



# SOY CAPITAL AG SERVICES

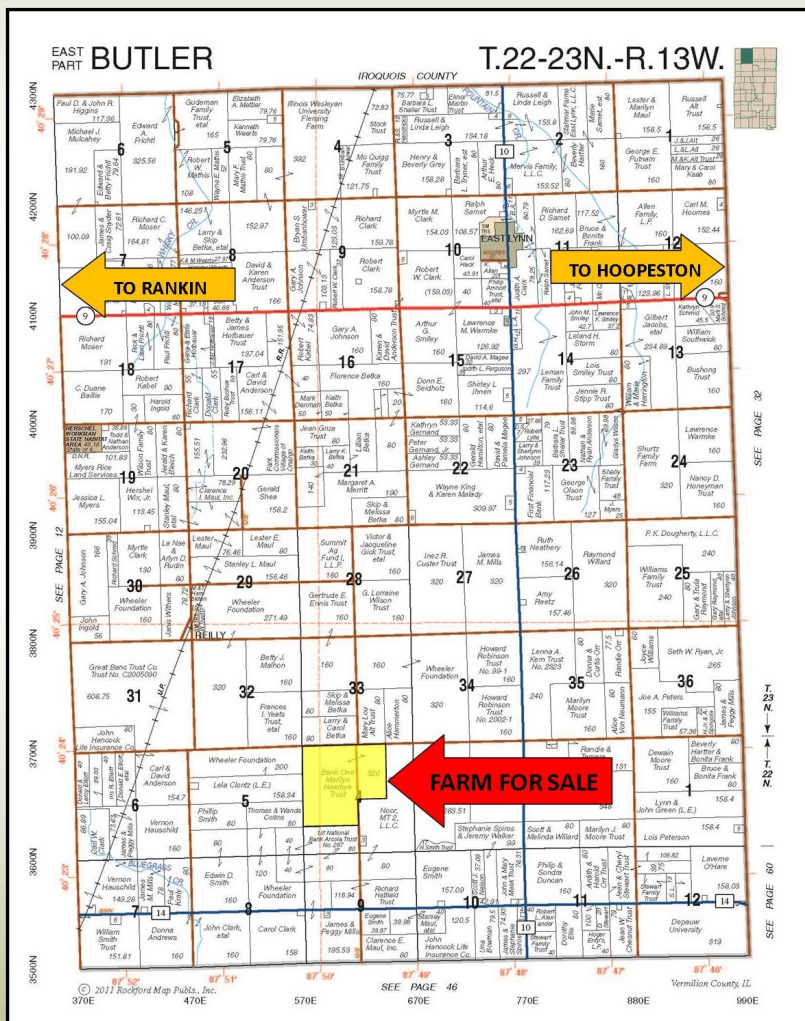
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Haarbye Trust  
Farm

## 320 +/- Acres at \$7,150/Acre

This farm is located between Hoopeston and Rankin, IL on Township Road 3700 North.

**Farmland  
For Sale**



### Highlights:

- Productive farmland
- Reasonable real estate taxes at ~\$14/Acre
- Large contiguous tract
- 4½ miles south and 1½ miles west of East Lynn

FOR A COMPLETE  
BROCHURE  
CONTACT:

**David E. Klein, ALC-Advanced**  
Managing Broker  
(800)532-5263 / (309)261-3117  
E-mail: [dklein@soybank.com](mailto:dklein@soybank.com)

**Chad A. Hoke, Broker**  
(309)665-0960  
E-mail: [choke@soybank.com](mailto:choke@soybank.com)  
Bloomington, Illinois 61702-1607



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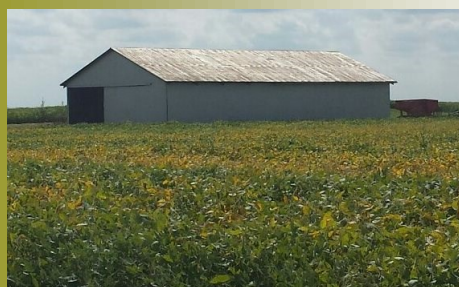


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**Farm for Sale**  
**320.0 Acres+/-**  
**Vermilion County, IL**

