



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

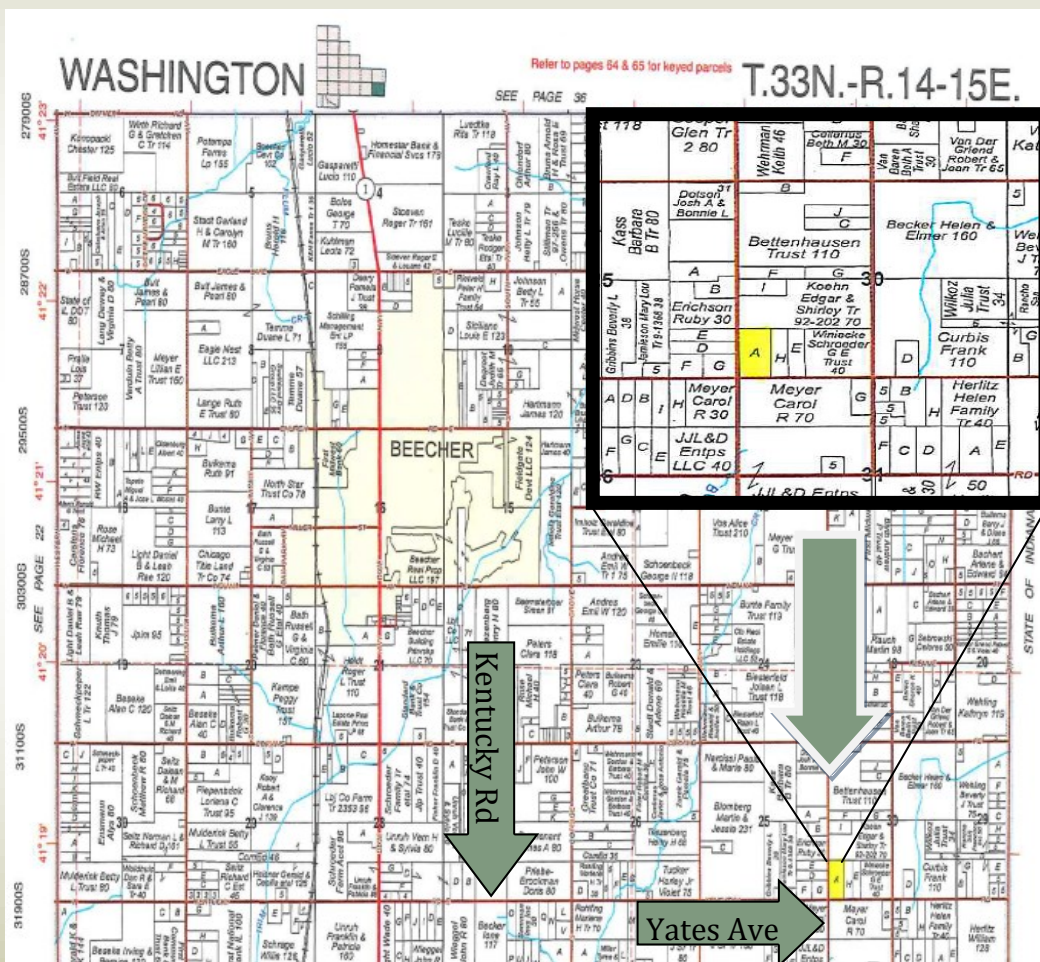
## WILL COUNTY FARMLAND

20 Acres +/-

**\$176,000**

**\$8,800/Acre**

The Brandau property is a nice 20 acre farm nestled within an area of housing development. A good place to build a home or a nice low cost addition to a farming operation. Located just 3 miles east & 3 miles south of Beecher, Illinois.



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Contact us for a  
complete brochure and details  
at 815-936-8975!

### General Terms:

Buyer will pay 10% down with possession granted at closing subject to the current lease which ends on the last day of February. Buyer has permission to perform fall tillage at the conclusion of corn harvest. Seller retains Landowners share of 2016 crop income and is responsible for Landowners share of 2016 crop expenses. 2016 real estate taxes due in 2017 will be credited to buyer at closing. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. [www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @soycapitalag

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, Drew Wright, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. 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.

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