

Soy Capital Ag Services-Decatur Presents

BAILLIE PROPERTY

MACON COUNTY, ILLINOIS



CRITICAL STATISTICS:

Surveyed acres	1,188.40
Zoning	A-1, R-4
Miles to Decatur, IL	4 miles
Miles to Chicago, IL	170 miles
Miles to St. Louis, MO.	150 miles



LARGE TRACT OPPORTUNITY IN CENTRAL ILLINOIS

Highlights:

- Centrally located between Chicago, Indianapolis and St. Louis with easy access to Interstate 72 just 4 miles north via the Oakley Rd.
- 6 miles East of ADM at Decatur
- Zoned A-1 Agricultural and R-4 Single Family
- Argenta-Oreana Community Schools, located 5 miles north
- 1982 built 4 bedroom earth home
- 2 additional residences

1,188.40 SURVEYED ACRES AT DECATUR, ILLINOIS

The Baillie Farm is offering for sale 1,188.40 acres of row crop farmland, pasture and timber with three residential building sites.

Terms:

Listing Price: \$7,486,920 or \$6,300 per acre.

10% downpayment with signed contract

Closing in 30 days of signed contract

Subject to existing farm lease

The 2010 cash rent and real estate taxes will be prorated based on closing.

Please contact Jim Flanigan, Real Estate Broker, with your questions and offers at (217) 421-9614 / jflanigan@soybank.com or Kevin Hilligoss at (217) 421-9618.

Showing is by appointment only. Prospective buyers will receive a personal showing of the entire property upon request.

