

Soy Capital Ag Services-Bloomington Presents

LEN JONES TRUST/HEIRS FARM
MCLEAN COUNTY, ILLINOIS



SOY CAPITAL
AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

CRITICAL STATISTICS:
TRACT 1

Acres	242.83
Zoning	Ag
Miles to I-74 @ LeRoy	4 miles
Miles to Bloomington	12 miles
Miles to Chicago, IL.	135 miles

TRACTS 2 & 3 - ADJACENT

Acres	100.32 & 101.92
Zoning	Ag
Miles to I-55	5 miles
Miles to Bloomington	6 miles
Miles to Chicago, IL.	120 miles

TRACTS 4 & 5 - ADJACENT

Acres	81.48 & 40.69
Zoning	Ag
Miles to I-55	4 miles
Miles to Bloomington	5 miles
Miles to Chicago, IL.	120 miles

EXCELLENT
LOCATION ON
ALL TRACTS!

Productive Central Illinois
farmland close to Bloomington.

567.24 ACRES— AUCTION FEBRUARY 28TH
LEROY & BLOOMINGTON, ILLINOIS

Prime McLean County Cropland for sale in **Five Tracts** by **Choice & Privilege Method**

SOIL FERTILITY BY TRACT				
	1	2 & 3	4	5
Soil pH	6.5	5.9	6.2	5.9
Phosphorus	50	68	77	42
Potassium	396	368	398	333
FSA Cropland acres	226.9	192.4	81.6	34.6

5 YR. AVG. YIELD INFORMATION		
	TRACT 1	TRACTS 2, 3, 4, & 5 COMBINED
CORN	201.7	203.0
SOYBEANS	57.1	58.5

MAIN SOILS BY TRACT			
	1	2 & 3	4 & 5
	Sable silty clay loam	Sable silty clay loam	Sable silty clay loam
	Muscature silt loam	Arrowsmith silt loam	Ipava silt loam
	Catlin silt loam	Catlin silt loam	Catlin silt loam
	Ipava silt loam	Saybrook silt loam	Osco silt loam
Weighted Soil P.I.	142.9	138.4	138.8

Houses and buildings are located on Tracts 3 and 5. **Request a brochure for details.**

Brief Summary of Terms:

Choice and Privilege Auction on February 28, 2013. 10% down payment, 30 day closing. Seller to 2012 receive crops/income. Buyer receives all tracts free of lease for 2013. Some tracts require reimbursement for fall tillage, fertilizer and limestone. 2012 real estate taxes to be paid in 2013 by Seller will be paid by Seller via credit at closing. All subsequent real estate taxes paid by the Buyer.

Minimum bid required for attendance. See tract sizes on back of this flyer.

Contact Chad Hoke at 309-665-0960 for questions or to request a complete brochure.

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, Chad Hoke, 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. No wetlands determination has been made on this property. David Klein, Auctioneer #441001928.

Soy Capital....

