



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Piatt  
County Farmland  
For Sale

## BobbyCo., LLC Farm

## 80.00 +/- Acres

This property features nearly 100% tillable Class A soils and is located 7 miles east of Decatur along 500N/Reas Bridge Rd/Angle Crossing Rd.

**\$11,200 /  
Acre**

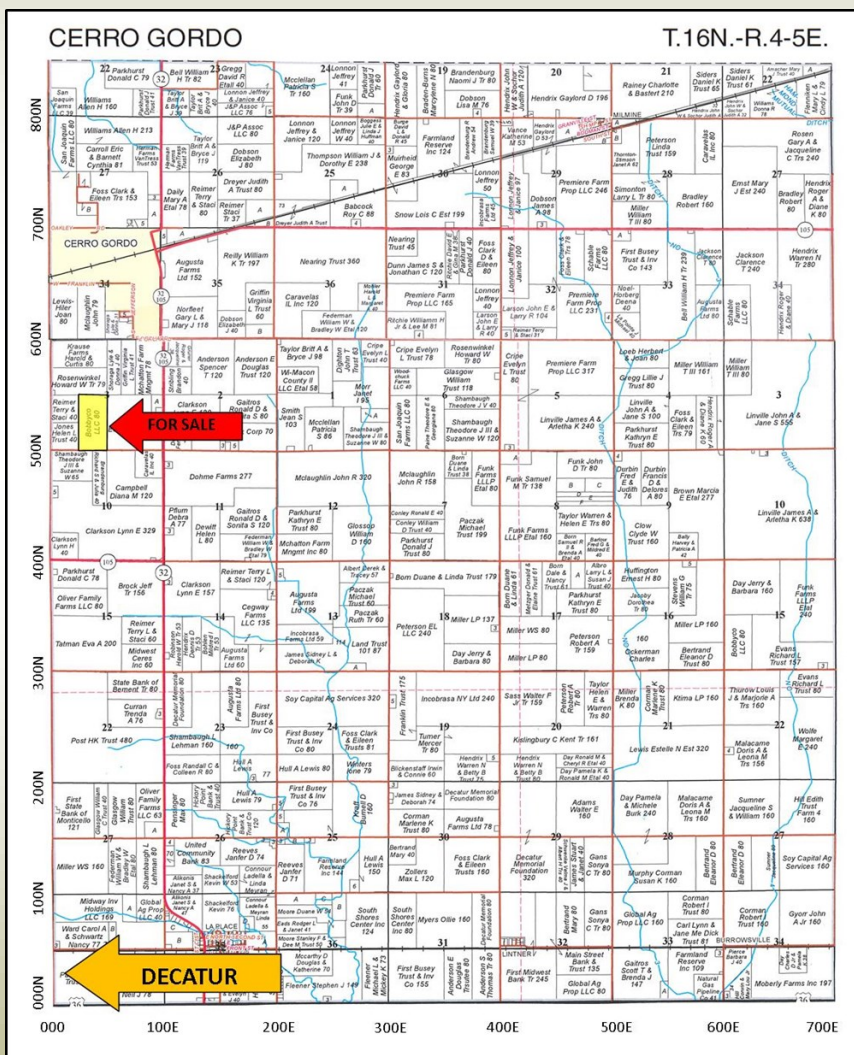
- Class A Soils
- Just south of Cerro Gordo.
- Outstanding Yield History

**FOR A COMPLETE  
BROCHURE CONTACT:**

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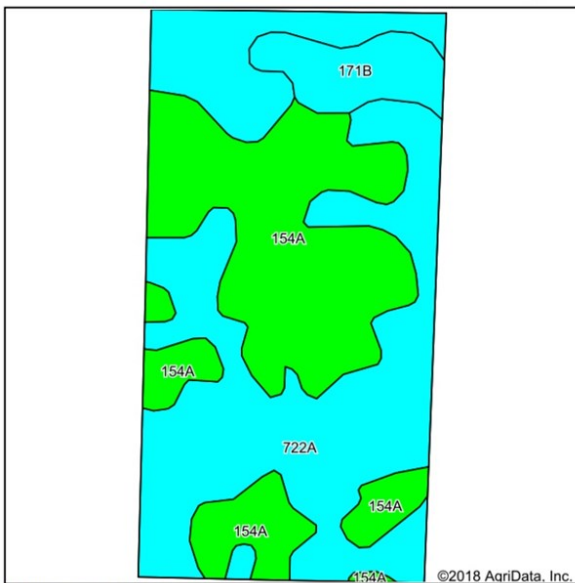


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**BobbyCo., LLC Farm**  
80.00 +/- Acres  
Piatt  
County, Illinois

## Cropland Soils



**FSA Information:**  
Farm #:5883-Tr.#86  
Corn  
Base Acres:  
Corn FSA Yield:  
Soybean  
Base Acres:  
Soybean  
FSA Yield:  
The farm is enrolled  
in the ARC-County  
Program.

## Aerial Photo



### Soil Legend:

- 722A — Drummer-Milford silty clay loams  
154A — Flanagan silt loam  
171B — Catlin silt loam

**Weighted Soil PI: 139.8**

Aerial Photo and Soils data provided by  
AgriData Inc.

## Real Estate Tax Information

Parcel I.D.: 03-03-16-004-007-00

Total Tax Acres: 80.00

Total Farmland 2016  
Assessment: \$45,819

Total 2016 paid in 2017: \$3,522.50

Source: Piatt 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](http://www.soycapitalag.com) Twitter: @Soycapitalag