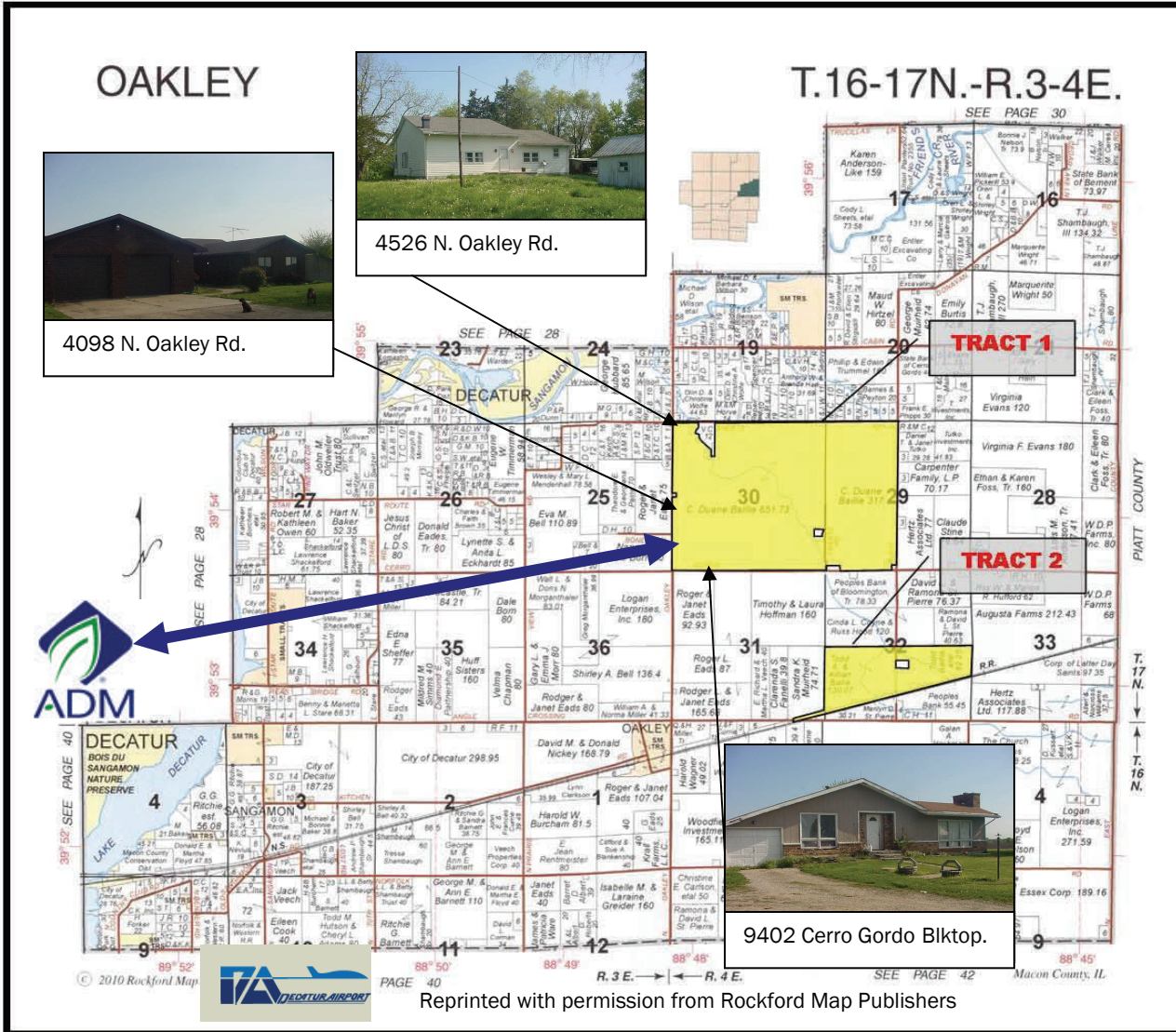


The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no warranties, expressed or implied, 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



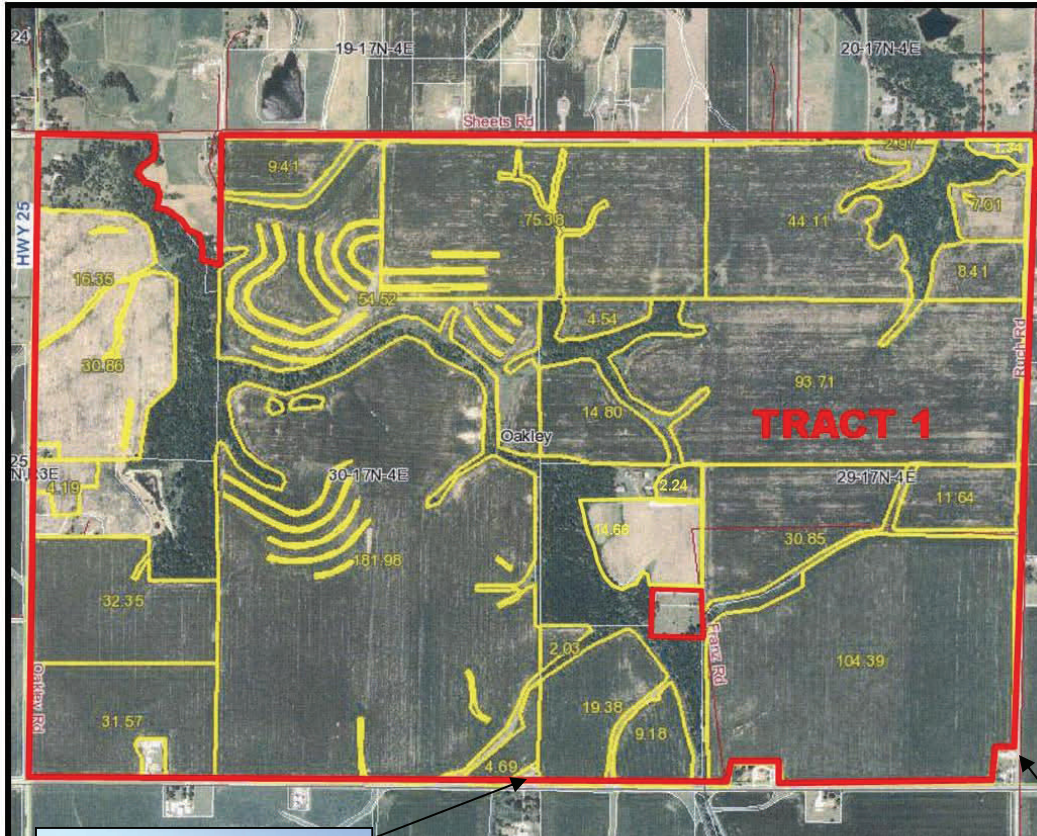
Trust Company is the listing Broker, James R. Flanigan and Kevin K. Hilligoss, Real Estate broker are the designated agents and represent the Sellers in this transaction. Soy Capital, the Sellers and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information 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.

PLATMAP



Looking North from the
Cerro Gordo Blacktop
at the West Half of
Section 29 in Oakley
Township.

