



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County
Farmland

101.08 +/- Acres

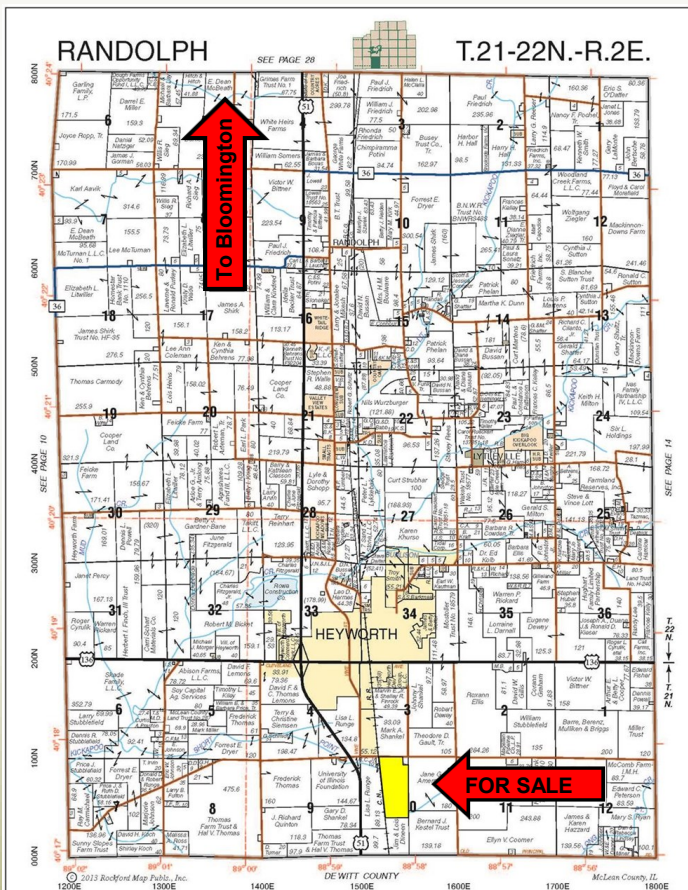
The Lloyd M. Wakefield Testamentary Trust Farm consists of 96.5 +/- Acres of tillable cropland.

This property is located 1 mile south of Heyworth, Illinois 1/4 mile East of U.S. Route 51.



Wakefield Trust Farm

McLean County | Randolph Township | Section 10



- Excellent yield history
- Easy access from U.S. Route 51 and U.S. Route 136
- Class A soils

FOR A COMPLETE
BROCHURE CONTACT:

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David Klein, ALC-Advanced
Managing Broker/Auctioneer
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E-mail: dklein@soybank.com



License #441.001928

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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, Mark Smith, 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 Evergreen FS Auditorium, Bloomington, IL. Any lines drawn on photos are estimates and not actual.

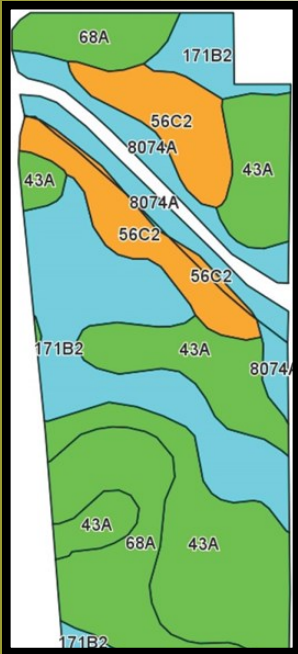


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Wakefield Trust Farm
101.08+/- Acres
McLean County,
Illinois

Soils



Soils Legend

43A—Ipava silt loam
171B2—Catlin silt loam
68A—Sable silty clay loam
56C2—Dana silty clay loam
8074A—Radford silt loam

Cropland Weighted Productivity Index

Soil	Corn	Soybeans
136.1	184.1	58.9

FSA Cropland: 96.5 acres

CRP Filler Strip: 4.9 ac. @ \$383/acre
through 9/30/2024

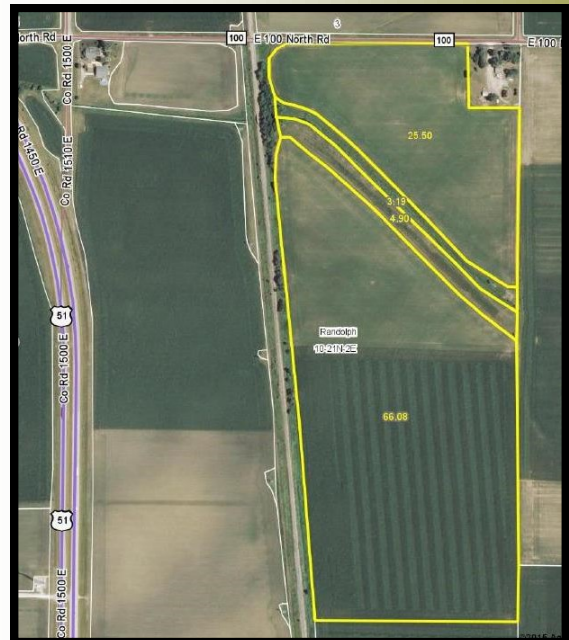
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FSA & Soils data provided by
USDA and NRCS.

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2014 Taxes
Part of 35-10-100-003	101.08*	8.45446	\$2,926.01*
* 2.65 acre farmstead excluded			

Yield Summary	Corn	Soybeans
5 Year Average	208.9	59.8
Avg. Excluding 2012	226.6	60.3

Aerial Photo



Source: AgriData Inc.



Looking south from the northwest corner of the property.

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 lease on or before December 29, 2015. Sellers to retain 2015 crop. 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 Evergreen FS Auditorium, Bloomington, IL.** Contact us for a complete brochure and details on this auction!
www.soycapitalag.com Twitter: @Soycapitalag