

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.

CERRO GORDO T.16NR.4-5E.											
800N	San Joaquin Karsi Alaon H 160	Taylor 5 7 Lonnon Jettrey Bard A 5 4 8 0 Jano Jettrey & Barce 40 & Bayce 6 2 5 5 Jap Assoc 1 5	Acciellan Mcciellan Tr 160 Lonnon Lonnon Lonnon Lonnon Lonnon Lonnon Lonnon Lonnon Lonnon	Piendrix Gaylord & Gioria 80 Baden-Burns Marcylene N 80	Naomi J Tr 80 Dobson Lisa M 76 4	Hendrix Jo W & Soch Judith A 11 Hendrip		2 Rainey Chark & Bastert 21	Daniel K	Siders Ann Daniel K Trust 61 Pandru Jonn W 6 Sector Accent 4 32	Fiermien St
	2 1 21	J&P Assoc LLC 80 Dobson Bard A 6 Bard A 6 Dobson El 3 abeth 119 26 Daily Reimer A Trust 80	Lonnon Jeffrey & Janice 120 Thompson William J & Dorothy E 238	Burge Devid Lat Donald R+8 3] Muirheid George E 83	and creating Lonnon Jeffrey	Vance Baylers Vance Baylers Kathere D 537	9 Premiere Farm	8 Poters Lindo Trust 1 Simonion Simonion Larry L Tr 80	Caravejas Caravejas	2 Ernst Mary J Est 240	Rosen Gary A & Jacqueline C Trs 240
700N	CERRO GORDO	Daily Reimer A Trust 80 Mary A Terry Etal 78 & Staci A Tr 37 A A Augusta Reilly William K 7r 197	73 Babcock Roy C 88	Snow Lois C E Nearing Trust 45	BE W	Dobson James A Dobson James A Dobson	official contraction of the 178 o	Miller Milliam T III 80 A First Busey Trust & Inv Co 143	Robert 160	Jackson	Bradley Roger A & Bo Lane 80 103 Hendrix Warren N Tr 280
N	Lewis- Hiler 80	Farms Ltd 152 35 Norfleet Gary L8 Mary J 116 Dabien 60 J 40 R	36 Garavelas IL Inc 120 Federman William W 4 Badley W Eth 120	Dunn James S & Jonathan C 120 Premiere F Prop LLC Rtchie Williamm P Jr & Lee M 81	arm Lonnon	Larson John E & Larry R 104	Premiere Farm Prop	Co 143	47	Clarence T 240 Sunsy ayaptyo	4 Diana 40
600N	Krause Farms Marciol & Curtis 80 Octrins 80 Rosenwinkel Honard W Tr 79 Reimer	Anderson Anderson E Spencer 7 120 Clarkson Galtrog	Taylor Britt A & Site 22 Cripe Bryce J98 Wi-Macon County II LLC Etal 58 Janet	Cripe Evelyn L Trust 78 Wood- ebuck Ferns LLC 40	Rosenwinkel Howard W Tr 80 Glasgow William Trust 118	Cripe Evelop Pri	omiere Farm op LLC 317	Loeb Herbart- & Joan 80 Gregg Lillie J Trust 80 Linville	Miller William Till 161	Miller William T III 80	3
500N	Terry 6 Stael 40 Jones Trust 40 Staenbargy 8 Staenbargy 8 Staenbargy 8	Ronald D & Ronald D & ra S 80 Corp 70 ag * a * 5 ag * a * 5	Smith Jean S 103 Patricia S 86 Theodore J II & G Suzanee W 80	San Joaquin Farms LLC 80 Paire Theodore E & Geograms 80	Theodore J V 40 Shambaugh Theodore J III & Suzanne W 120 Born Duare & Linda Funk Funk Funk Farms	Linu Ar A	Be James A & tetha K 240 orog Funk John D Tr 80	John A & Jane S 100 Parkhurst Kathryn E Trust 80	Foss Glark & Elleen Trs 79	Linville Jo Jane S	in A's 555
	5 Campbell Diana M 120	Pflum Debra A77 Dewitt A77 Dewitt Helen Helen Festerman	Mclaughlin John R 320 Parkhurst Rathryn E Trust 80 Glossop Wiliajn	Mclaughlin John R 158 Conley Ronald E 40 Conley William D Trust 40	Etal 80	Funk Samuel M Tr 138 Funk Farms LLLP Etal 160	B C P E Taylor Warren & Helen E Trs 80 Bern Sute	Durbin Fred E & D & Judith Belores 76 Clow Clyde W Trust 160	Brown Marcia E Etal 277	1 Linvill Arte	0 9 James A & tha K 638
400N	Clarkson Lynn H 40 Donald C 78 Oliver Family Giver Family 77 156	Bradley W Etai 79	Mchatton Farm Mngmt Inc 80 S. Topey 57 Augusta Farms Michael	Parkhurst Donald J Trust 80 Born Duane &	Linda Trust 179	da 61 da 61 Posnaid & Posnaid & Post 61 Reg 8	Bern Samuel R B & Bernda A Beeled ba Markow ba A Corr Corr Corr Corr Corr Corr Corr Co	Huffington Ernest H 80	Bally Harvey 6 Patrice A 42 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Day Jerry & Barbara 160	Funk