AERIAL PHOTOGRAPHS



FSA Information:

1,007.2 Crop Land Acres
553.4 Corn Base Acres
453.8 Bean Base Acres

Soil Fertility Tests

Taken in 2008 & 2009

Nth Tr.1 Sth Tr.1

pH: 6.5 6.2
Phosphorus: 40 49
Potassium: 269 329

South Tract 2 -204 Ac.

pH: 5.9
Phosphorus: 52
Potassium: 322



Over 33,500 bushels of grain storage on farm



SOILS

Primary Cropland Soils

Name	Percentage
Flanagan silt loam	38.9%
Catlin silt loam	12.2%
Drummer silty clay loam	11.2%
Wyanet silt loam	7.6%
Dana silt loam	4.9%
Elburn silt loam	4.9%
Senachwine silt loam	4.8%
Birkbeck silt loam	4.0%
Lawson silty clay loam	2.6%



Looking northeast from Oakley Road across the property

Agricultural Statistics

2010 Lease: Farm is leased to Steve Koss. Lease details are available upon request.

Weighted Productivity

Indexes: Corn: 164.8
Soybeans: 52.6 Soils: 135.3

(This information is based on a maximum Corn index of 180, Soybeans 57 and Soils 147 using University of Illinois Bulletin 811.)

Topography:

Level to undulating.



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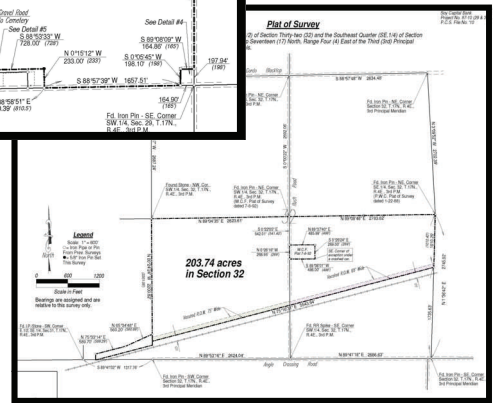
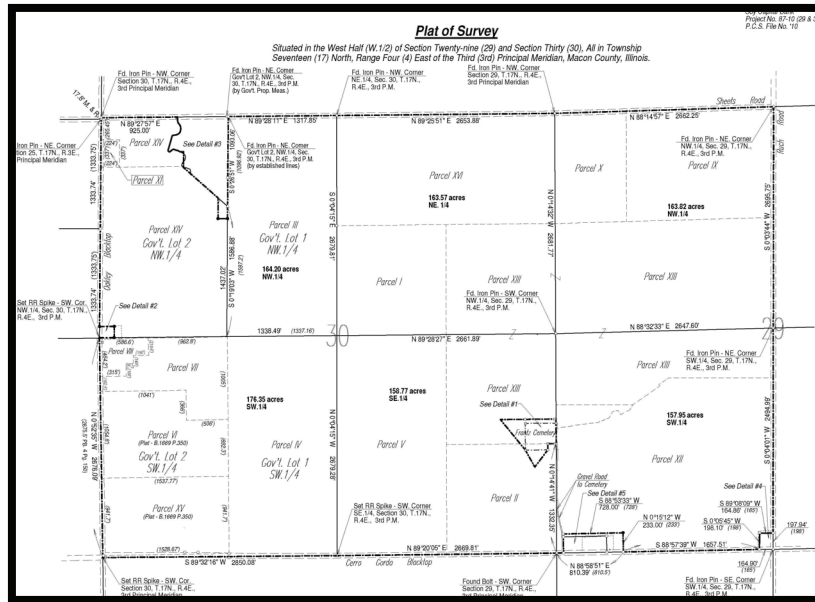


Public Schools

- Argenta-Oreana High School
- Argenta-Oreana Middle School
- Argenta-Oreana Elementary



SURVEY MAPS



Looking west along Sheets Rd.

2009 Local Demographics

	<u>5 Miles</u>
Population	5,585
Households	2,274
Avg. HH Income	\$63,993

Real Estate Tax Information:

Total Tax Acres: 1,181.05
2008 Tax Assessment: \$433,142
2008 Taxes Paid in 2009: \$29,935.72
\$25.35/acre including all buildings



Enough Pasture and Timber for livestock or recreational use.

Local Utilities

Water: Wells-on farm Sanitary Sewer: None-septic only Electric: AmerenIP Gas: None-LP gas