



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

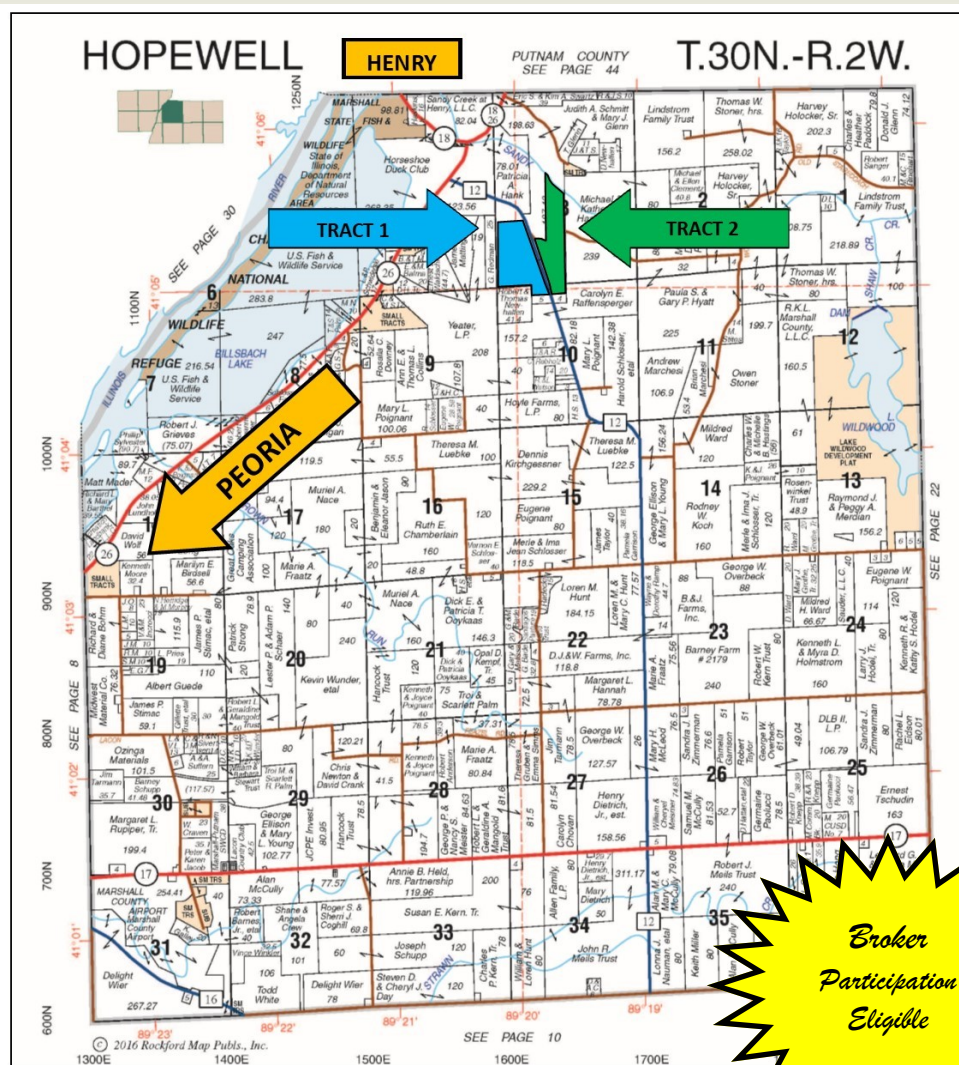
Marshall County, IL
Farmland/Timber
Sealed Bid Auction

Siira Family Trust Farm

163.17+/- Acres

This property is 1½ miles southeast of Henry or 7½ miles northwest of Varna. It is also just 32 miles northeast of Peoria on Tax School Rd.

November 14th
10:00am



- Offered as 2 tracts
 - Tract 1 — 90.97 +/- Acres
 - Tract 2 — 72.20 +/- Acres
- “Choice & Privilege” auction method
- Excellent hunting/recreational potential

FOR A COMPLETE
BROCHURE CONTACT:

Steve Burrow

Managing Broker

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Ross Perkins

Broker

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David Klein, ALC

Auctioneer

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Auctioneer Lic. #441.001928

Broker
Participation
Eligible

Soy Capital Ag Services

4530 N. University St.

Peoria, IL 61614

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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, Steve Burrow and Ross Perkins are the designated agents and represent 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 at the Henry American Legion, 303 Main Street, Henry, Illinois.



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163.17+/- Acres
Farmland Auction
Marshall County, IL

Aerial Photo



NOT FOR SALE

TRACT #1

TRACT #2

**November 14th
10:00am**



Tillable Acres

Tract 1:	18.76
Tract 2:	31.34

- Tract #1 contains 8.3 acres of CRP, paying \$226.94/acre, or \$1,884.00/year through September 30, 2024
- Tract #2 contains 8.0 acres of CRP, paying \$200.00/acre, or \$1,600.00/year through September 30, 2023

Real Estate Tax Information

Parcel I.D.:	Part of 05-03-100-008	Part of 05-03-300-001	05-10-100-003
Total Tax Acres:	36.43	151.00	9.73
Total Farmland 2017 Assessment:	\$9,121	\$8,902	\$283
Total Building 2017 Assessment:	\$0	\$656	\$0
2017 Tax Rate:	7.43802%	7.43802%	7.43802%
Total 2017 paid in 2018:	\$678.42	\$710.94	\$21.06



General Terms:

Tracts will be sold based upon surveyed acres. Buyer will enter into a contract with 10% down payment and the balance due on or before December 14, 2018. Full possession will be granted to the Buyer at closing, subject to the existing 2018 cash rent lease, which ends on February 28, 2019. Seller will retain 2018 cash rent and CRP payments. All 2019 and subsequent crop proceeds and CRP payments to be granted to the Buyer. 2018 real estate taxes payable in 2019 shall be paid by the Seller by credit at closing for the farmland based on the most recent information available. All 2019 and subsequent taxes shall be paid by the Buyer. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. **Contact us for a complete brochure and details on this property!**

309-687-6008 or www.soycapitalag.com Twitter: @Soycapitalag