



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

**Tazewell &
Woodford
County Farmland**

633.94 Acres +/-

**August 25th
Auction**

The Blickenstaff property consists of 6 tracts of prime farmland. The property is located on the east side of Washington & 3 miles southwest of Eureka, IL. Tracts 1 & 2 sit on either side of US Route 24 in Washington Township.

Tazewell County | Washington Township | Sec. 7,12,18,19&24 | T.26N—R.3-2E.

Woodford County | Cruger Township | Section 35 | T.26N—R.2W.

*Broker
Participation
Eligible*

Tract Sizes:

Tazewell Co.

#1 - 77.01+/-

#2 - 77.42+/-

#3 - 161.00+/-

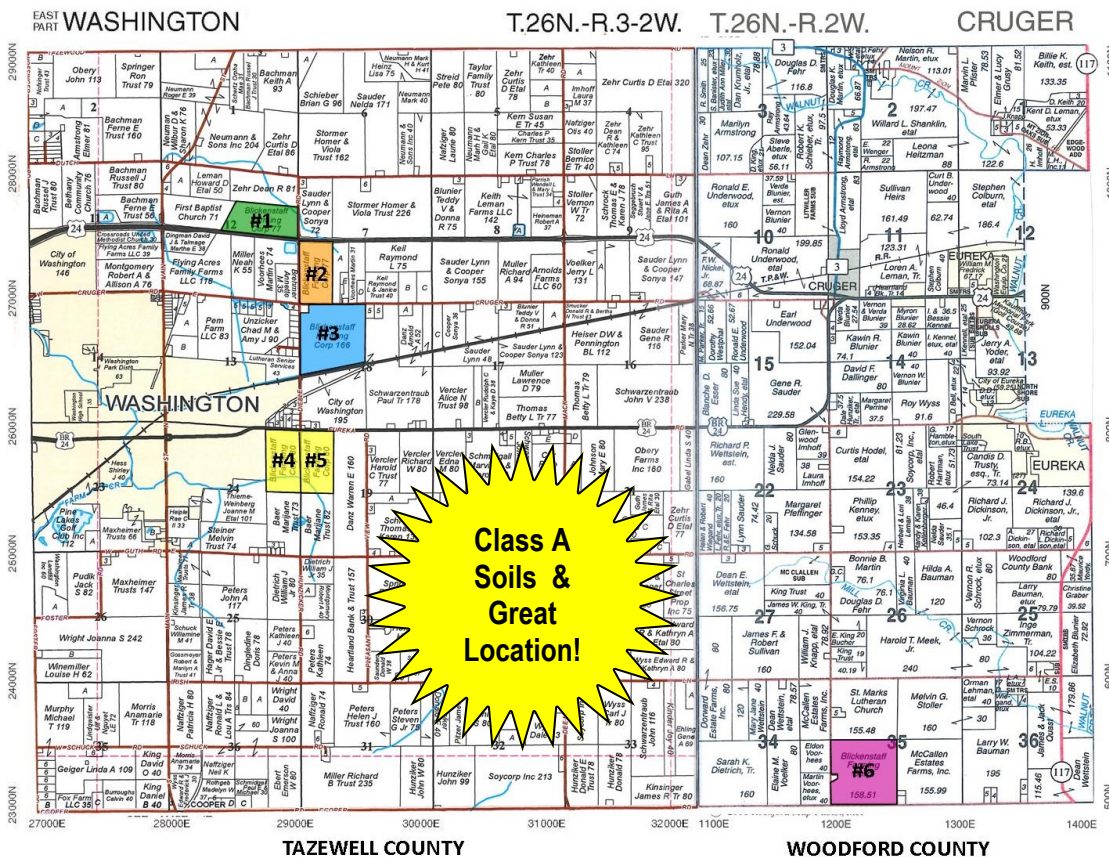
#4 - 80.0+/-

#5 - 80.0+/-

Woodford Co.

#6 - 158.51+/-

Contact us for a
complete brochure and
details on this auction
at **309-687-6008!**



**Class A
Soils &
Great
Location!**

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General Terms:

Buyer will pay 10% down with possession granted at closing subject to current farm lease. Seller to retain 2016 crop. 2016 real estate taxes due in 2017 will be paid by Seller. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. This will be a "Choice & Privilege" Auction on Tracts 1-6. Tracts 4 & 5 to be surveyed and sold on surveyed acres. Bidding not conditional upon financing. Seller reserves the right to reject any and all bids. All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance. 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, Steve Burrow, 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. Soil Productivity on these tracts range from 138 to 142. This is prime, Class A Farmland!!!

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