



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

The Norman and Dorothy Einsele property consists of 6 tracts of prime farmland including a homestead. The property is located on IL Hwy 40, five miles north of Bradford, fourteen miles east of Kewanee & twenty miles southwest of Princeton.

Bureau &  
Stark County  
Farmland

501.47 Acres +/-

## November 16th Auction

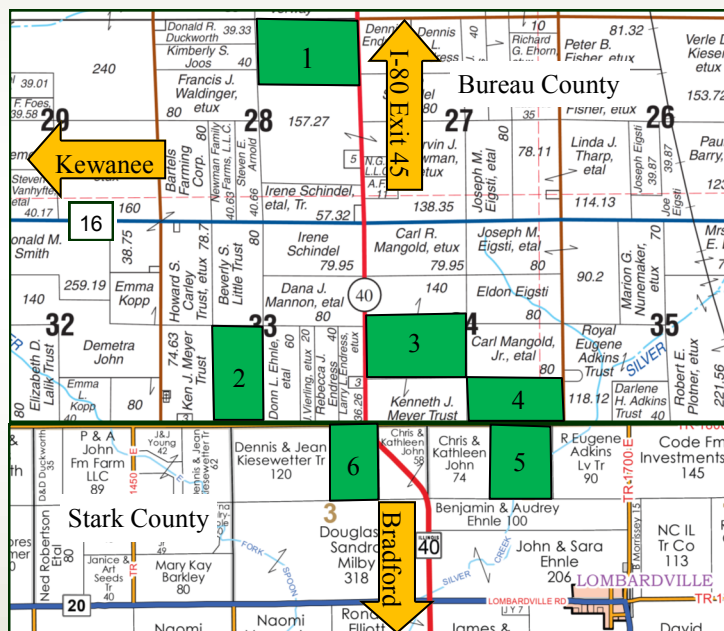
### Bureau & Stark Counties, Illinois



Source Photo: AgriData Inc.

Bureau County | Macon Township | Sections 28, 33, & 34 | T.15N —R.7E.

Stark County | Osceola Township | Sections 2 & 3 | T.14N —R.7E.



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- ◆ Tract 1: 102.27 Acres
- ◆ Tract 2: 81.07 Acres
- ◆ Tract 3: 101.18 Acres
- \*Including Homestead
- ◆ Tract 4: 81.93 Acres
- ◆ Tract 5: 75.28 Acres
- ◆ Tract 6: 59.74 Acres

This property has been surveyed and lies within the boundaries of the Bureau Valley School and Bradford Fire Districts.

FOR A COMPLETE  
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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, Ross Albert and Ross Perkins, Real Estate Brokers, are the designated agents 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. Minimum bid required for attendance. This auction is eligible for co-broker participation. Contact us for details.

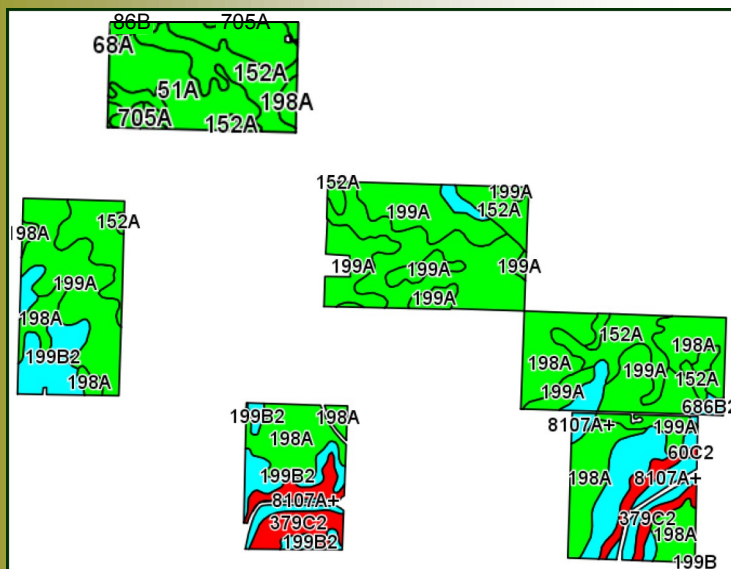
Broker  
Participation  
Eligible



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Norman and Dorothy  
Einsele Farm  
501.47 Acres+/-  
Bureau & Stark  
Counties, IL Auction  
**November 16th**



