



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

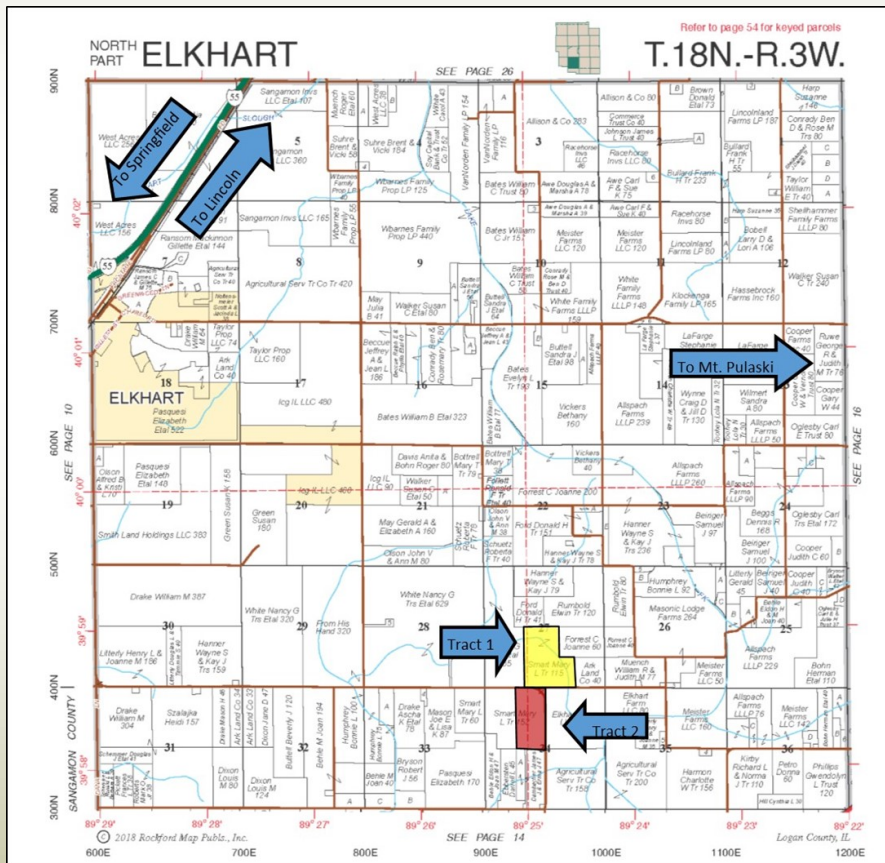
Logan County Farmland Auction

**190.65 +/-
Surveyed Acres**

**November 29th
10:00am**

Mary-Leigh Smart 1995 Trust Farm

This property will be sold in 2 Tracts and is located just 2 miles southeast of Elkhart, Illinois.



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Tract #1: 114.47 +/- Surveyed Acres
Tract #2: 76.18 +/- Surveyed Acres

Logan County | Elkhart Township | Sections 27 and 34



FOR A COMPLETE BROCHURE CONTACT:

Keith Waterman, Broker

(217)547-2884 or

E-mail: kwatman@soybank.com

Mike Hall, Auctioneer

(217)413-7847

Auctioneer Lic. #440.000130

Soy Capital Ag Services
3151 Greenhead Drive, Suite A
Springfield, IL 62711

- Class A soils on both tracts.
- High fertility
- Impressive 5-year yield history (Corn: 245 bu/acre & Beans : 80 bu/acre)
- 2 miles SE of Elkhart

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, or with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Keith Waterman, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller and designated agent 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. There are no buildings on this property. Any lines drawn on photos are estimates and not actual.

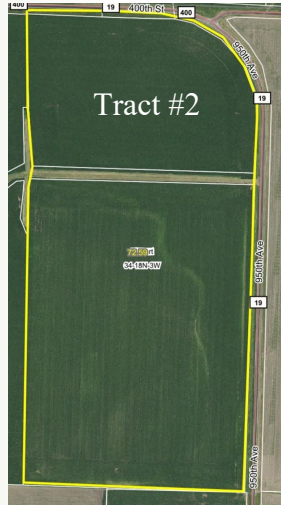


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**Mary-Leigh Smart
1995 Trust Farm
Logan County,**

FSA Aerial Photos



**190.65 +/-
Surveyed Acres**

5 Year Yield Averages

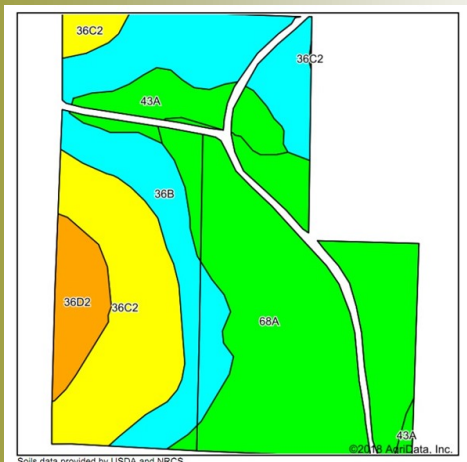
**Corn: 245.2
Soybeans: 79.7**

**November 29th
10:00am**

Cropland Soils

Tract #1

Tract #2



Estimated Weighted Soil Productivity Index

Tract 1: 137.8

Tract 2: 140.0

Soils data provided by AgriData Inc.

General Terms:

Buyer will pay 10% down with possession granted at closing on/before December 28, 2018. Landowner possession will be granted to the Buyer at closing, subject to the existing 2018 cash rent lease expiring on February 28, 2019. 2018 real estate taxes payable in 2019 to be paid by Seller via credit at closing based upon the most recent real estate tax information available. All subsequent real estate taxes to be paid by the Buyer. Coal rights were sold to Mobil Oil Corporation in July, 1975. Title policy in amount of purchase price to be supplied by Seller. Bidding not conditional upon financing. Seller reserves the right to reject any and all bids. All announcements day of sale will take precedence over printed material. **Minimum bid will be required for registration and attendance at the American Legion Hall, Mt. Pulaski, IL.** Contact us for a complete brochure and details on this property! 217-547-2884 or www.soycapitalag.com

Twitter: @Soycapitalag