



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Peoria County
Farmland

142.08 +/- Acres

**Farmland
Auction
February 10th**

The Gelling Trust Farm
145.72 FSA Crop Acres, Class A Land
located 1.6 miles west of Brimfield, Illinois
On Rt. 150 or junction of I-74 (exit 71)

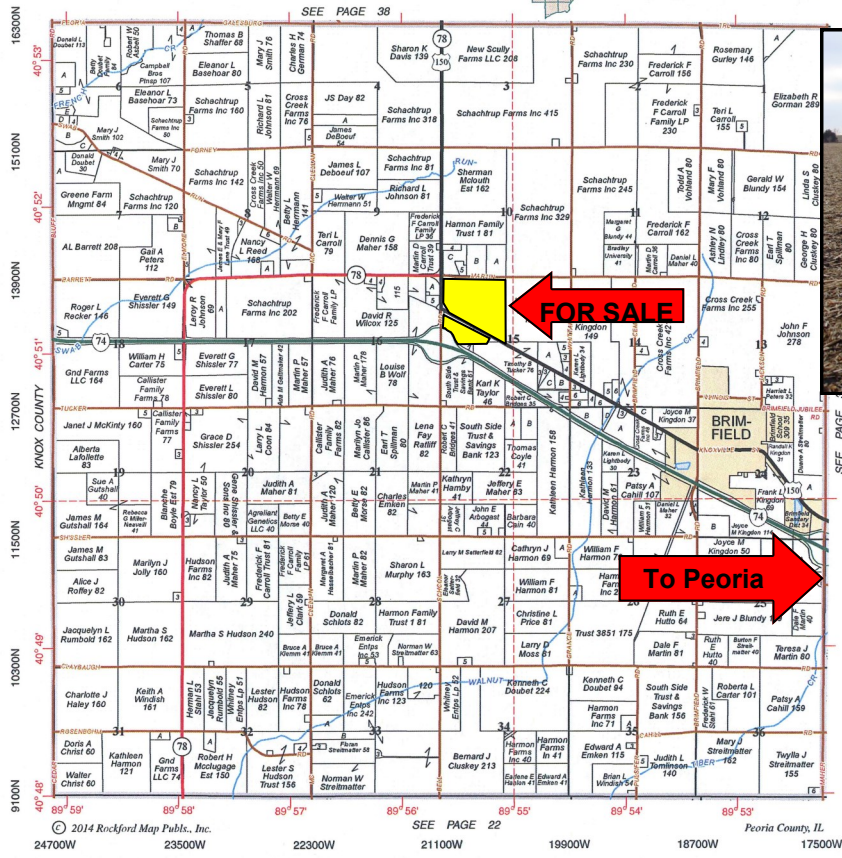
Gelling Trust Farm

Peoria County | Brimfield Township | Section 15

BRIMFIELD

Refer to page 55 for keyed parcels

T.10N.-R.5E.



South of Rt 150 Looking Southwest to I-74 interchange

**FOR A COMPLETE
BROCHURE CONTACT:
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Soy Capital Ag Services
4530 North University
Peoria IL 61614

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, Norm Bjorling and Steve Burrow, Real Estate Brokers, are the designated agents and represent the Seller Only in this transaction. Soy Capital, the Seller and designated agents 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. Any lines drawn on photos are estimates and not actual.



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Gelling Trust Farm
142.08 Acres+/-
Peoria County,
Illinois

Soils

Soils Legend

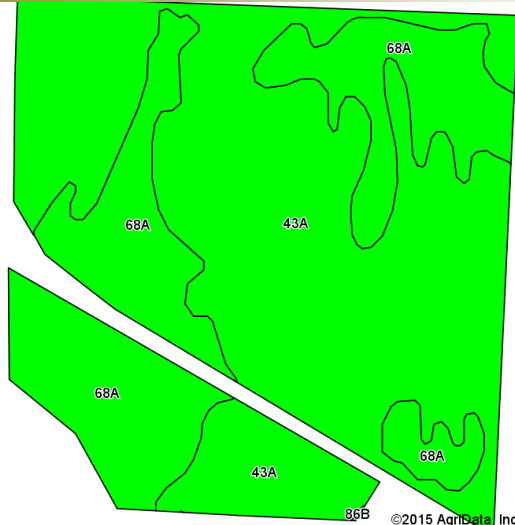
43A—Ipava silt loam
68A—Sable silty clay loam

Cropland Weighted Productivity Index

Soil	Corn	Soybeans
142.3	191	62

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2014 Taxes
06-15-100-004	142.08	7.6473	\$5,727.60



Source: AgriData Inc.

Aerial Photo



Looking west along the north side of farm
Akron Services elevator in background



FSA Cropland Acres: 145.72

General Terms:

Buyer will pay 10% down with possession granted at closing. Buyer shall receive a credit for the 2015 real estate taxes. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Seller. 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. Minimum bid will be required for registration and attendance.** Contact us for a complete brochure and details on this auction!

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