



**SOY CAPITAL**  
**AG SERVICES**

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

# FARMLAND FOR SALE

## **Eugenia M. Parsons Trust Farm** **88.56+/- Acres —Sangamon County, IL**

### **LOCATION:**

The Eugenia M. Parsons Trust Farm is located in one contiguous tract in Sections 27 and 28 in Buffalo Hart Township. The tract is one and a half mile southeast of Buffalo Hart, Illinois. Buffalo Hart, Illinois is approximately 8 miles northeast of Springfield, Illinois on Illinois Route 54. The farm is bordered on the north by Cass Road, on the east by Cornland Road, and the south by Sherman Road.

### **PRICE AND TERMS:**

- \$10,500 per acre, or \$929,880 for 88.56 Acres.
- Buyers will enter into a contract with 10% down at signing and with the balance due in 30 days.
- Possession will be granted to Buyer at closing, subject to completion of the 2014 cash rent lease. Seller will retain 2014 cash rent. Lease is open for 2015.
- Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.
- 2014 real estate taxes payable in 2015 to be paid by Seller. All subsequent Real Estate Taxes are to be paid by Buyer.
- All mineral rights owned by the Sellers will be conveyed.

### **REAL ESTATE TAX:**

- 2013 Taxes paid in 2014: \$2,078.62

### **FSA DATA:**

Current FSA Number: Part of 6055 Tract 5873

FSA tillable acres are 83.39

Farm is not considered Highly Erodible Land.

Wetlands - None designated.

The weighted Soil Productivity Index—133.6



Source: AgriData Inc.

### **For additional information, contact**

**Keith L. Waterman, Managing Broker**

**(217)547- 2887**

**Thomas L. Toohill, Real Estate Broker**

**(217) 547- 2887**

**3151 Greenhead Drive Suite A**

**Springfield, IL 62711-7292**

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 with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker. Keith L. Waterman, Managing Broker, and Thomas L. Toohill, Real Estate Broker, act as the designated agent and represents the Seller 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 Sellers or their agents.

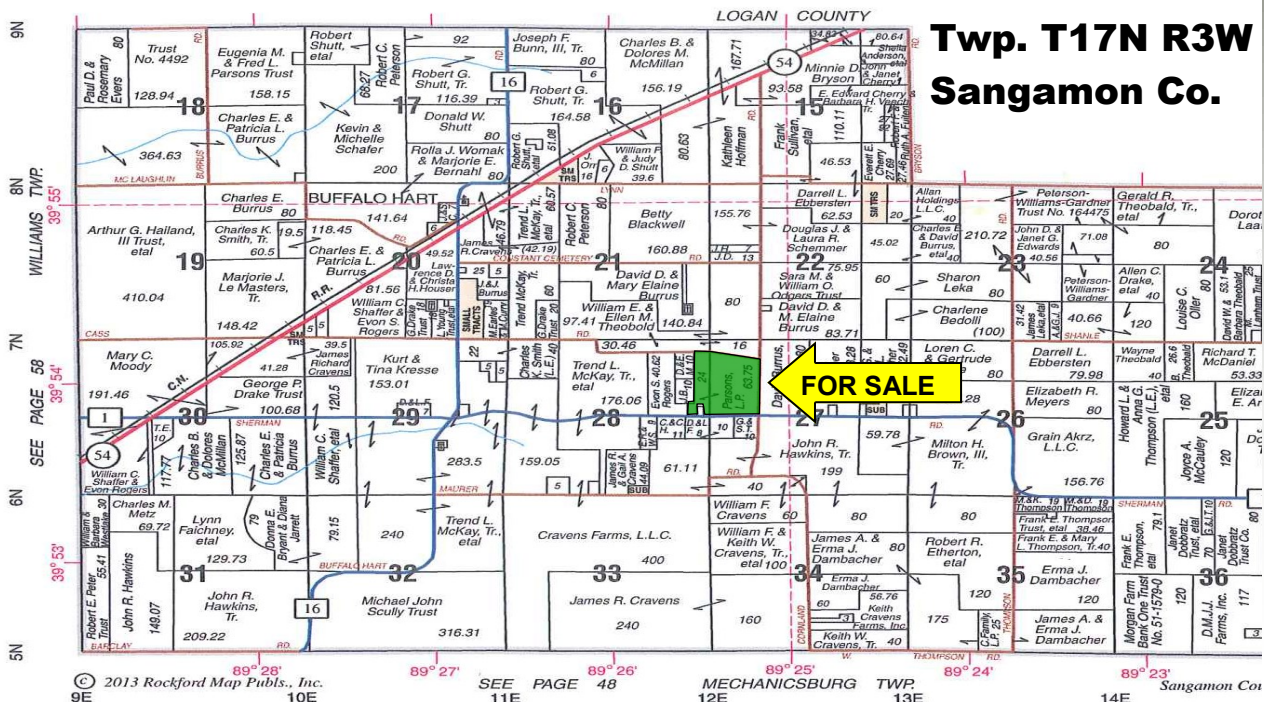


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## Eugenia M. Parsons Trust Farm FOR SALE

**Buffalo Hart  
Twp. T17N R3W  
Sangamon Co.**



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## Soil Map

Source: AgriData Inc.

Soil Types	% of Cropland	Soil Productivity
43A Ipava silt loam	28.4%	142
36B Tama silt loam, 2-5% slope	24.6%	138
280C2 Fayette silt loam	13.1%	113
36C2 Tama silt loam	12.2%	129
68A Sable silty clay loam	6.3%	143
86C2 Osco silt loam 5-10% slope	8.7%	131
257A Clarksdale silt loam	3.4%	128
279B Rozetta silt loam	2.3%	119
86B Osco silt loam	2.1%	140
17A Keomah silt loam	1.9%	119

**Weighted Productivity: Corn-180.2, Beans-57.8, Soil-133.6**

### Soil Fertility:

34 soil samples were taken in the fall of 2012. The pH averaged 6.1. The P1 (Phosphorus) test averaged 61, the K (Potassium) test averaged 348 (#/Ac). Copies of soil tests are available for review.

