



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County
Farmland Auction!

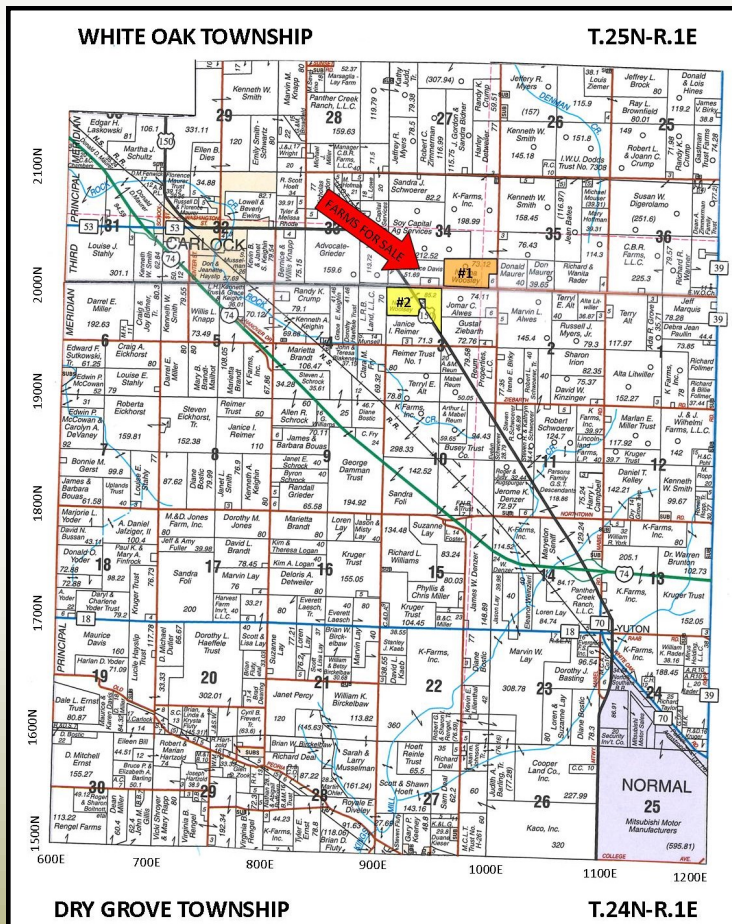
159.05 +/- Acres

Woosley Farmland Auction

Consists of 159.05 acres, split into 2 tracts, including 154.88 +/- acres of tillable cropland and 1 wind turbine. This property is located 2 miles east of Carlock, Illinois or 4 miles northwest of Normal, Illinois on US Route 150.

September 7th
10:00am

McLean County | Dry Grove & White Oak Townships | Sections 3 & 34



Tract #2 is 85.2 acres +/-

**FOR A COMPLETE
BROCHURE CONTACT:**

- Wind turbine on Tract #1
- Class A soils
- "Choice & Privilege" Auction Format
- Call for details!

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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 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, Ross Perkins, 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. All announcements day of sale will take precedence over printed material. Bidder registration is required for attendance at the Evergreen FS Auditorium, Bloomington, IL. Any lines drawn on photos are estimates and not actual.



License #441.001928

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Bloomington IL 61704



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Woosley Farmland
159.05+/- Acres
McLean County,
Illinois

Tract 1 Aerial Photo—73.85 Acres:

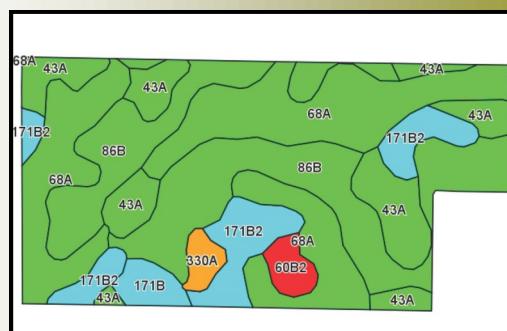


Soils Legend

68A—Sable silty clay loam
86B—Osco silt loam
43A—Ipava silt loam
171B&B2—Catlin silt loam
60B2—La Rose silt loam
330A—Peotone silty clay loam

**Cropland Weighted Soil
Productivity Index: 139.5**

Tract 1 Cropland Soils:



Tract 2 Aerial Photo—85.2 Acres:

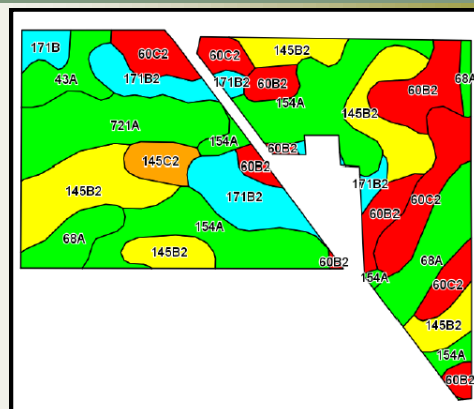


Soils Legend

145B2—Saybrook silt loam
154A—Flanagan silt loam
60B2&C2—La Rose silt loam
721A—Drummer & Elpaso silty clay loams
68A—Sable silty clay loam
171B&B2—Catlin silt loam
43A—Ipava silt loam
145C2—Saybrook silt loam

**Cropland Weighted Soil
Productivity Index: 130.6**

Tract 2 Cropland Soils:



Tract #2 Property boundary includes a crib, shed and a grain bin.

Real Estate Taxes

	Parcel ID	Acres	Tax Rate	2015 Taxes
Tract 1	06-34-400-007	73.12	7.88387	\$1,309.87
Tract 2	13-03-100-001	85.23	7.6835	\$1,053.91

Tract #1 is 73.85 acres +/-



Annual
Wind Turbine
Payments Tract 1:
\$10,716.08 with
an annual increase
of 2% or CPI
whichever is
greater.

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

General Terms:

Buyer will pay 10% down with balance due on or before **October 7, 2016**. Possession granted at closing subject to existing cash rent farm lease with Dan and Dave Kinzinger. Seller to retain all 2016 cash rent and crop-associated government payments. Seller shall retain the second wind energy payment due in October, 2016 on Tract #1. Buyer to receive all future wind energy payments. 2015 real estate taxes payable in 2016 to be paid by the Seller. 2016 real estate taxes to be paid by Seller via credit at closing based on most recent real estate tax information available. All subsequent taxes to be paid by the Buyer. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Bidding not conditional upon financing. Seller reserves the right to reject any/all bids. **All announcements day of sale will take precedence over printed material. Bidder registration is required for attendance at the Evergreen FS Auditorium, Bloomington, IL.** Contact us for a complete brochure and details on this auction! www.soycapitalag.com
Twitter: @Soycapitalag