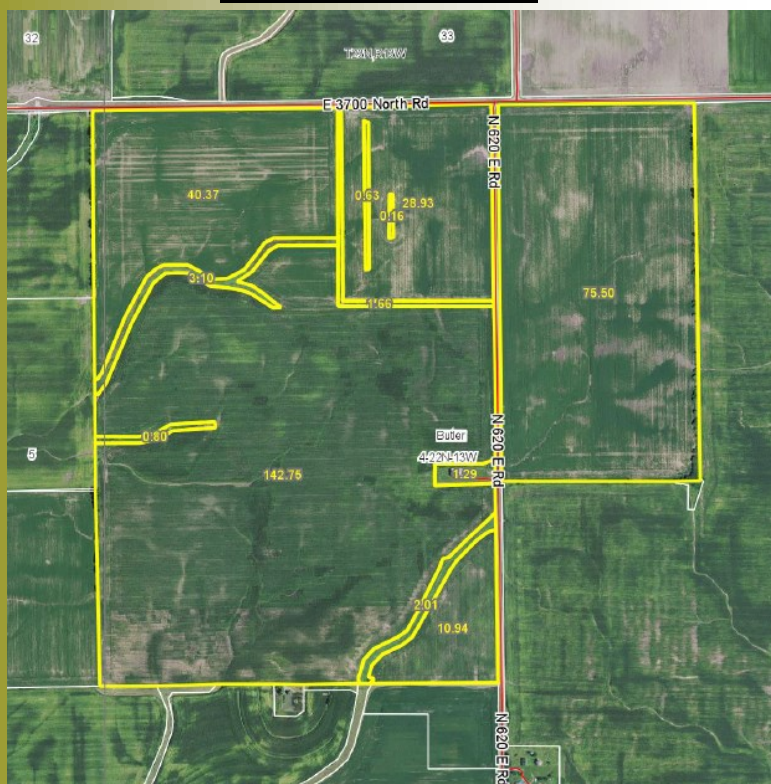
## Real Estate Tax Information:



Parcel #:	Acres:	2015 Land Assessment:	2015 Building Assessment:	2015 Tax Rate:	2015 Taxes Paid in 2016:	2015 Drainage Tax:**
07-04-100-001	160.0	\$23,459	\$0.00	9.31788	\$2,185.88	\$124.66
07-04-100-002	80.0	\$10,523	\$1,417	9.56476	\$1,142.04	—
07-04-200-003	40.0	\$5,696	\$0.00	9.56476	\$544.82	—
07-04-200-001	40.0	\$5,048	\$0.00	9.56476	\$482.84	—

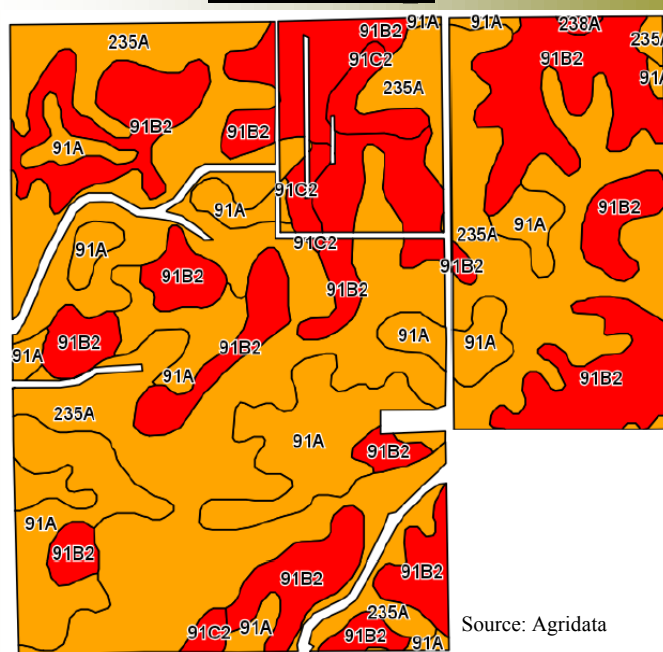
\*\*This farm is located in the Johnson Drainage District

## Aerial Photo



Source: FSA & Soils data provided by USDA and NRCS.

## Soil Map



### Soil Types

- Bryce Silty Clay Loam
- Swygart Silty Clay Loam
- Rantoul Silty Clay

## General Terms:

Buyers will enter into a contract with a 10% down payment required with the balance due in 30 days. Possession will be granted at closing, subject to the existing lease ending on February 28, 2017. The lease is open for the 2017 crop year. Sellers will retain 2016 proceeds and government payments (which may be payable in 2017). Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. 2016 real estate taxes payable in 2017 to be paid by Seller via a credit at closing. All subsequent Real Estate Taxes are to be paid by Buyer. All mineral rights owned by the Sellers will be conveyed. **Contact us for a complete brochure and details on this property!** [www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @Soycapitalag