



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

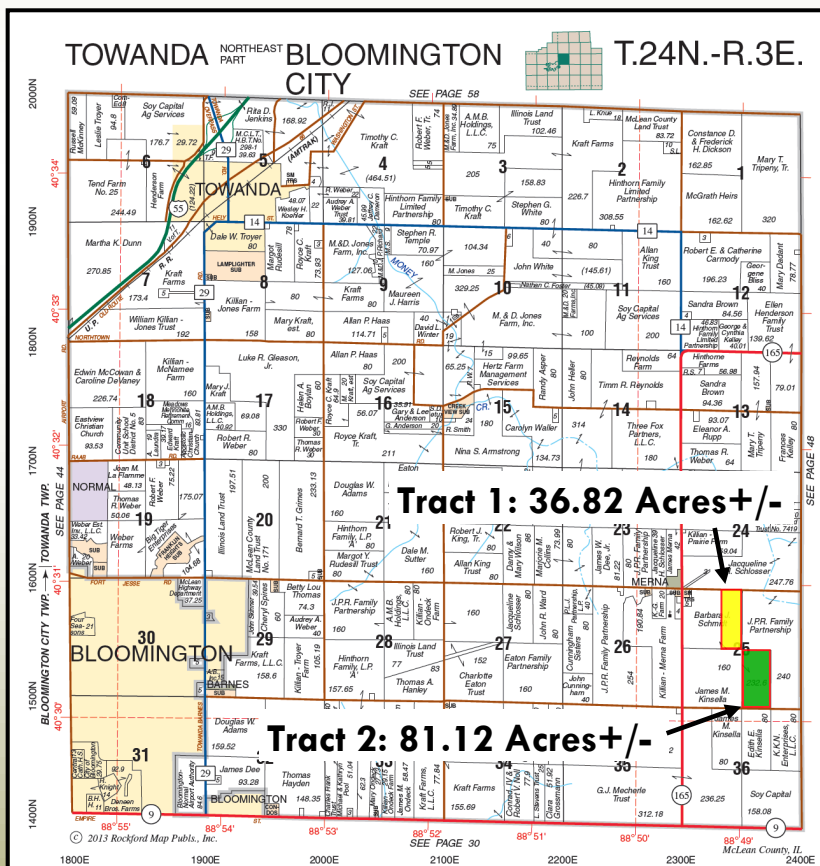
Prime Soils
McLean County
Farm
117.94 +/- Acres

The Kinsella Farm consists of
2 Tracts of Class A Prime Cropland
located 1/2 mile east of Merna, Illinois.

November 20th
Auction

The Kinsella Farm

McLean County | Towanda Township | Section 25 | T.24N -R.3E.



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7 Year Actual Yield Avg.: Corn-187 Soybeans-53.5

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, 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. **Minimum bid required for attendance.**



This property will be offered by "Choice & Privilege" method. Both Tracts have been surveyed and will be sold based on surveyed acres.

- Main soil types are prime Sable, Osco & Ipava soils.
- Well maintained & great production history

FOR A COMPLETE
BROCHURE CONTACT:

David Klein, Auctioneer & Mng. Br.
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IL License #441.001928

Ross Albert Broker
(309)665-0958 / (309)261-2230
E-mail: ralbert@soybank.com

To be held at 10:00 AM Nov. 20th
Evergreen FS Building
402 N Hershey Rd
Bloomington IL 61704





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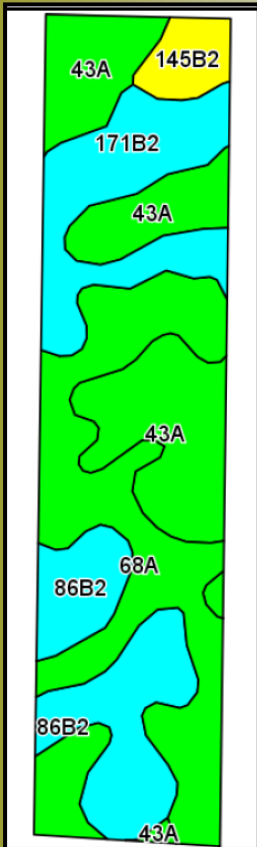
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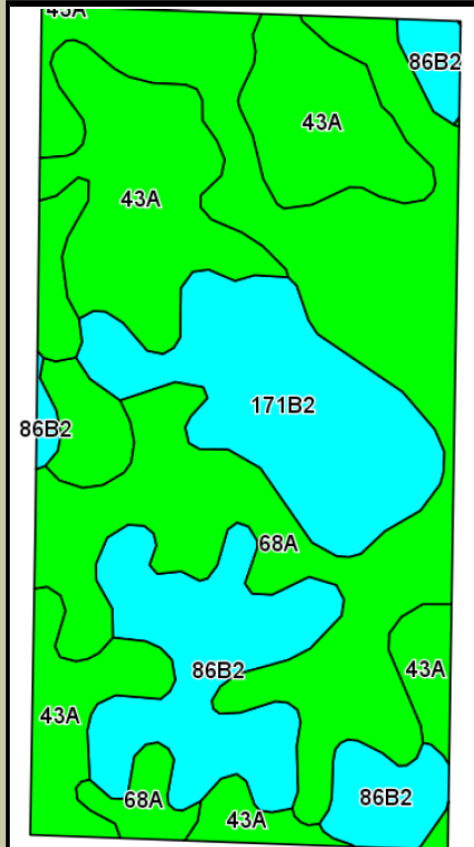
November 20th, 2014

Soil Maps

Tract 1



Tract 2



Soils Legend

43A- Ipava silt loam
68A-Sable silty clay loam
86B-Osco silt loam
171C2-Catlin silt loam

Weighted Soil P.I.

Tract 1: 138.4
Tract 2: 139.5

<u>Tract</u>	<u>Surveyed Acres</u>	<u>FSA Cropland Acres</u>
1	36.82 +/-	35.08
2	81.12 +/-	80.19

Aerial Photo



General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2014 crop share lease. 2013 real estate taxes due in 2014 will be paid by Seller. 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