300N	Oliver Pamily Farms LLC 80 15 Reimer Terry L 8 Stack Ceres Indevest Ceres In 60	Cegway Farms LLC 135 CSC LL Algorita CSC LL Algorita CSC LL Algorita Farms Ltd 60	Augusta Farms Lid 199 I 3 Paczak Farms Lid 199 I 3 Paczak Ruth Tr 60 Incohrasa James Gidney L 4 Deborán K	Peterson EL LLC 240	18 Miller LP 137 I Day Jerry & Barbara 80	Miller LP 80	Rathryn E Trust 80 7 C Peterson Robert A Tr 159	Jacoby Dorothes Trifty 2 160 Ockerman Charles	Miller LP 160 Bertrand Eleanor D Trust 80	900	Funk Falms LLLP Elal 5 240
	State Bank of Bernent Tr. 60 Curran Trenda A 76	Ce upper and the second	Soy Capital Ag Services 320 First Bussy 24 Fore Clark	Frankin Trust 175	rasa NY Ltd 240	Sasa Walter F J Tr 159	U Taylor Helen E & Warren Trs 80	Miller Brenda Katiene K Trust 80	Ktima LP 160	Thurow Louis J & Marjorie A Trs 160	2 Wolfe
200N	Post HK Trust 480	Lehman 160 160 Foss Randall C & Hall A Colleen R 80 (S) 77	First Busey 24 Fors Clark Trust & Inv Co 80 Winters First Busey First Busey Trust & Inv	Mercer Tr 80 Blickenstaff Invin & Connie 60	Hendrix 5 Warren N & Betty B Trust 75	Kislingbury C Hendrix Warren N & Betty B Thust BO	Day Ronald M & Day Ronald M & Cheryl R Etal 40 Day Pamela K & Ronald M Etal 40	Lewis Estei		Malacame Doris A & Leona M Trs 156	Margaret E 240
20	First Wank of Monteeling 227	Hall A Permandan Hall A	Trust & Inv S Co 76 S 25	James Sidney & Deborah 74 Corman Marlene K Trust 80 Bestrand	Decatur Memorial Foundation 80 Augusta Farms Ltd 78	1 2	Adams Water E 160	Day Pamela & Michele Burk 240	Malacame Doris A & Leona M Trs 160	Sumner Jacqueline S & William 160	Hit Edith Trust Farm 4 160
100N	Miller WS 100 apply Breath Wildway Inv Midway Inv Midway Inv	To Community Janfor D 74 Baha 83 Janfor D 74 Janfor D 74 Janes 3 & Connour Alkons Janes 3 & Shackeford Ladella & Marca 4 & Alassa Janes 3 & Shackeford Ladels & Marca 4 & Martan Janes 3 & Shackeford Ladels & Martan Janes 4 & Shackeford Ladels & Martan	Reeves Familiant Hull A Retwood 150 0 71 6 A C B Maare Duare W B South	Bertrand Mary 40 Zollers Max L 120 South	Foss Clark & Eileen Trusts 160	Decatur Memorial Foundation 320	Chansel views 18	Murphy Con Susan K 1	man 60 Corman Robert I Trust 80	Eleanor D 8 Eleanor D 8	Soy Capital Ag Services 160
1	ULC 169 ULC 40 Ward Carol A 8 & Schwartz 3 Nancy 77		Moore Stanley F 4 Date M Trust 50 36 Mocenthy D	Shores Center Inc 80	Cline 160		Gans Sonya C Tr 80 32 Main Street Bank & Trust 135	Global Ag Prop LLC 160	Trust 80 Carl Lynn & Jane Me Dick 3 Trust 81 BU Farmland 3 Reserve Inc 109	Corman Robert Trust 160 IRROWSVILLE 3 Pierce Banbare J 40	Gyorr John A Jr 160 4 Virtu Virtu
N000	The DE	CATUR	Pouglas & Katherine 70 Fileener Stephen J 149	First Busey Trust & Inv Co 155	Anderson Douglas Trsube 80 Anderson Thomas Tr	First Midwest Bank Tr 245	Trust 135 Global Ag Prop LLC 80	Gaitros Scott T & Brenda J 147 A	Inc 109 Natural Gas Pipeline Co.41		y Farms Inc 197
000 100E 200E 300E 400E 500E 600E 700E											

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

FOR A COMPLETE BROCHURE CONTACT:

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A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

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





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.

Weighted Soil PI: 139.8

Soil Legend: 722A — Drummer-Milford silty clay loams 154A — Flanagan silt loam 171B — Catlin silt loam 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 <u>complete brochure</u> and details on this property! 309-665-0955 or <u>www.soycapitalag.com Twitter:@Soycapitalag</u>

Aerial Photo