



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

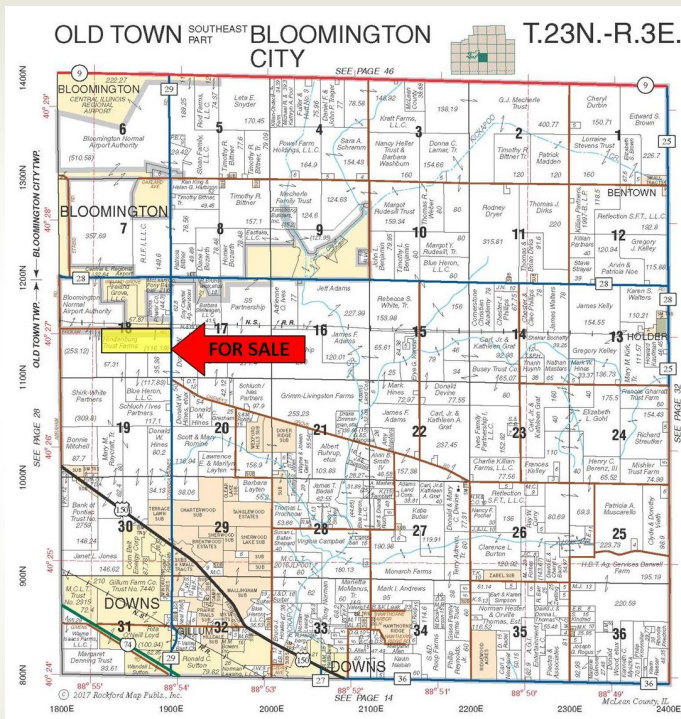
McLean County Farmland Auction

Hindenburg Charitable Trust

115.10+/- Acres

This property is near the southeast corner of Bloomington on the west side of Towanda/Barnes Road.

**August 1, 2018
10:00 am**



- 1/4 mile access to Towanda-Barnes Road on East side of farm.
- Class A soils—141 P.I.
- 115.1 Surveyed Acres.

Chad Hoke, Broker

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Auctioneer Lic. #441.001928

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

Recent Average Yields

**Corn—235 bu./acre
Soybeans — 62.2 bu./acre**



warranties, expressed or implied, as to the information contained herein and it is recommended that all buyers make an independent inspection of the property at their own risk, with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Chad Hoke, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Minimum bid will be required to participate in this auction at Evergreen FS Auditorium 402 North Hershey Rd Bloomington, IL.

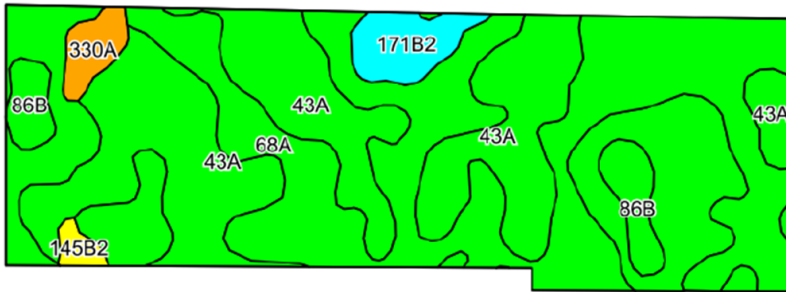


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Hindenburg Charitable Trust
115.10 +/- Acres
Farmland Auction
McLean County, IL

Cropland Soils



August 1, 2018
10:00 am

Weighted Soil Productivity

141.5

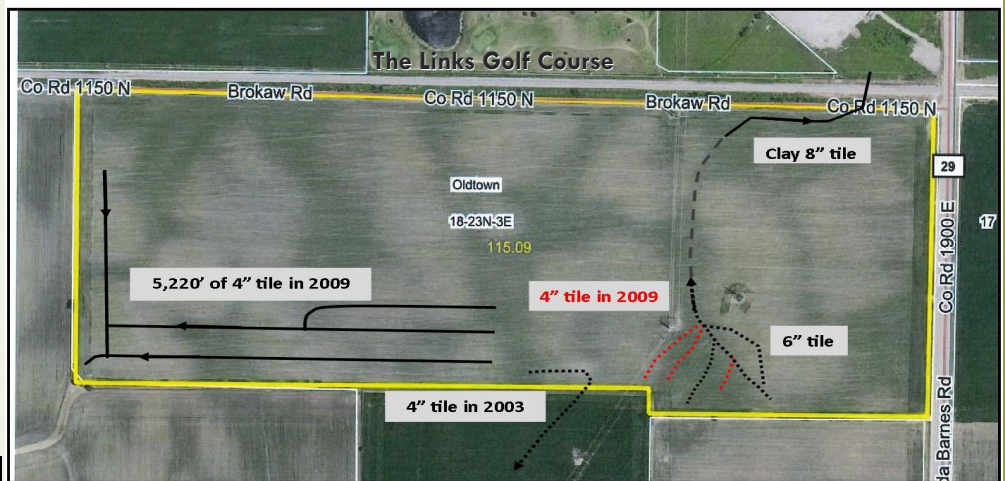
Source: USDA/AgriData Inc.

Tile Map

Soil Legend:

- 68A—Sable silty clay loam
- 43A—Ipava silt loam
- 86B—Osco silt loam
- 171B2—Catlin silt loam
- 330A—Peotone silty clay loam
- 145B2—Saybrook silt loam

Aerial Photo and Soils data provided by
AgriData Inc.



Real Estate Tax Information

Parcel I.D.:	22-18-400-008	22-18-400-005*	22-18-400-007
Total Tax Acres:	79.68	26.47	10.05
Total Farmland 2017 Assessment:	46,463	13,149	5,785
2017 Tax Rate:	8.41168%	8.61444%	8.41168%
Total 2017 paid in 2018:	\$3,908.32	\$1,132.72	\$486.62

*Parcel in City of Bloomington city limits. City sewer line runs along 1150N Rd., adjacent to this property's north boundary. Entire property is in the Tri-Valley School District.

General Terms:

Auction will be held at Evergreen FS Auditorium at 402 N Hershey Road. Buyer will enter into a contract on date of sale with 10% non refundable down payment and balance due by November 2, 2018. Title policy in amount of sale price will be furnished to the respective purchase. 2018 real estate taxes payable in 2019 to be paid by Seller via a credit at closing based upon the most recent real estate tax information available. The Buyer will take owner's possession of the property at closing. The 2018 cash rent payment will be retained by the Seller, including any variable rent. The farm lease will remain in place with the current farm operators until the last day of February, 2019. Sale shall include 100% of the mineral rights owned by Seller. Contact us for a complete brochure and details on this property! 309-665-0955 or

www.soycapitalag.com Twitter: @Soycapitalag

