



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Macon County
Farmland
For Sale

BobbyCo., LLC Farm

45.00 +/- Acres

This property features nearly 100% tillable Class A soils and is located 1 mile east of the Decatur Airport along IL Highway 105. (6 miles from ADM)

**\$11,500 /
Acre**

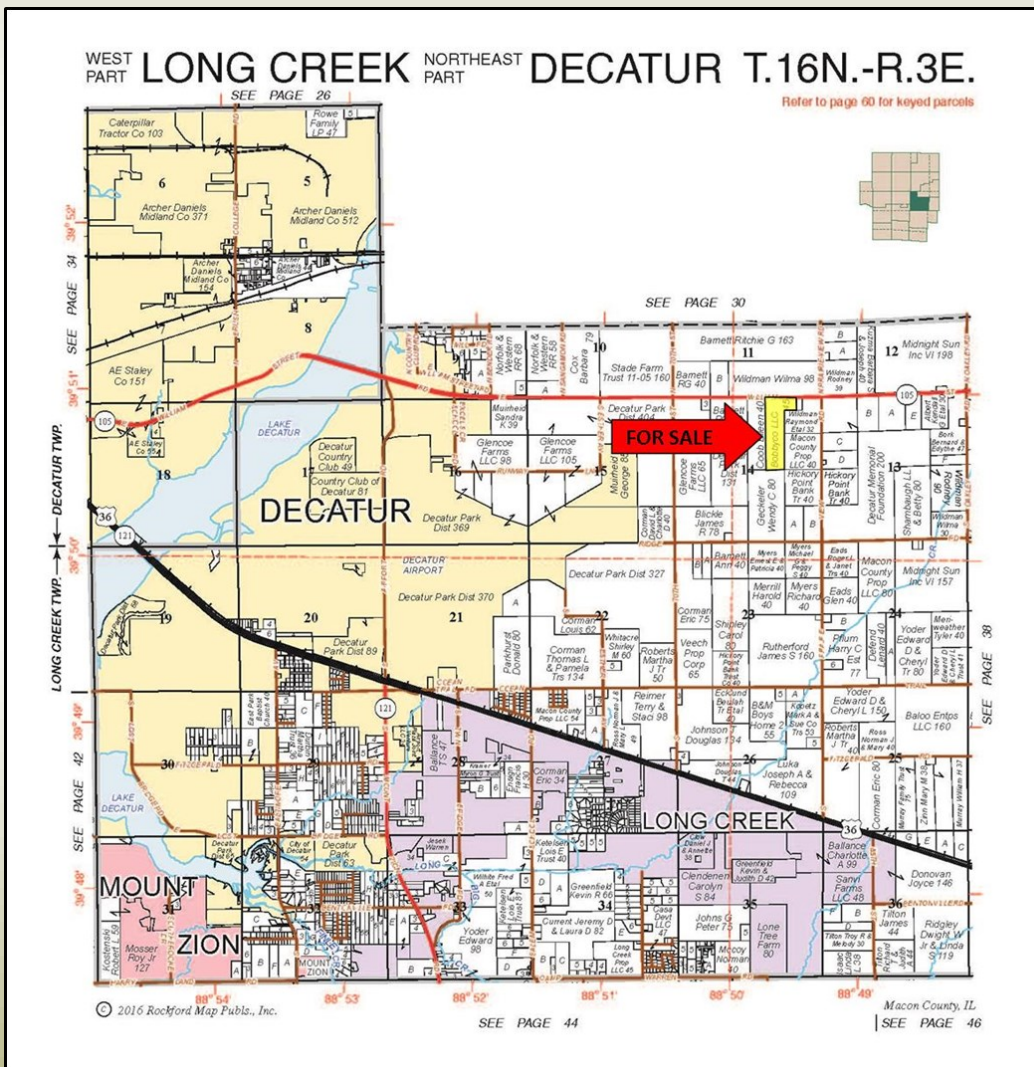
- Class A Soils
- ~140 soil PI
- Excellent Location
- System Pattern Tiled

**FOR A COMPLETE
BROCHURE CONTACT:**

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

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

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



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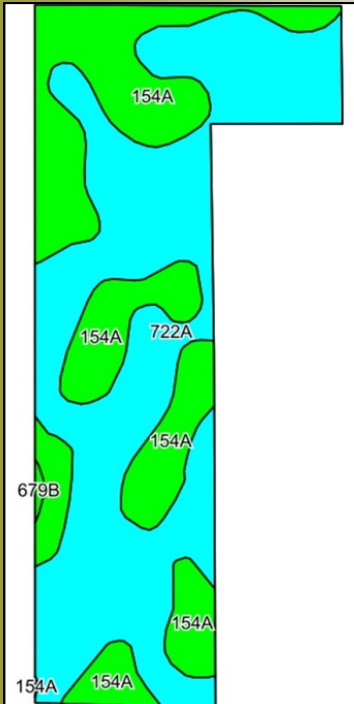


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BobbyCo.LLC Farm
45.00 +/- Acres
Macon
County, Illinois

Cropland Soils



Soil Legend:

- 722A — Drummer-Milford silty clay loams
- 154A — Flanagan silt loam
- 679B — Blackberry silt loam

Aerial Photo and Soils data provided by AgriData Inc. & Google Maps

Weighted Soil PI: 139.7

The Farm has been enrolled in the ARC- County USDA Program.

Tile Photo



FSA Aerial Photo



Real Estate Tax Information

Parcel I.D.:	09-13-14-200-008
Total Tax Acres:	45.00
Total Farmland 2016 Assessment:	\$21,513
Total 2016 paid in 2017:	\$1,759.34
Source: Macon County Assessor's Office	

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 Twitter: @Soycapitalag