



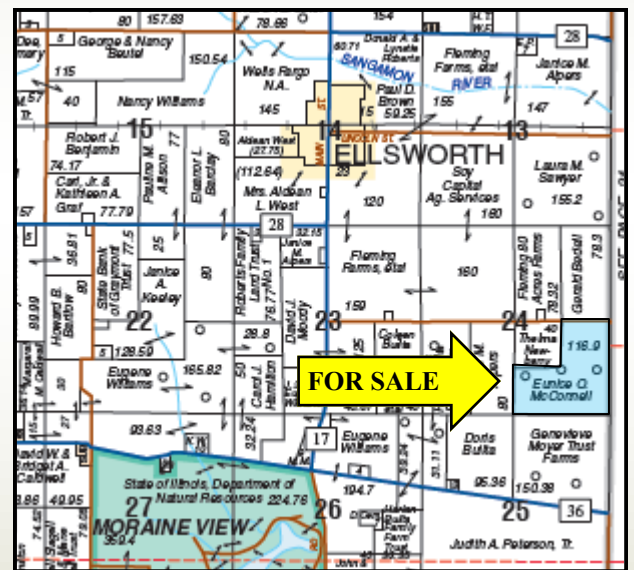
# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Presents...

120 Acres listed at \$12,000/acre

Prime Class A  
McLean County  
Farmland with turbines



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Located on 1050 North Rd | Ellsworth | Illinois | 61737

This property lies within the boundary of  
the Tri-Valley School District.

- FSA Crop Land Acres: 118.12
- 2013 Real Estate Taxes = \$4,027  
PIN Number 23-24-400-003
- 3 wind turbines
- Mainly Sable silty clay loam, Ipava  
silt loam, Catlin silt loam & Flanagan  
silt loam.
- Weighted soil P.I. of 140.0

OFFERS MAY BE  
SUBMITTED TO:

Brian Thompson  
#6 Heartland Drive Suite A  
Bloomington, IL 61704

Phone: 309-665-0959  
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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, Brian Thompson, Real Estate Broker, is the designated agent and represents the Sellers in this transaction. Soy Capital, the Sellers 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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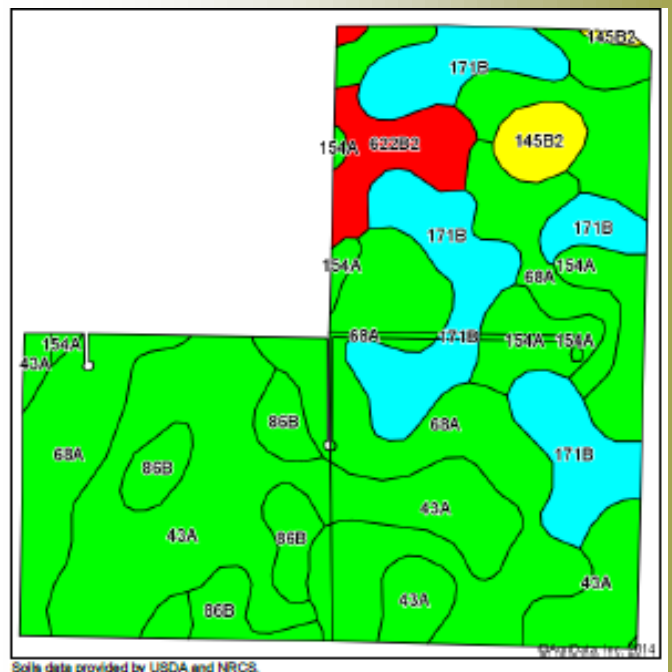
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McConnell Farm  
120 Acres  
Listed at  
\$12,000/acre



## Soils Map

Soil Code	Soil Description	Percent of Cropland
68A	Sable Silty Clay Loam	32.5%
43A	Ipava Silt Loam	26.8%
171B	Catlin Silt Loam	17.1%
154A	Flanagan Silt Loam	11.2%
86B	Osco Silt Loam	6.0%
622B2	Wyanet Silt Loam	4.2%
145B2	Saybrook Silt Loam	2.2%



Buyer to pay 10% down with possession granted at closing subject to the 2014 cash rent lease. 2013 real estate taxes due in 2014 will be paid by Seller. Seller to retain 2014 cash rent. Estimated 2014 real estate taxes due in 2015 will be paid by Seller by credit at closing. Classified as NHFL. All mineral rights owned will be conveyed. Wind turbine easement payments will be split proportional to closing date. Title policy in amount of purchase price to be supplied by Seller.