



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Macon
County Farmland
For Sale

BobbyCo., LLC Farm

98.64 +/- Acres

This property features nearly 100% tillable Class A soils and is located 5¾ miles east of Decatur or 2 miles west of Cerro Gordo on Macon County Highway 24 (Cerro Gordo Blacktop).

**\$11,200 /
Acre**

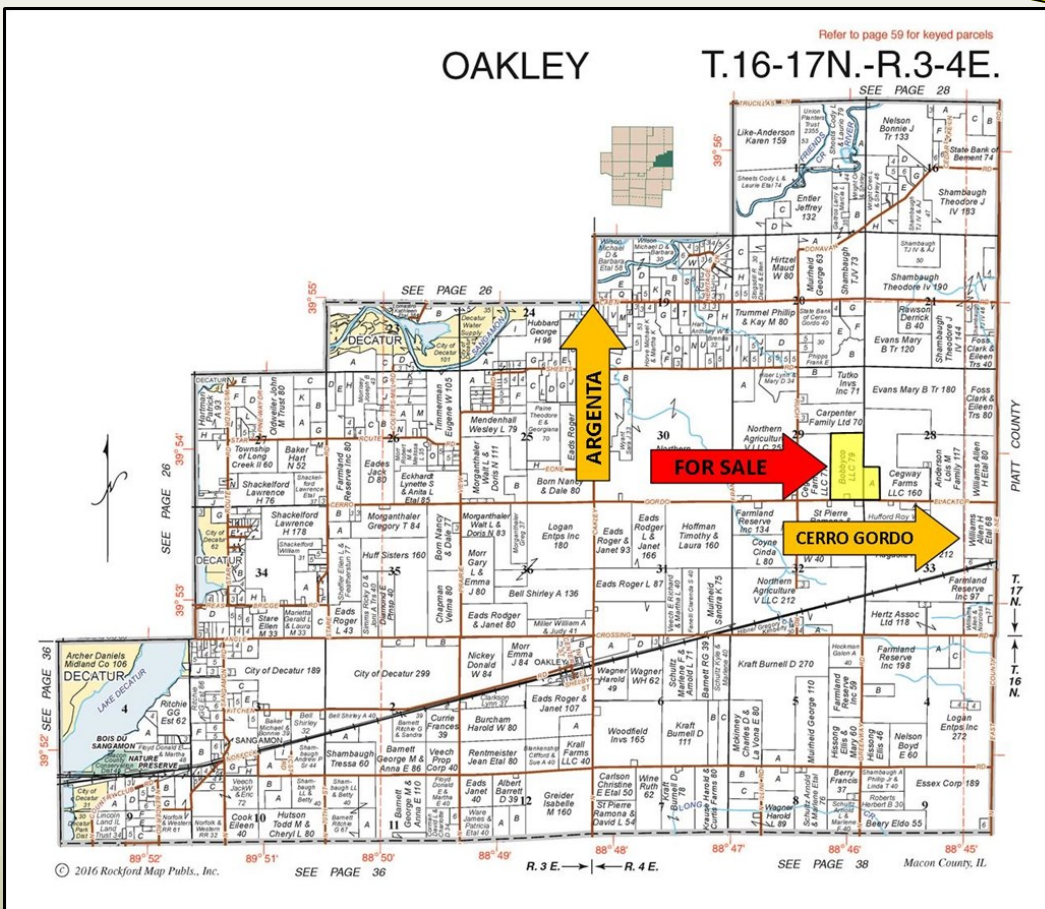
- Class A Soils - 144 Soil PI!
- Outstanding Yield History

**FOR A COMPLETE
BROCHURE CONTACT:**

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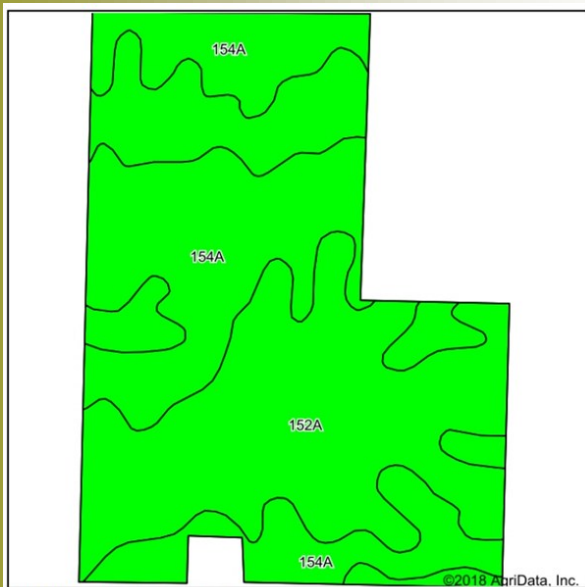


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BobbyCo., LLC Farm
98.64 +/- Acres
Macon
County, Illinois

Cropland Soils



Soils data provided by USDA and NRCS.

Soil Legend:

152A — Drummer silty clay loam

154A — Flanagan silt loam

Aerial Photo and Soils data provided by
AgriData Inc.

Weighted Soil PI: 144.0

Aerial Photo



Real Estate Tax Information

Parcel I.D.:	14-09-29-400-007	14-09-28-300-004
Total Tax Acres:	78.64	20.00
Total Farmland 2017 Assessment:	\$50,198	\$12,584
Total 2017 paid in 2018	\$4,181.16	\$1,048.16

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