



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Prime Soils
McLean County
Farm

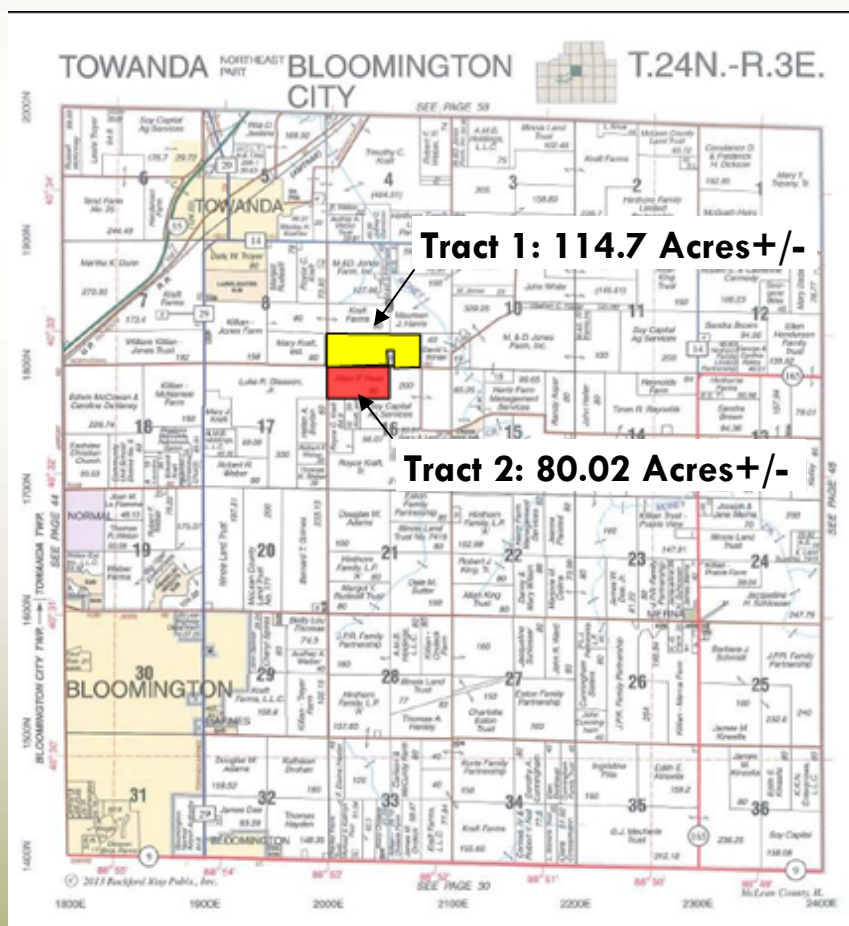
194.72 +/- Acres

The Allan Haas Estate Farm consists of
2 Tracts of Class A Prime Cropland located
3 miles northeast of Bloomington, Illinois.

March 11th
Auction

Allan Haas Estate Farm

McLean County | Towanda Township | Section 9 and 16 | T.24N -R.3E.



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This property will be offered by "Choice & Privilege" method. Both Tracts will be sold based on tax acres.

- Main soil types are Class A Prime Ipava, Sable, Osco & Catlin soils.
- Well maintained & a historically high producing area.

FOR A COMPLETE
BROCHURE CONTACT:

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IL License #441.001928

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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 Bank and Trust Company is the listing Broker, Chad Hoke, Real Estate Broker, and Craig Thompson, Real Estate Broker, are the designated agents and represent 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. **Minimum bid required for attendance.**



To be held 10:00 AM March 11th
Evergreen FS Building
402 N Hershey Rd
Bloomington IL 61704

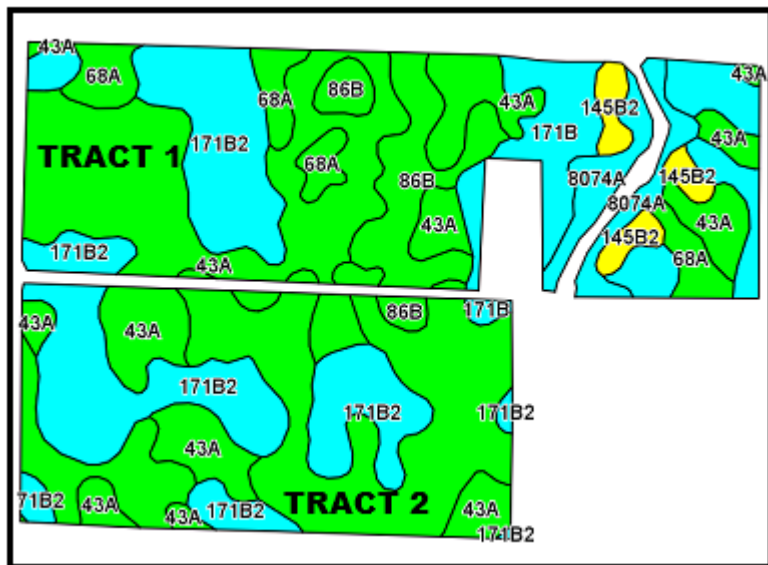


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The Haas Estate Farm
194.72 Acres+/-
McLean County, IL
Auction
March 11, 2015

Soil Maps



Soils Legend

43A- Ipava silt loam
68A-Sable silty clay loam
86B-Osco silt loam
171B-Catlin silt loam
171B2-Catlin silt loam
8074A-Radford silt loam
145B2-Saybrook silt loam

Weighted Soil P.I.

Tract 1: 137.9
Tract 2: 138.9
Both Tracts: 138.3

FSA Aerial Photo

Real Estate Taxes

Tract	Acres	Tax Rate	2013 Taxes	Taxes/Acre
1	114.70	7.5428	\$3,092.84	\$26.96
2	80.02	7.5428	\$2,327.10	\$29.08



General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 cash rent lease which will be assigned to buyer. Buyer shall receive a credit for the estimated 2014 real estate taxes. 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 1-2. 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!

www.soycapitalag.com Twitter: @Soycapitalag