

# Messamore Farm McLean County, Illinois



**SOY CAPITAL  
AG SERVICES**

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

60 Acres +/-

Located in Section 24 of  
Anchor Township

Listing Price: \$9,300 per Acre

Soils Consisting Primarily of:  
Drummer, Wyanet and Raub

Soil Productivity Index of 130.1

## Location:

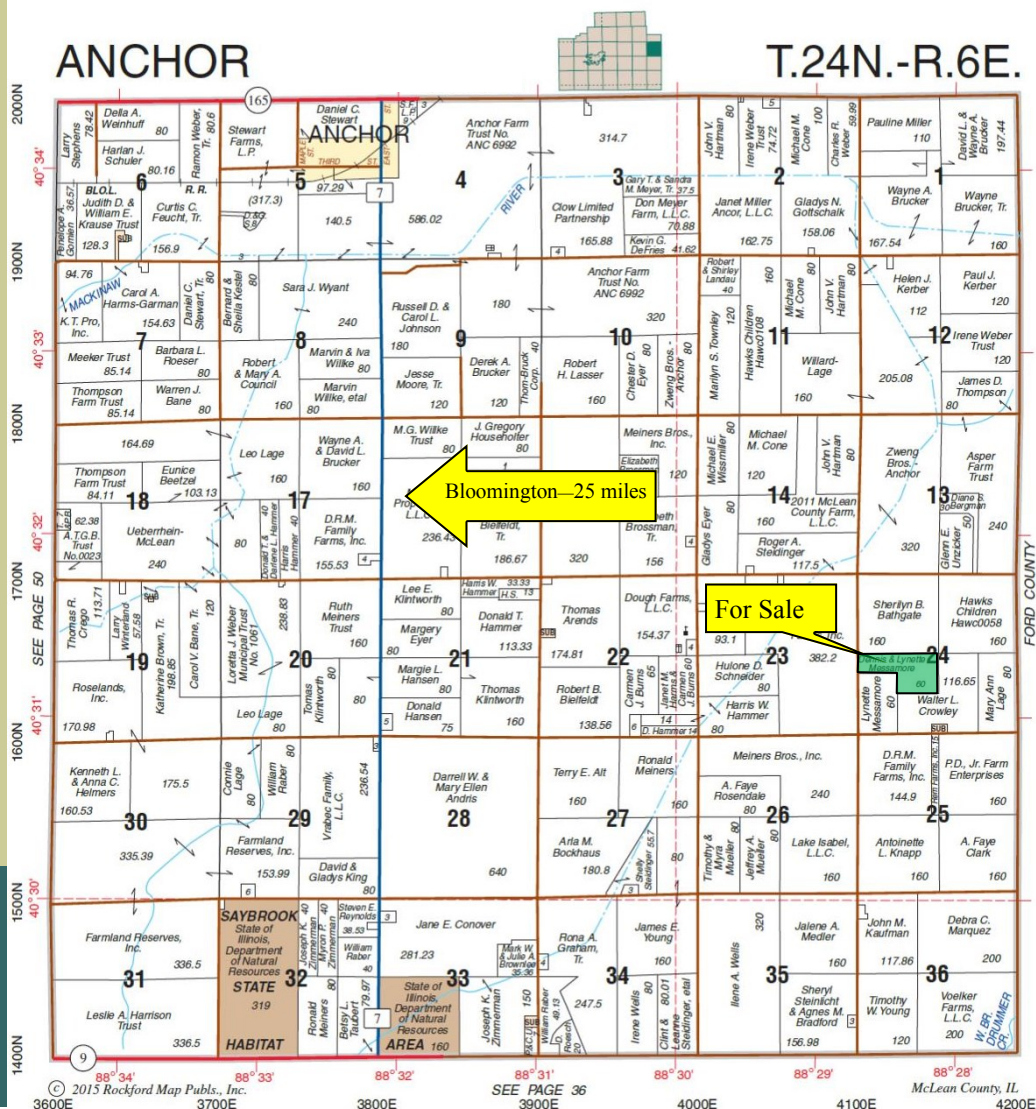
5 miles northwest of Gibson City.

3.5 miles north of the intersection  
of Rt. 9 and 4100 E RD.

30 minutes from Bloomington.

## Brief Summary of Terms:

10% down payment, 30 day closing.  
Possession granted at closing.  
2016 real estate taxes to be paid by  
Seller via credit at closing. 2017 and  
all future real estate taxes to be paid by  
the Buyer.



**Contact us for questions or to request a complete brochure.**

**Jim Flanigan, Managing Broker**  
**Tyler Roth, Broker**

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The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error 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 with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Jim Flanigan, Managing Broker is the designated agent and represents the Sellers in this transaction. Soy Capital, the Sellers 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 Sellers or their agents. Wetland Determination not complete.