| Tract # | Surveyed Acres | FSA Cropland | Corn PI | Soil PI |
|---------|----------------|--------------|---------|---------|
| 1       | 102.27         | 101.7        | 197.0   | 145.2   |
| 2       | 81.07          | 80.89        | 192.7   | 140.8   |
| 3       | 101.18         | 99.63        | 195.1   | 142.4   |
| 4       | 81.93          | 80.57        | 194.8   | 142.4   |
| 5       | 75.28          | 71.87        | 184.0   | 134.6   |
| 6       | 59.74          | 56.41        | 176.3   | 129.2   |

## Major Soil Types:

| Code    | Soil Description                                                         | Acres  | Percent of field | Il. State Productivity Index Legend | Soil Drainage           | Subsoil rooting a | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Grass-legume hay, T/A | Crop productivity index for optimum management |
|---------|--------------------------------------------------------------------------|--------|------------------|-------------------------------------|-------------------------|-------------------|-----------|---------------|------------|-----------------------|------------------------------------------------|
| 199A    | Plano silt loam, 0 to 2 percent slopes                                   | 109.06 | 21.9%            |                                     | Well drained            | FAV               | 194       | 60            | 74         | 0.00                  | 142                                            |
| 198A    | Elburn silt loam, 0 to 2 percent slopes                                  | 102.34 | 20.5%            |                                     | Somewhat poorly drained | FAV               | 197       | 61            | 74         | 5.77                  | 143                                            |
| 51A     | Muscatine silt loam, 0 to 2 percent slopes                               | 53.83  | 10.8%            |                                     | Somewhat poorly drained | FAV               | 200       | 64            | 75         | 6.02                  | 147                                            |
| 152A    | Drummer silty clay loam, 0 to 2 percent slopes                           | 53.83  | 10.8%            |                                     | Poorly drained          | FAV               | 195       | 63            | 73         | 5.64                  | 144                                            |
| 198A    | Elburn silt loam, 0 to 2 percent slopes                                  | 48.44  | 9.7%             |                                     | Somewhat poorly drained | FAV               | 197       | 61            | 74         | 5.77                  | 143                                            |
| **199B2 | Plano silt loam, 2 to 5 percent slopes, eroded                           | 30.78  | 6.2%             |                                     | Well drained            | FAV               | **184     | **57          | **70       | 0.00                  | **135                                          |
| **379C2 | Dakota silt loam, 5 to 10 percent slopes, eroded                         | 26.89  | 5.4%             |                                     | Well drained            | FAV               | **140     | **46          | **57       | 0.00                  | **104                                          |
| **199B2 | Plano silt loam, 2 to 5 percent slopes, eroded                           | 21.28  | 4.3%             |                                     | Well drained            | FAV               | **184     | **57          | **70       | 0.00                  | **135                                          |
| 8107A+  | Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 18.99  | 3.8%             |                                     | Poorly drained          | FAV               | 189       | 60            | 71         | 5.77                  | 139                                            |
| 68A     | Sable silty clay loam, 0 to 2 percent slopes                             | 8.53   | 1.7%             |                                     | Poorly drained          | FAV               | 192       | 63            | 74         | 5.77                  | 143                                            |

## General Terms:

Buyer will pay 10% down with possession granted at closing. 2015 real estate taxes due in 2016 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. 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. Contact us for a complete brochure and details on this auction!  
www.soycapitalag.com  
Twitter:@soycapitalag

