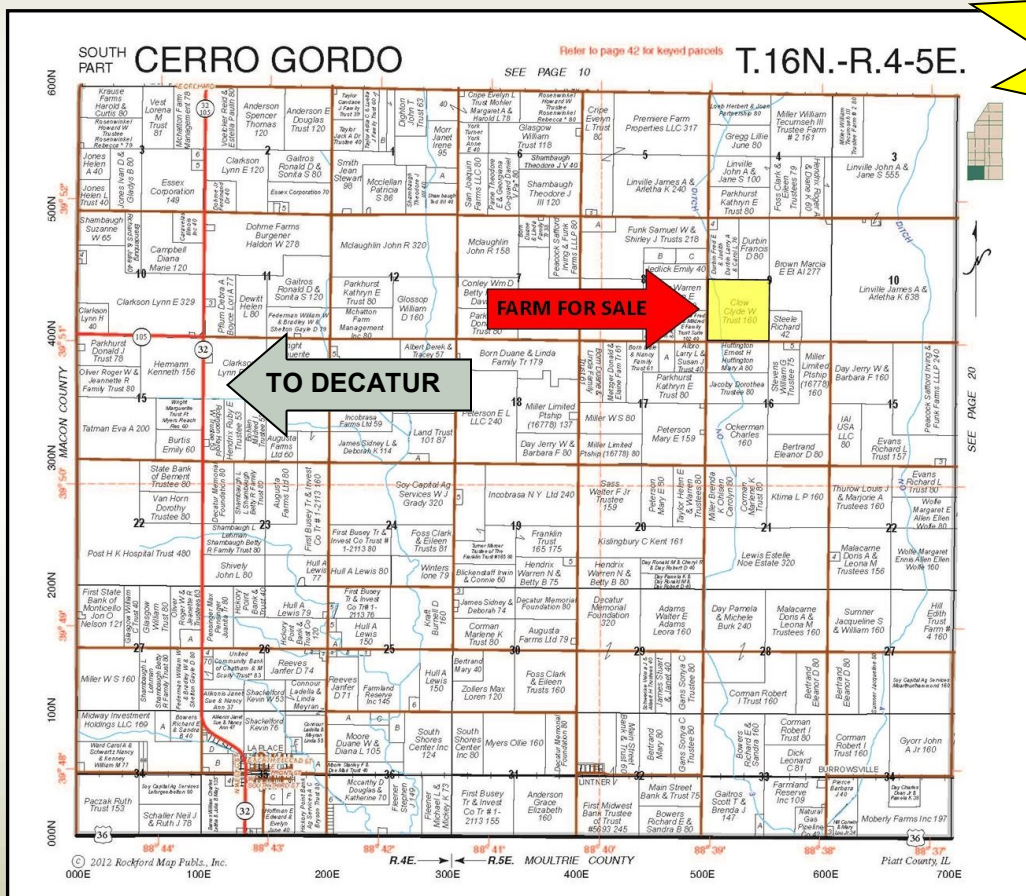
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Clow Trust
Piatt County
Farm

160.00 +/- Prime Acres at \$10,900/Acre, or \$1,744,000

This farm is located 6 miles southeast of Cerro Gordo or 11 1/2 miles east of Decatur, Illinois. Take Route 105 east to Route 32 intersection, then continue east 4 miles to the farm at the corner of 500E & 400N Roads.

**Farmland
For Sale**



FOR A COMPLETE
BROCHURE
CONTACT:

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

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

Reprinted with Permission from the Rockford Map

Highlights:

- Class A Prime Drummer-Flanagan soils
- 143.9 weighted Soil PI
- Farm to be surveyed

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, Daniel S. Patten, Real Estate Broker, is the designated agent. Soy Capital, the Seller and designated agent 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.





SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Farm for Sale
160.00 Acres+/-
Piatt County, IL

Cropland Weighted Productivity Index

<u>Soils</u>	<u>Corn</u>	<u>Soybeans</u>
143.9	194.5	62.9

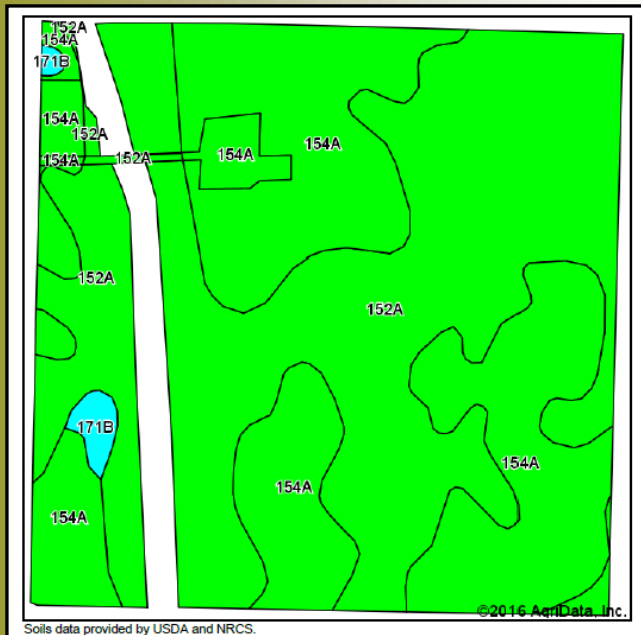
Real Estate Tax Information:

<u>Parcel #:</u>	<u>Acres:</u>	<u>2015 Assessment:</u>	<u>2015 Tax Rate:</u>	<u>2015 Taxes Paid in 2016:</u>
03-09-16-005-003-00	160.0	\$87,979	8.51096%	\$8,022.34

Soils Legend

152A—Drummer silty clay loam
154A—Flanagan silt loam
171B—Catlin silt loam

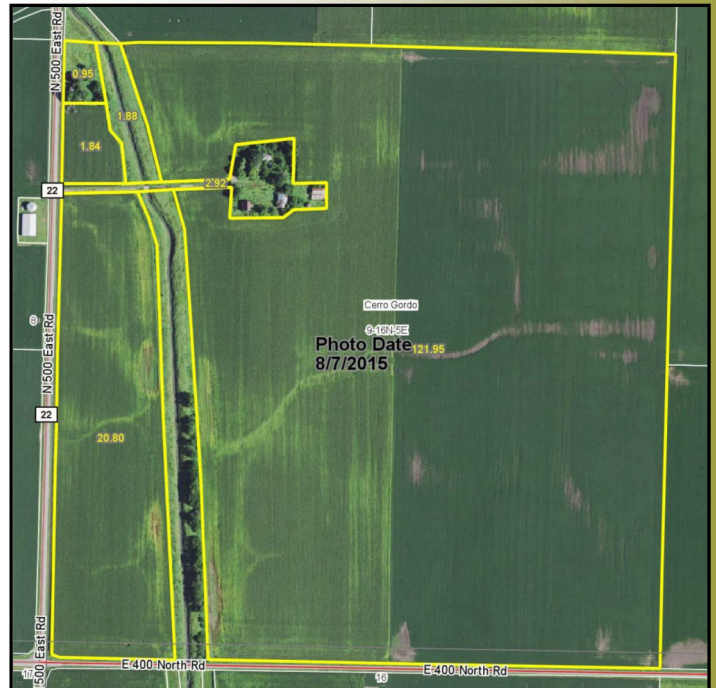
Soil Map



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



Aerial Photo



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 Jerry & Linda Huffington for the 2016 growing season, ending on February 28, 2017. Sellers will retain 2016 crop proceeds and government payments (which may be payable in 2017). Buyer will reimburse Seller for any 2016 fall tillage completed on the farm. 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, based upon the most recent real estate tax information available. All 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 Twitter: @Soycapitalag