



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

**Douglas County
Farmland &
Timber For Sale**

53.92 Acres +/-

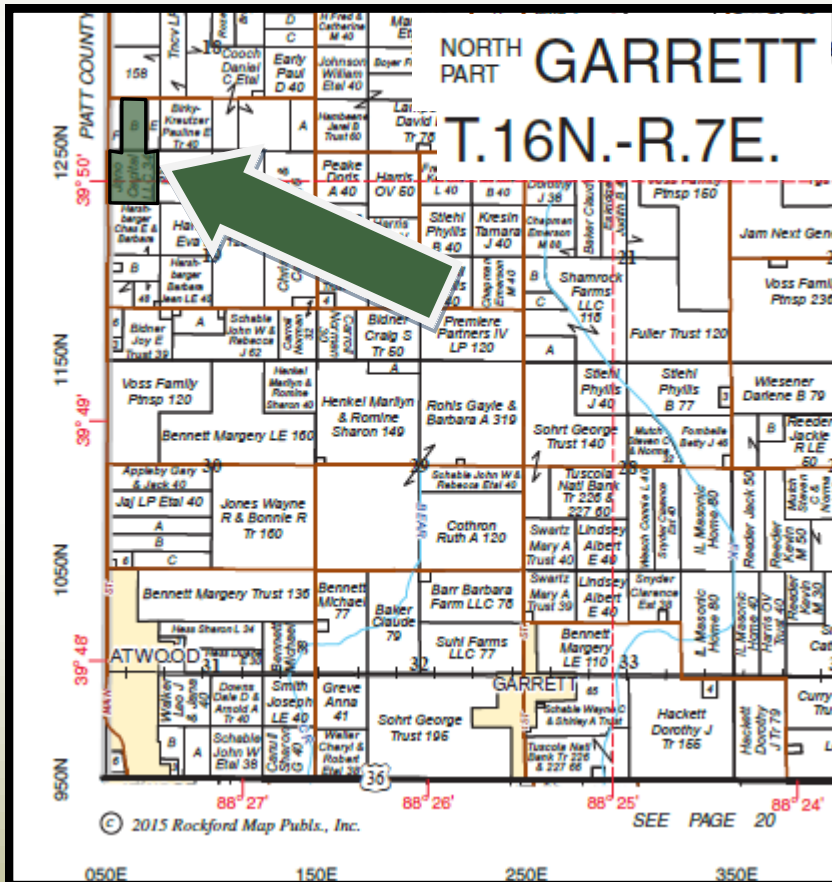
Juno Capital - Campbell Farm

The Juno Capital-Campbell property features Class A Drummer-Flanagan soils with a 140 soil Pl. Approximately 8.5 acres of mature timber containing White, Red & Bur Oak along with Hickory and Walnut exists in the southwest corner. Located just 2 miles north of Atwood, Illinois on Cnty. Hwy 50.

\$582,336

\$10,800/Acre

Douglas County | Garrett Townships | Section 19



- Class A soils - 139.7 weighted PI
- Excellent Crop Production
- Located on the Piatt-Douglas County line.
- 8.5 Acres Mature Timber

**FOR A COMPLETE
BROCHURE CONTACT:**

Reprinted with Permission of Rockford Map Co. Inc.

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, David Klein, 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.



David Klein, ALC

Managing Broker/Auctioneer
(800)532-5263 / (309)261-3117
E-mail: dklein@soybank.com

Jim Flanigan

Managing Broker—Decatur
(217)421-9614
E-mail: jflanigan@soybank.com
Soy Capital Ag Services
#6 Heartland Dr., Suite A
Bloomington IL 61704

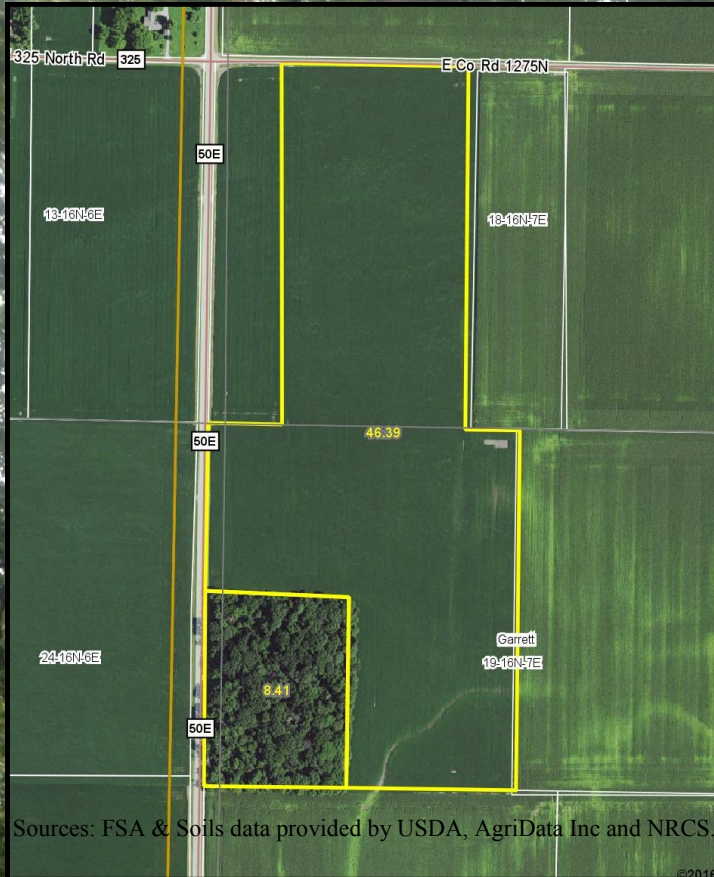


SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

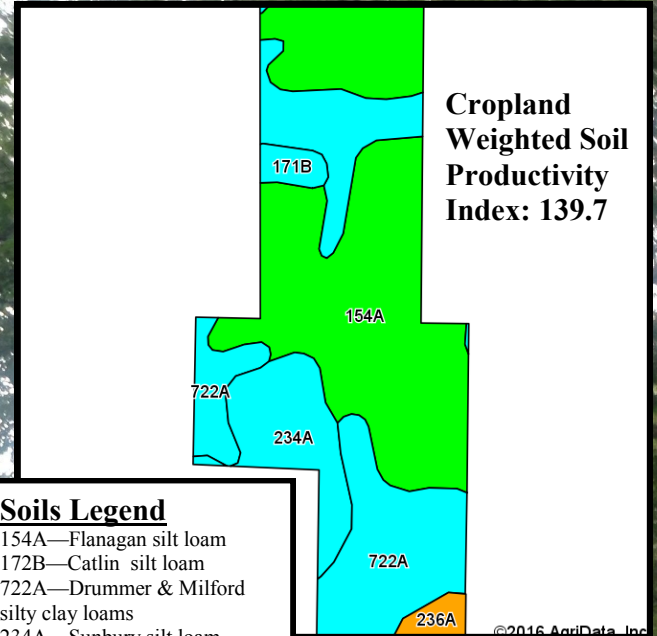
**Juno Capital
Campbell Farm
Douglas County,
Illinois**

FSA Aerial Photo



53.92 Surveyed Acres

Cropland Soils



Real Estate Taxes

<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2015 Taxes</u>
05-01-18-300-004	20.0	7.9968	\$848.68
05-01-19-100-001	33.92	7.9968	\$897.88

There are no buildings on this property.