



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Timber & Farmland

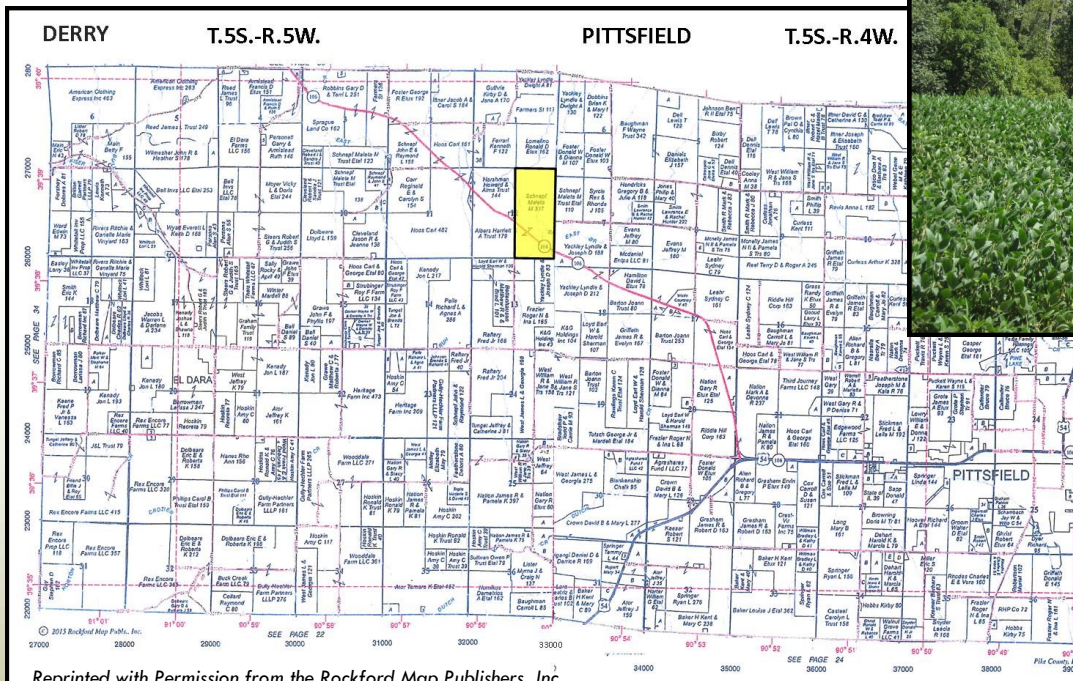
317.02 +/- Acres

The Schnepf Farm consists of cropland, timber with rolling hills, pasture, and a farmstead. This property is located 5 miles northwest of Pittsfield, IL on State Highway 106 in the heart of Pike County.

**December 1st
10:00am**

Pike County | Derry Township | Section 12

Pike County Auction



*Broker
Participation
Eligible*

**FOR A COMPLETE
BROCHURE CONTACT:**

Tom Toohill, Broker
(217)547-2885
E-mail: ttoohill@soybank.com

Keith Waterman, Managing Broker
(217)547-2884
Email: kwateman@soybank.com

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

Soy Capital Ag Services
3151 Greenhead Dr, Suite A
Springfield, IL 62711

- Combination of cropland, pasture, and recreational timber
- Building site on south side of Hwy. 106 at 325th Street
- Great hunting area for trophy whitetail deer.

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, Tom Toohill, 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. Minimum bid will be required for registration and attendance at the American Legion Hall, Pittsfield, Illinois. Any lines drawn on photos are estimates and not actual.

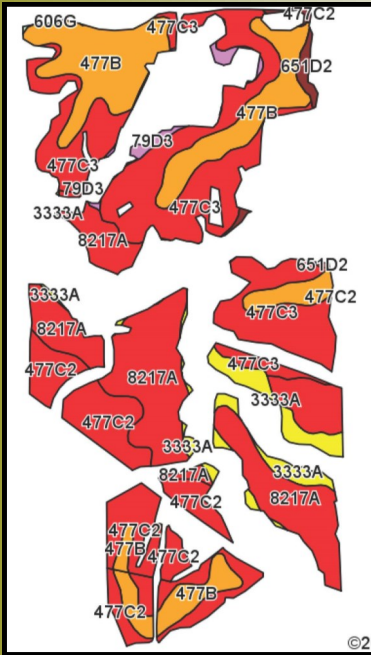




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Schnepf Farm
317.02+/- Acres
Pike County,
Illinois



Cropland Soils

Soils Legend

477C3—Winfield silty clay loam
8217A—Twomile silt loam
477B—Winfield silt loam
477C2—Winfield silt loam
3333A—Wakefield silt loam
79D3 — Menfro silty clay loam
651D2—Keswick loam
606G — Goss gravelly silt loam

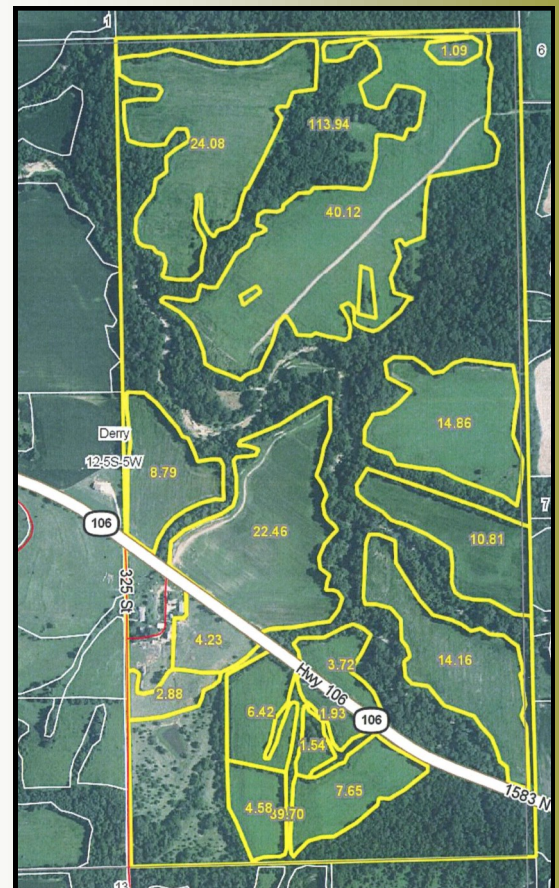
Cropland Weighted Productivity Index

Soil	Corn	Soybeans
108.9	147.3	46.7

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2014 Taxes	Taxes Per Acre
15-12-200-001	160.04	7.93738	\$533.40	\$3.33
15-12-400-001	156.98	7.93738	\$3,824.24	\$23.90

Aerial Photo



Source: AgriData Inc.



General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 cash rent lease and hunting lease on or before December 30, 2015. Sellers to retain 2015 cash rent. 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 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. Minimum bid will be required for registration and attendance at the American Legion Hall, Pittsfield, Illinois.** Contact us for a complete brochure and details on this auction! www.soycapitalag.com Twitter: @Soycapitalag