



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Will County Farmland

399+/-Acres

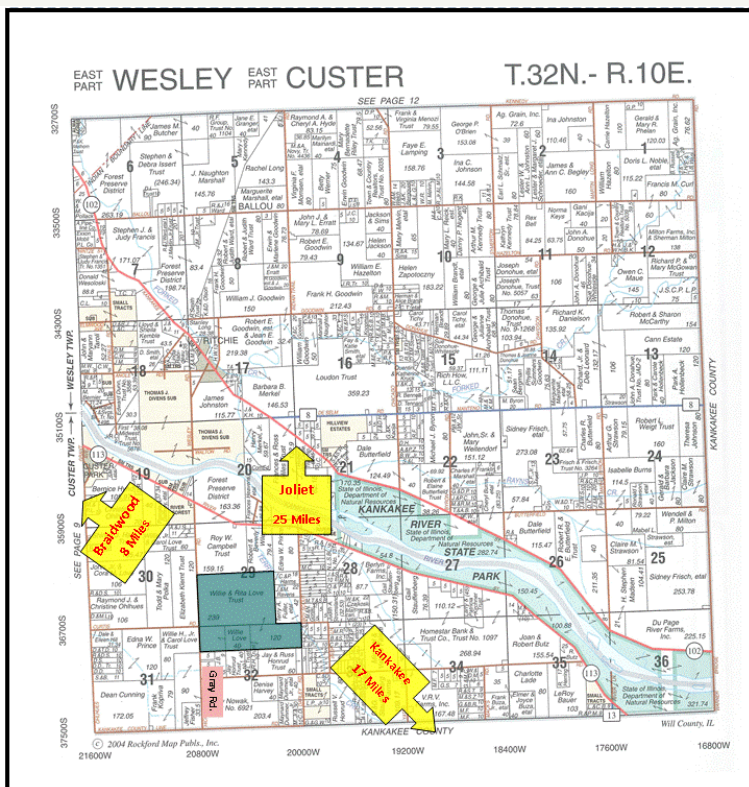


\$7,900/acre

Will County | Custer Township | Sections 29&32

The Love Trust Farm consists of 371+/- Acres of tillable cropland. This property is located 8 miles southeast of Braidwood, Illinois or 17 miles northwest of Kankakee, Illinois.

Love Trust Farm



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5 Year Yield Averages:

- Corn - 158 bushels/acre
- Soybeans - 43 bushels/acre

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 Brokers, Craig Thompson, 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. Any lines drawn on photos are estimates and not actual.



- Thousands of feet of well-maintained drainage tile.
- Proven productivity farming continuous corn.
- Building site included.

FOR A COMPLETE BROCHURE CONTACT:

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Managing Broker
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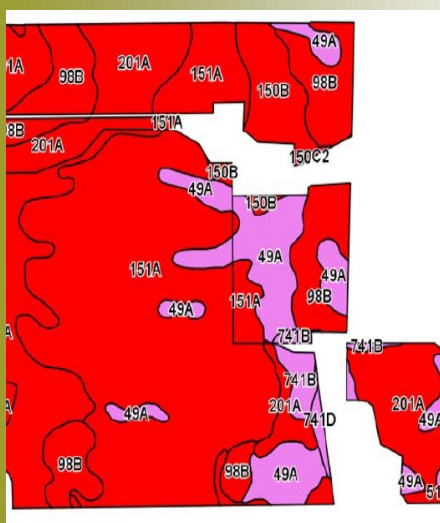


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Love Trust Farm
399+/- Acres
Will County,
Illinois

Soil Maps



Source: Agridata Inc.

Cropland Weighted P.I.

<u>Soil</u>	<u>Corn</u>	<u>Soybeans</u>
107.9	143.4	48.3

Soils Legend

151A—Ridgeville fine sandy loam
201A—Gilford fine sandy loam
98B—Ade loamy fine sand
49A—Watseka loamy fine sand
150B—Onarga fine sandy loam
741B—Oakville fine sand
513A—Granby fine sandy loam
741D—Oakville fine sand
150C2—Onarga fine sandy loam



Real Estate Taxes

Parcel ID	Acres	Tax Rate	2014 Taxes	Taxes Per Acre
01-25-32-100-002	40.0	6.1763	\$274.24	\$6.86
01-25-32-100-007	40.0	6.1763	\$205.00	\$5.13
01-25-32-200-001	80.0	6.1763	\$245.20	\$3.07
01-25-29-300-005	239.0	6.1763	\$5,150.24	\$21.55



Aerial Photo



General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 cash rent lease within 30 days of contract signing. 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. Contact us for a complete brochure and details on this property!
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