



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

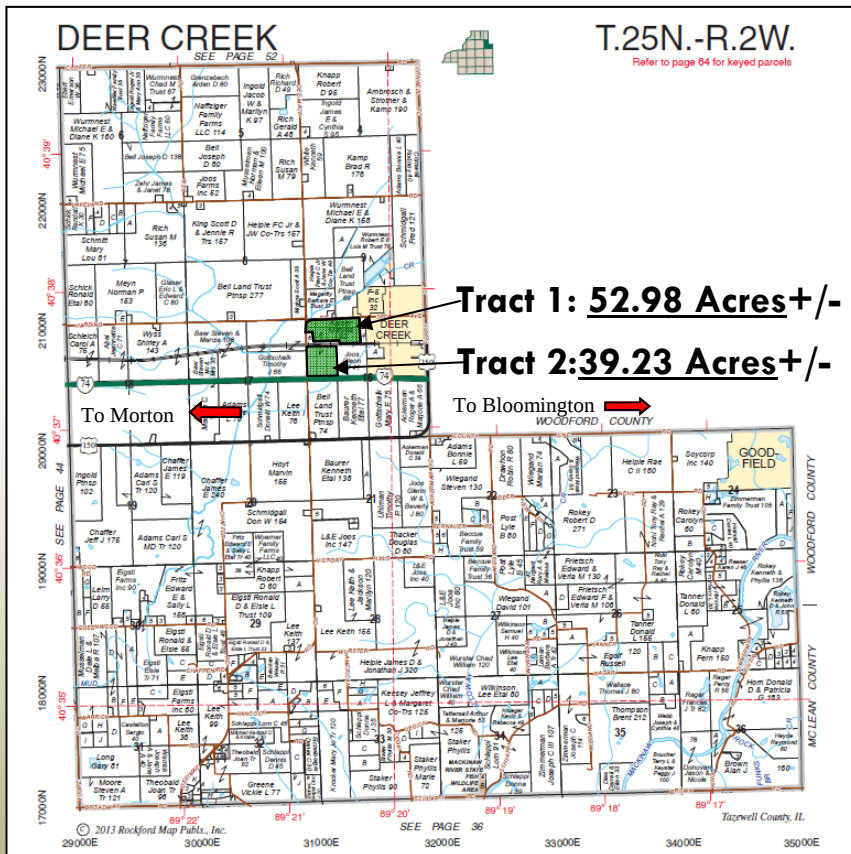
Prime Soils
Tazewell
County Farm
92.21 +/- Acres

The Matilda Kaiser Trust Farm consists of 2 tracts of highly productive cropland located on the west side of Deer Creek at Dee-Mack Road and Interstate 74.

**September 25th
Auction**

The Kaiser Trust Farm

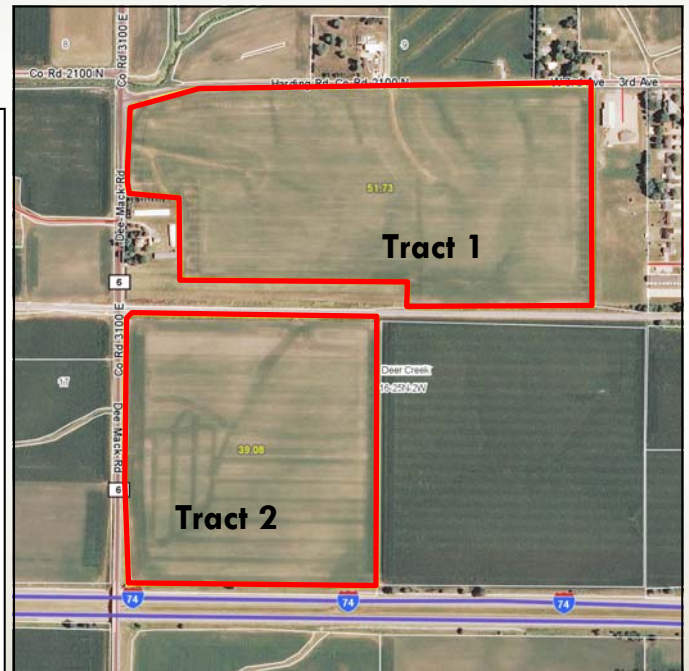
Tazewell County | Deer Creek Township | Section 16 | T.25N -R.2W.



Reprinted with Permission from the Rockford Map Publishers, Inc.

10 Year Actual Yield Avg: Corn-191 Soybeans-63

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, Craig Thompson, 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.

- **Main soil types are prime Sable, Osco & Ipava soils.**
- **Well maintained & recently updated drainage tile.**

FOR A COMPLETE
BROCHURE CONTACT:

David Klein, Auctioneer & Mng. Br.
(800)532-5263 / (309)261-3117
E-mail: dklein@soybank.com
IL License #441.001928

Craig Thompson, Broker
(309)665-0048 / (309)275-6741
E-mail: cthompson@soybank.com

To be held at 10:00 AM
Goodfield State Bank
201 Eureka Street
Goodfield, IL 61742





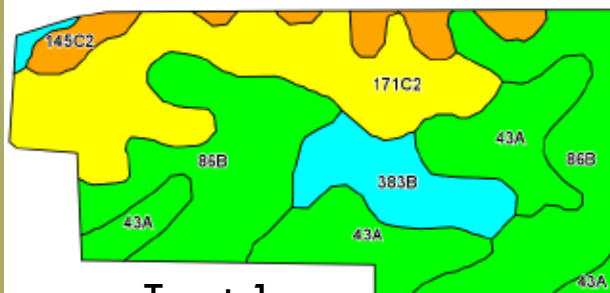
SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

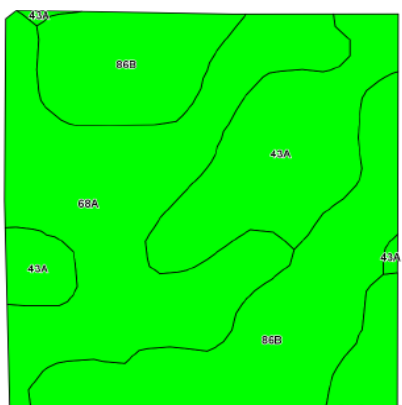
The Kaiser Trust Farm
92.21 Acres+/-
Tazewell County, IL
Auction

September 25th, 2014

SOIL MAPS



Tract 1



Tract 2

Weighted Soil P.I.

Tract 1: 135.5

Tract 2: 141.7

2013 Taxes Due in 2014

Tract 1: \$1,166.82 or \$22.02/acre

Parcel # 07-07-16-100-001 and
07-07-16-100-007

Tract 2: \$1,193.78 or \$30.43/acre

Parcel # 07-07-16-100-003

43A-Ipava silt loam
86B-Osco silt loam
171C2-Catlin silt loam
68A-Sable silty clay loam
145C2-Saybrook silt loam
383B-Newvienna silt loam



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 Bloomington, Illinois