



# SOY CAPITAL AG SERVICES

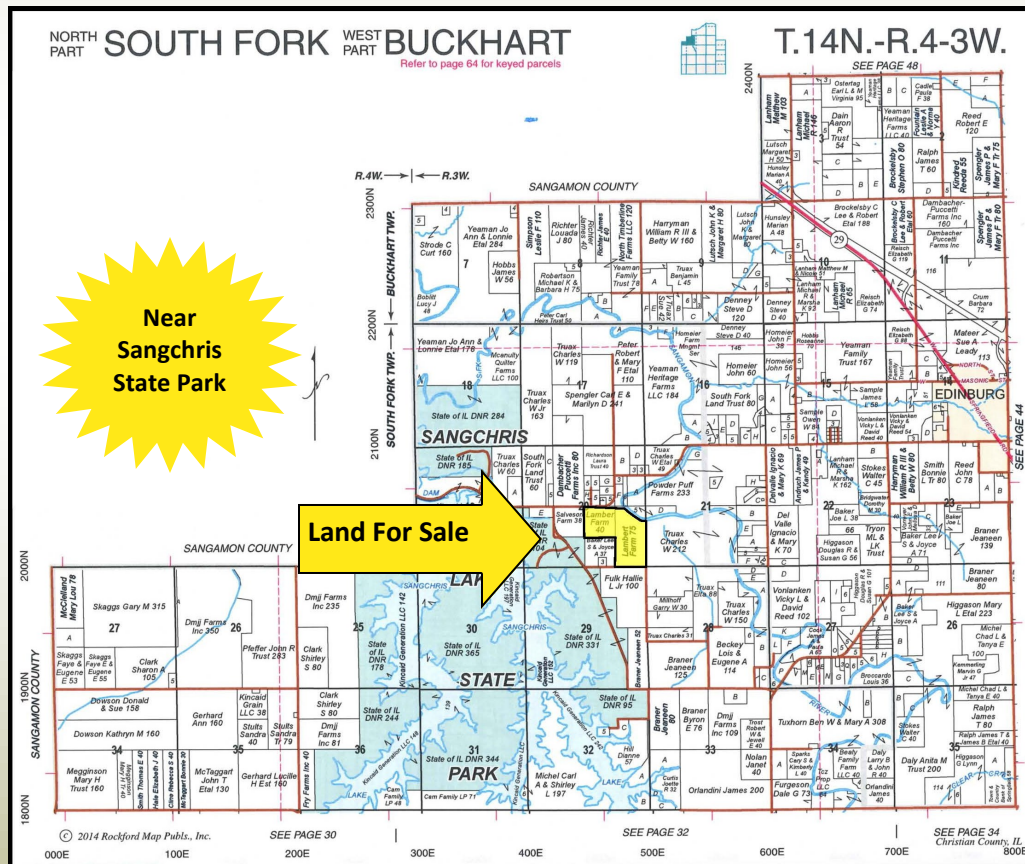
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Christian  
County Farm  
For Sale!!

The L. Dale Lambert Family Trust Farm consists of productive cropland and mature timber located 4 miles southwest of Edinburg, Illinois or 20 miles southeast of Springfield, Illinois.

**Farm Land  
For Sale!!**

## The L. Dale Lambert Family Farm



**115 +/- Acres  
Listed at  
\$5,300/acre  
or  
\$609,500**

FOR A COMPLETE  
BROCHURE CONTACT:

Keith Waterman, Broker  
(217) 547-2884  
E-mail: [kwateman@soybank.com](mailto:kwateman@soybank.com)

3151 Greenhead Drive, Suite A  
Springfield, IL 62711

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Christian County | South Fork Township | Section 20 | T.14N —R.3W.

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, Keith Waterman, Real Estate Broker, 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. Any lines drawn on photos are estimates and not actual.

