



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Tazewell County Farmland Auction

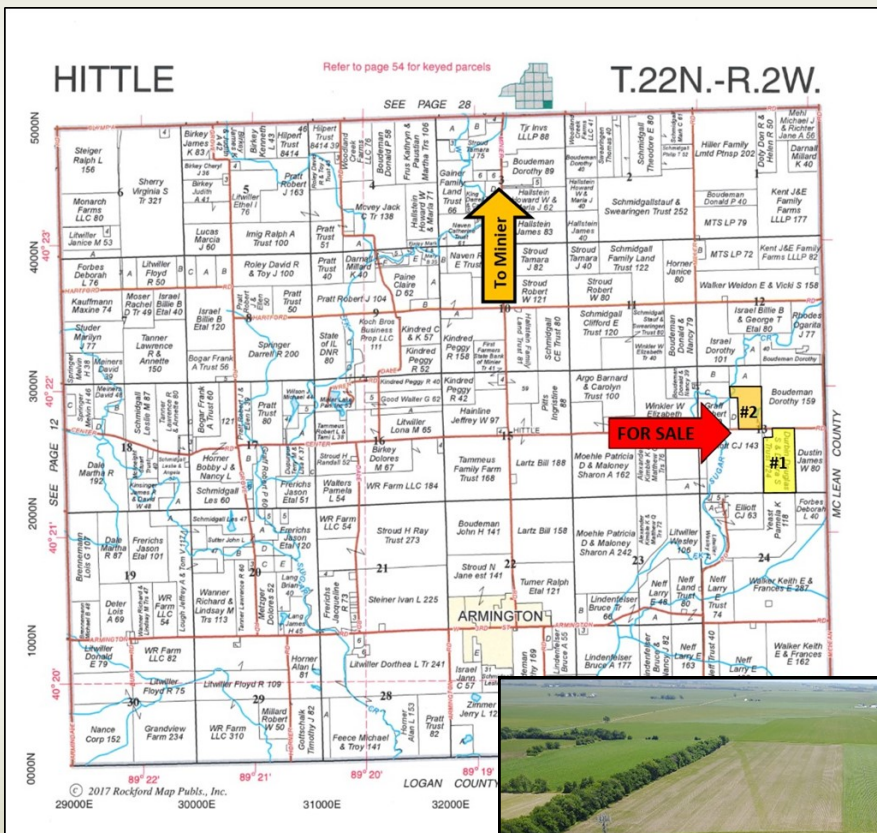
The Litwiler Farm

120.18+/- Acres

This farm is located 1 mile north and 2 miles east of Armington, Illinois on Center/2500N Road.

November 7, 2018

10:00 am



- Offered as 2 Tracts
 - Tract 1: 76.53 +/- Acres
 - Tract 2: 43.65 +/- Acres
- Excellent Fertility
- Impressive Yield History
- Residential and Recreation Opportunities

**Co-Brokerage
Available**

**FOR A COMPLETE
BROCHURE CONTACT:**

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Managing Broker, Auctioneer

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Auctioneer Lic. #441.001928

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



Plat map reprinted with Permission of Rockford Map Publishers, Inc.

- Cell Tower site included with Tract 1.
- Tract 1 is subject to first right of refusal agreement with US Cellular

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no 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, V. Ross Albert, 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 the Minier Village Fire Department, Minier, Illinois.

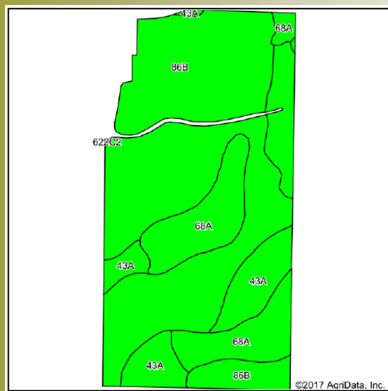


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120.15 +/- Acres
Farmland Auction
Tazewell County, IL

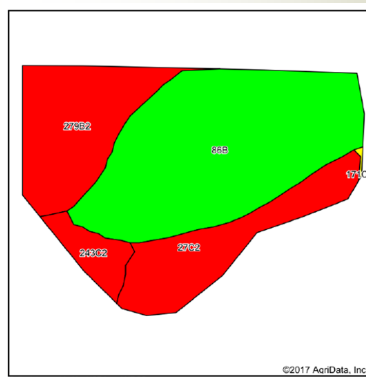
Tract 1



Weighted average soil P.I. = 140.9



Tract 2



Weighted average soil P.I. = 126.1



**November 7, 2018
10:00 am**

Soil & Aerial Photos: AgriData, Inc.

Real Estate Tax Information

	Tract 1	Tract 1	Tract 2	Tract 2
Parcel I.D.:	23-23-13-400-001* (Farmland Only)	23-23-13-400-003** (Cell Tower Site)	23-23-13-100-006	23-23-13-100-008
Total Tax Acres:	77.45	1.00	33.65	10.00
Farmland 2017 Assessment:	\$37,690	\$42,530	\$5,145	\$2,180
2017 Tax Rate:	7.84329%	7.84329%	7.84329%	7.84329%
Total 2017 paid in 2018:	\$2,956.14	\$3,335.76	\$403.94	\$170.98

* The house and building site have been sold separately from the farmland. The assessment for 23-23-13-400-001 will be adjusted for the 2019 real estate taxes and beyond.

**The taxes with the cell tower site are reimbursed to the landowner by the lessee annually.

General Terms:

Auction will be held at Minier Village Fire Department, 107 W. Central St., Minier, IL. Minimum bid is required to attend and participate in the auction. Buyer will enter into a contract on date of sale with 10% non refundable down payment and balance due within 60 days of contract signing. Title policy in amount of sale price, subject to standard and usual exceptions, to be furnished to the Buyer(s). 2018 real estate taxes payable in 2019 to be paid by the Sellers via a credit at closing based upon the most recent data available. Sellers shall retain all 2018 landowner crop proceeds, rent, and government payments. Sellers to pay all 2018 landowner associated crop expenses. Landowner possession of the property granted at the closing, subject to the cash rental lease with Craig Nafziger ending February 28, 2019. Sale shall include any 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