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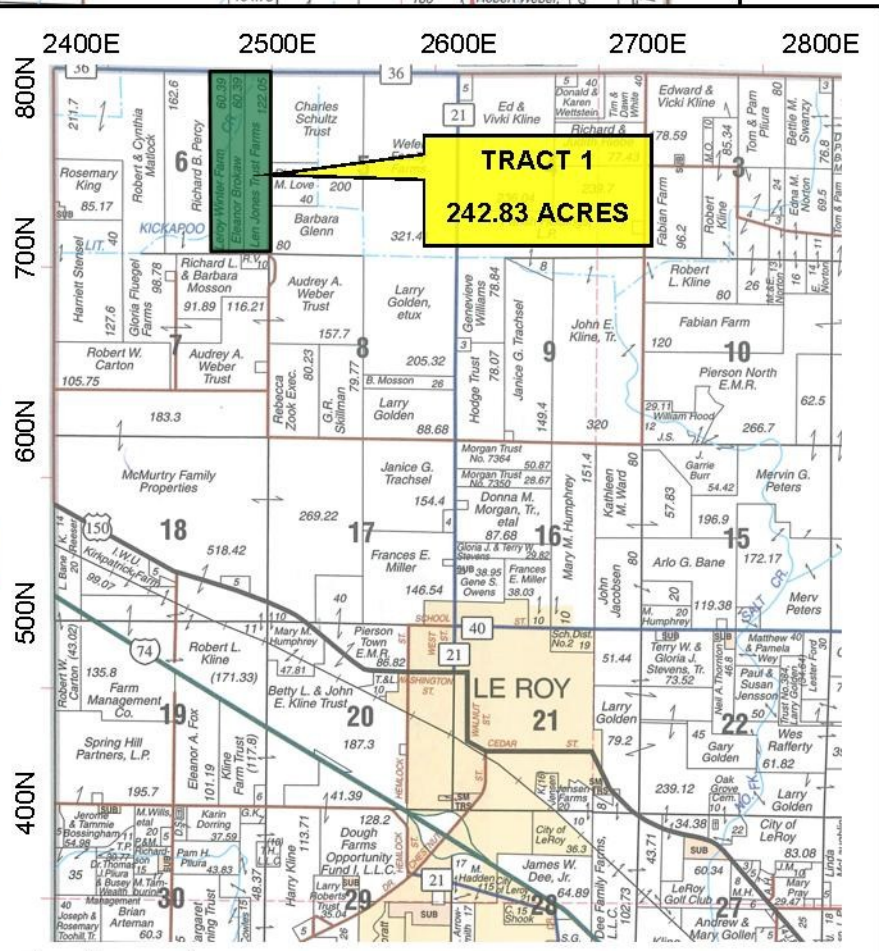
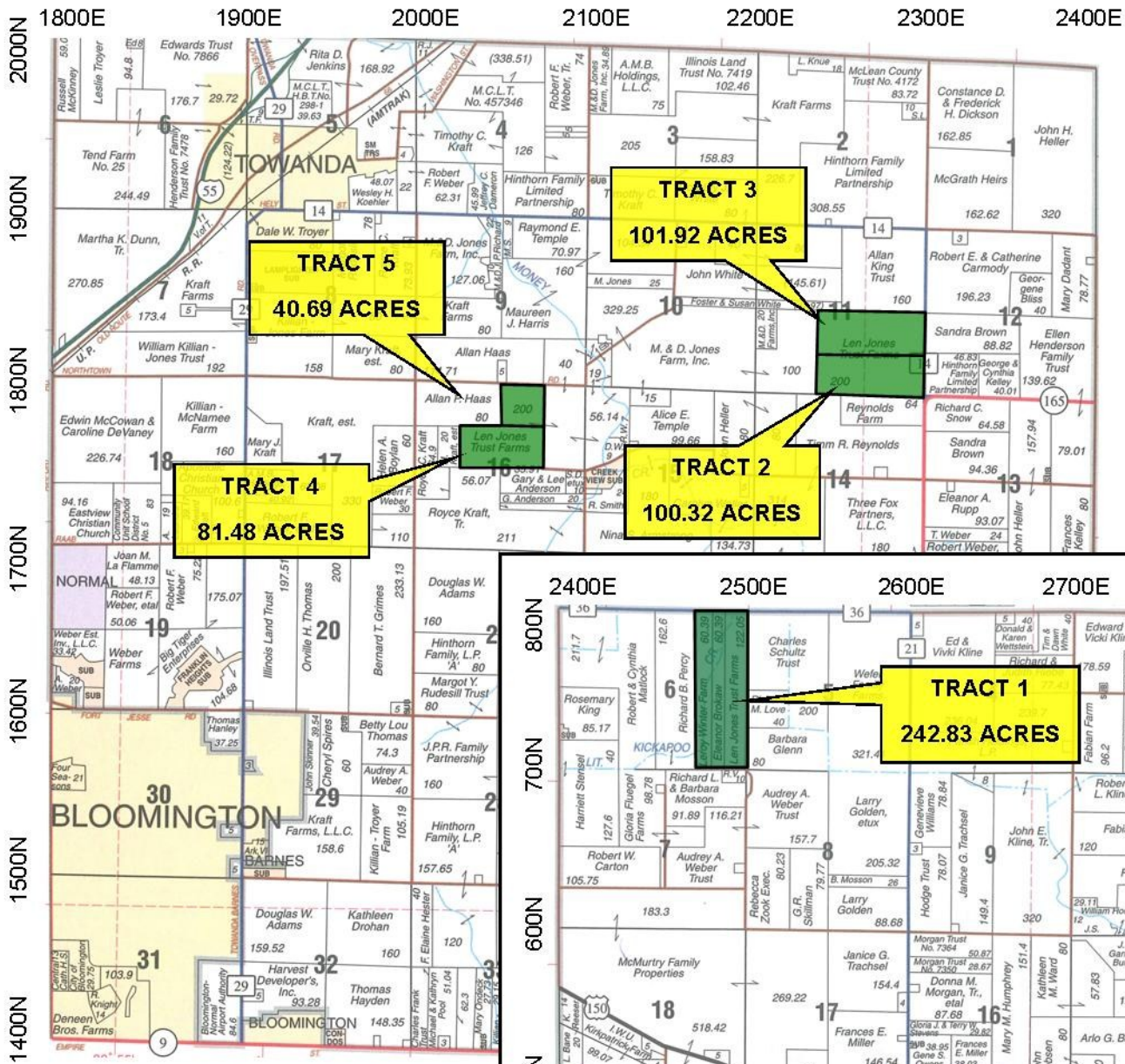
Portion of

TOWANDA

NORTHEAST PART

BLOOMINGTON CITY

T.24N.-R.3E.



Portion of

EMPIRE

T.21-22N.-R.4E.



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