



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County Farmland Auction!

182.88 +/- Acres

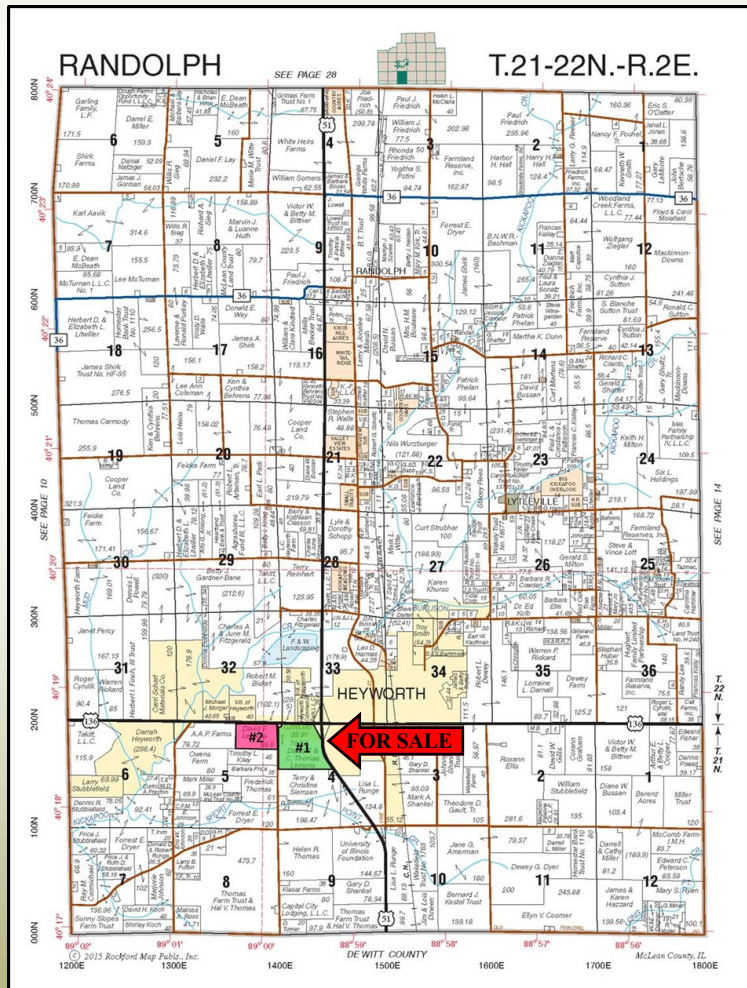
Lemons Farmland Auction

Consists of 182.88 acres, split into 2 tracts, including 173.64 +/- acres of tillable cropland.

This property is located 12 miles south of Bloomington, Illinois and is bordered on the east by the town of Heyworth, Illinois.

July 12th
10:00am

McLean County | Randolph Township | Sections 4 & 5



- Located at the corner of US Route 51 & US Route 136
- Class A soils
- Great Yields
- "Choice & Privilege" Auction Format

FOR A COMPLETE BROCHURE CONTACT:

Dan Patten, Broker
(309)665-0962 / (309)530-1575
E-mail: dpatten@soybank.com

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



License #441.001928

Soy Capital Ag Services
#6 Heartland Dr., Suite A
Bloomington IL 61704

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 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.



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Lemons Farmland
182.88+/- Acres
McLean County,
Illinois

Tract 1 Aerial Photo—113.28 Acres:

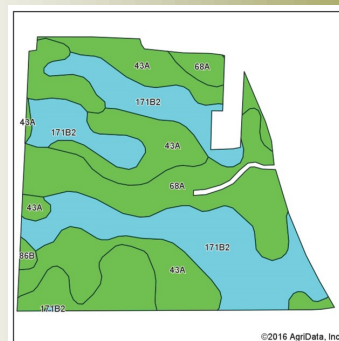


Soils Legend

171B2—Catlin silt loam
68A—Sable silty clay loam
43A—Ipava silt loam
86B—Osco silt loam

**Cropland Weighted Soil
Productivity Index: 138.3**

Tract 1 Cropland Soils:



Tract 2 Aerial Photo—69.6 Acres:

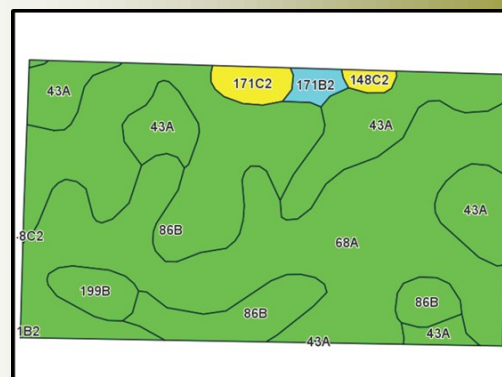


Soils Legend

68A—Sable silty clay loam
86B—Osco silt loam
43A—Ipava silt loam
199B—Plano silt loam
171B2&C2—Catlin silt loam
148C2—Proctor silt loam

**Cropland Weighted Soil
Productivity Index: 141.3**

Tract 2 Cropland Soils:



Real Estate Taxes

	<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2015 Taxes</u>
Tract 1	35-04-100-011	33.91	8.94707	\$1,666.58
Tract 1	35-04-100-012	79.36	8.55736	\$3,001.32
Tract 2	35-05-200-001	69.60	8.55736	\$2,796.30

- **High Fertility on both tracts.**

- **5 Yr. Average Yields:**

Corn: Tr. #1:190 Tr.#2:188

Beans: Tr. #1: 64 Tr.#2: 65

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

General Terms:

Buyer will pay 10% down with balance due on or before **September 12, 2016**. Possession granted at closing subject to 2016 lease, expiring on the last day of February, 2017. Sellers to retain 2016 crop proceeds. 2016 real estate taxes payable in 2017 to be paid by the Seller via credit at closing. 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