



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

DeWitt  
County Farmland  
For Sale

## BobbyCo., LLC Farm

80.00 +/- Acres

This property features nearly 100% tillable Class A soils and is located 5 $\frac{3}{4}$  miles north of Argenta. 7 $\frac{1}{2}$  miles southwest of Weldon, IL on 1700E & 1000N Roads. (4 mi. south of Route 10 or 4 mi. west of Route 48)

**\$10,900 /  
Acre**

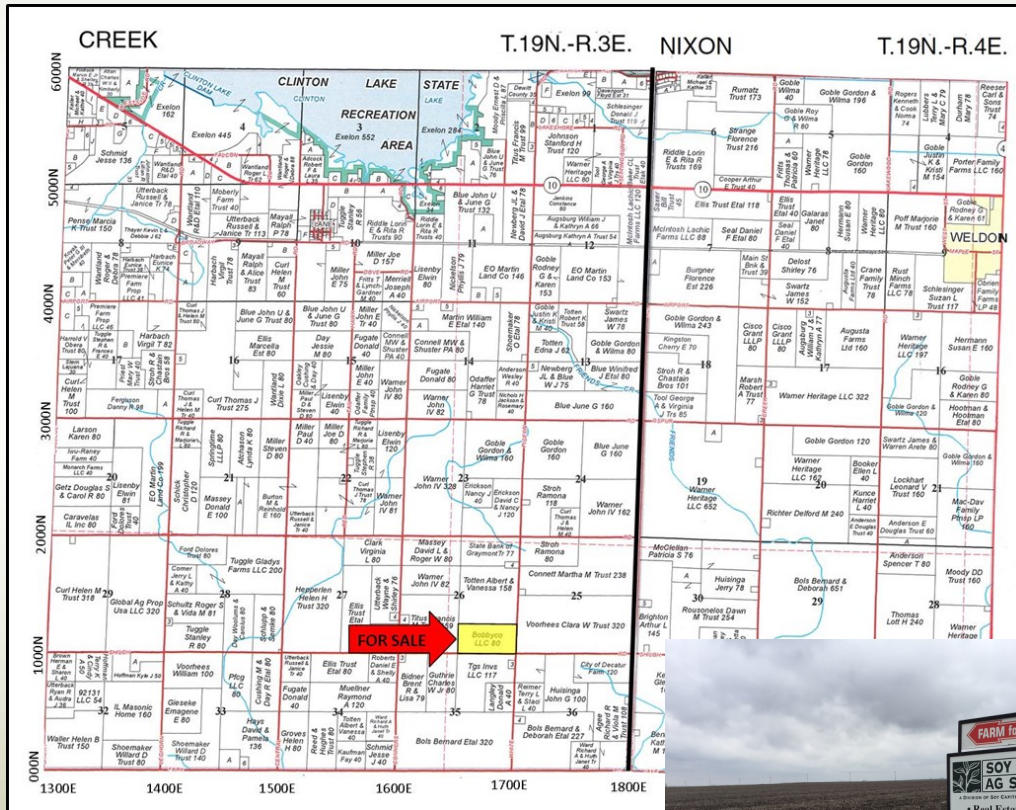
- Class A Soils
- Location between Weldon & Argenta
- Outstanding Yield History

**FOR A COMPLETE  
BROCHURE CONTACT:**

**Daniel S. Patten, Broker**  
(309)665-0962 / (309)530-1575  
E-mail: [dpatten@soybank.com](mailto:dpatten@soybank.com)

**David Klein, ALC**  
Managing Broker  
(800)532-5263 / (309)665-0961  
E-mail: [dklein@soybank.com](mailto:dklein@soybank.com)

Soy Capital Ag Services  
6 Heartland Drive, Suite A  
Bloomington, IL 61702



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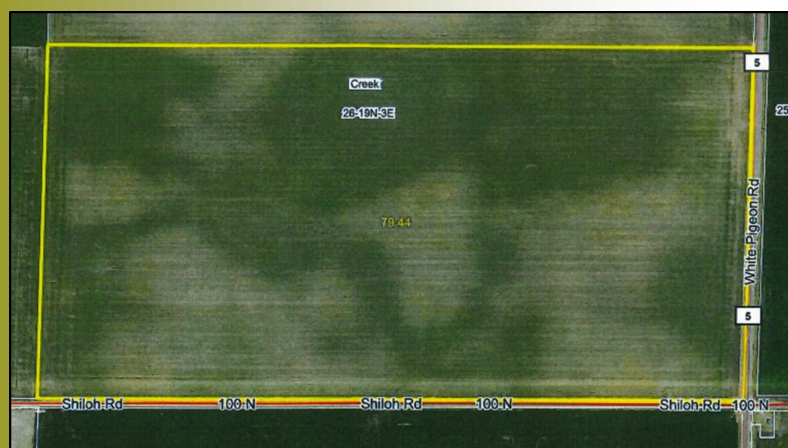


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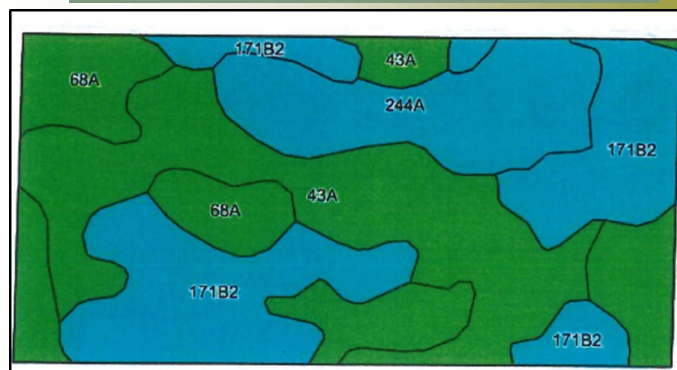
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**BobbyCo., LLC Farm**  
80.00 +/- Acres  
DeWitt  
County, Illinois

## Aerial Photo



## Cropland Soils



**Weighted Soil PI: 137.4**

### Soil Legend:

- 171B2 — Catlin silt loam
- 43A — Ipava silt loam
- 68A — Sable silty clay loam
- 244A — Hartsburg silty clay loam

Aerial Photo and Soils data provided by  
AgriData Inc.

## Real Estate Tax Information

Parcel I.D.:	13-26-400-003
Total Tax Acres:	79.84
Total Farmland 2016 Assessment:	\$33,400
2016 Tax Rate:	7.52772%
Total 2016 paid in 2017:	\$3,144.50

Source: DeWitt County Assessor's Office

## Yield History

	<u>CORN</u>	<u>SOYBEANS</u>
<u>YEAR</u>		
2014	249.6	--
2015	--	74.34
2016	234	--
2017	--	<u>69.57</u>
<b>4-Year Average:</b>	<b>241.8</b>	<b>72</b>

As supplied by the current tenant for the time period he has farmed the land.

### General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 30 days of contract signing. Possession of the farmland and 2018 rent proceeds will be negotiated based on the timing of the sale. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. The 2017 real estate taxes payable in 2018 will be paid by the Seller. The 2018 real estate taxes payable in 2019 shall be paid based upon the timing of the closing and/or negotiated rent division. All mineral rights owned by the Sellers will be conveyed. Contact us for a complete brochure and details on this property!

309-665-0955 or [www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @Soycapitalag