



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

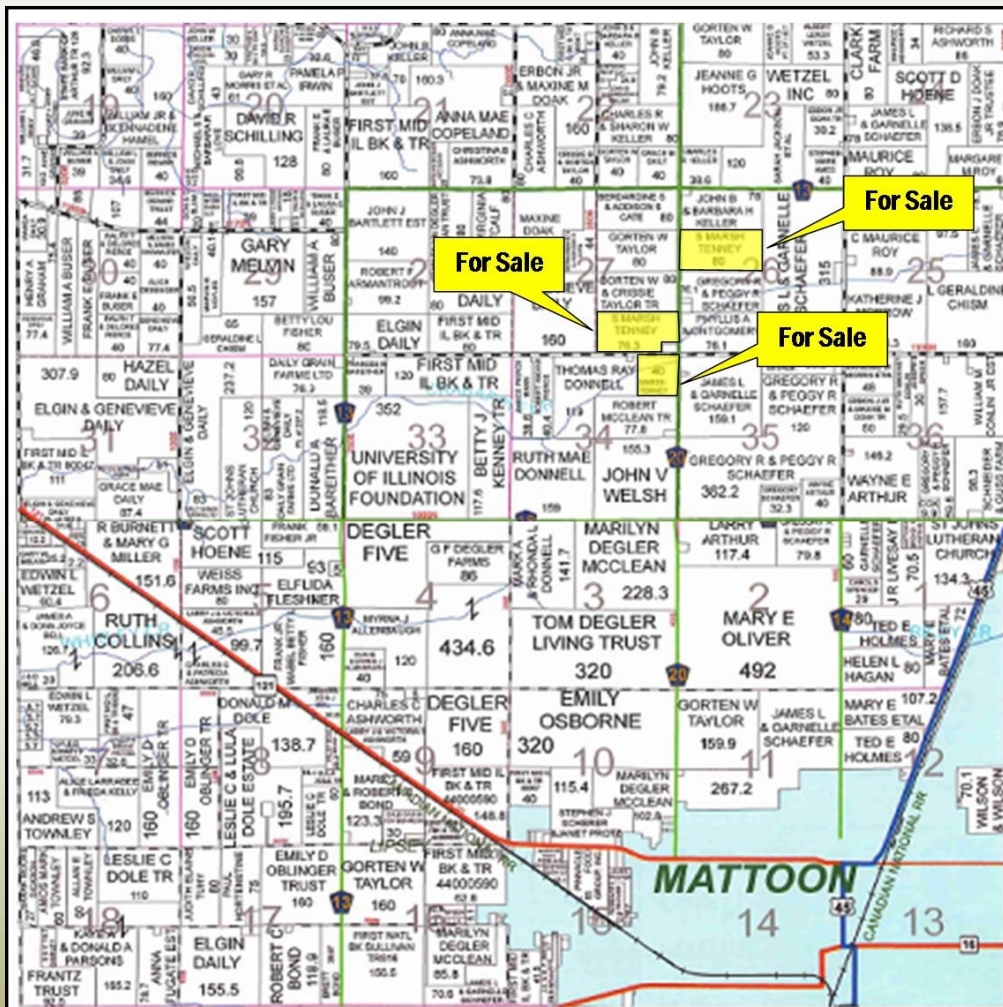
## Coles County Farmland for Sale

196.3 +/- Acres

## Farmland For Sale

The Tenney Farm is Class A tillable cropland located 3 miles north of Mattoon on Coles County Highway 20.

**Tenney Farm - \$2,250,000 or \$11,462/acre**



Coles County | North Okaw Township | Section 26

- Flat, black, highly productive soils
- High % tillable

### Location:

- 3 miles north of Mattoon
- 40 miles southeast of Decatur
- 45 miles south of Champaign

**FOR A COMPLETE  
BROCHURE CONTACT:**

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Soy Capital Ag Services  
455 North Main Street  
Decatur, IL 62523

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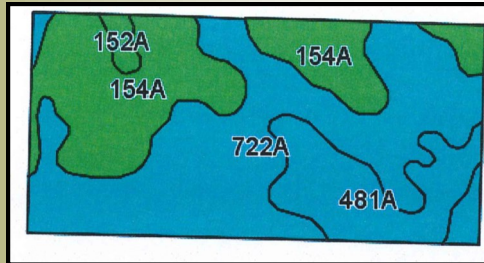


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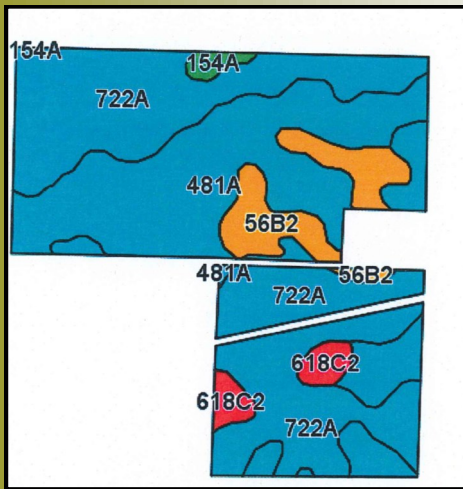
Tenney Farm  
196.3 +/- Acres  
Coles County,  
Illinois

## Soil Map



## Cropland Weighted Productivity Ratings:

Soils	Corn	Soybeans
135.8	183.7	59.2



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

## Aerial Photo



Source: AgriData Inc. Lines drawn are estimates.

## Soils Legend:

722A	Drummer-Milford silty clay loam
481A	Raub silt loam
154A	Flanagan silt loam
56B2	Dana silt loam
618C2	Senachwine silt loam
152A	Drummer silty clay loam

## General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2016 lease. Seller to retain 2016 crop and will pay landowner share of all 2016 crop input expenses. 2016 real estate taxes payable in 2017 shall be paid by the Seller by credit at closing. All 2017 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. Offers not conditional upon financing. Contact us for a complete brochure and details on this property!

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