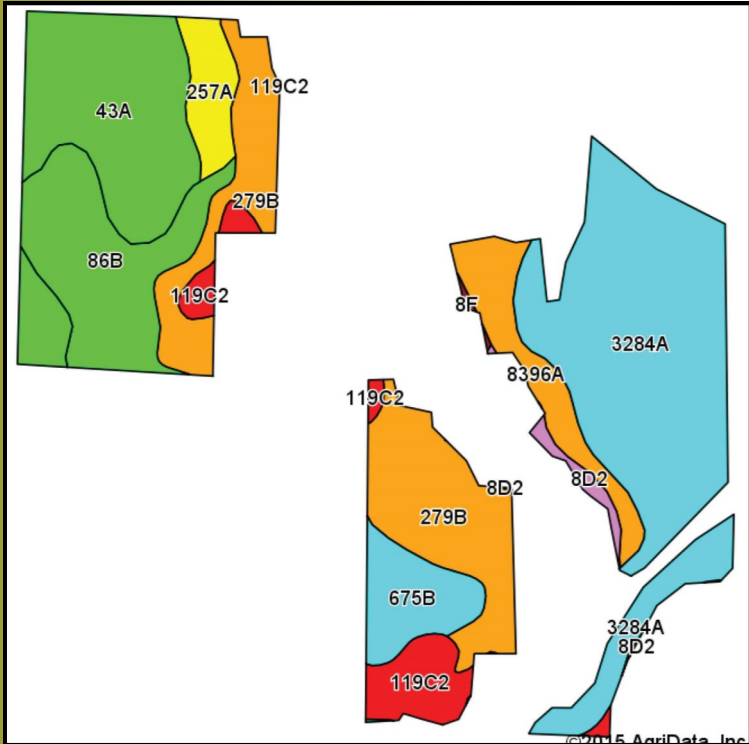


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The L. Dale Lambert  
Family Farm  
115 +/- Acres  
Christian County, IL

## Soil Map



### Soils Legend

3284A– Tice silty clay loam  
279B–Rozetta silt loam  
43A–Ipava silt loam  
86B–Osco silt loam  
8396A–Vesser silt loam  
119C2– Elco silt loam  
675B– Greenbush silt loam  
257A–Clarksdale silt loam  
8D2– Hickory loam  
8F– Hickory silt loam

### Weighted Productivity Index on the Cropland

Soil: 130.4  
Corn: 177.3  
Soybeans: 55.8

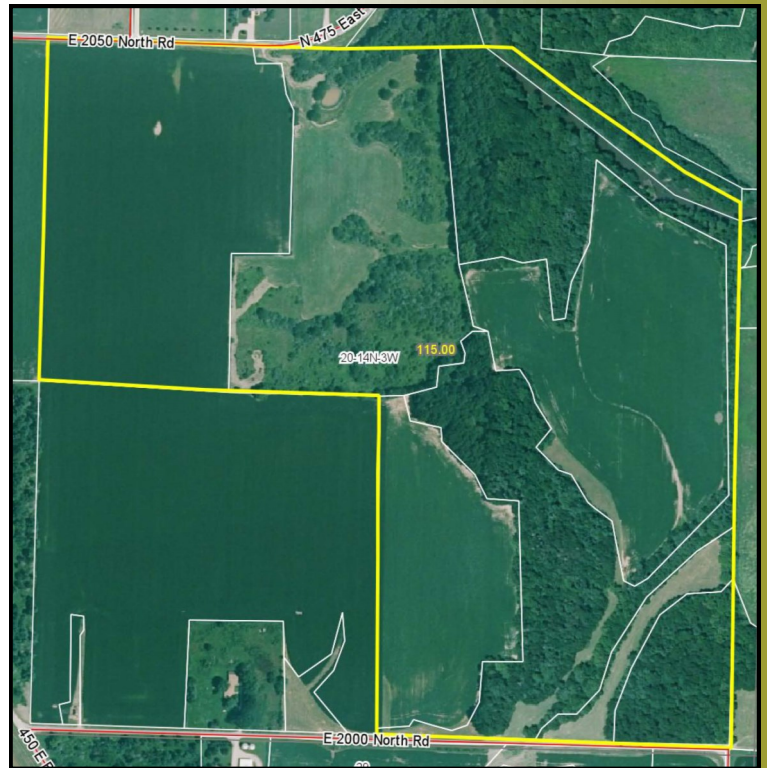
### Total Acres

115.0 +/-

### Tillable Acres

61.15

## Aerial Photo



Parcel ID #:	Total Tax Acres:	Farmland & Building Assessment:	2014 Tax Rate:	2014 Taxes Paid in 2015:
15-07-20-400-001	40.00	\$9,775	6.15150	\$628.90
15-07-20-400-002	75.00	\$13,135	6.15150	\$845.08

### General Terms:

Sellers to retain 2016 cash rent. Seller will pay 2016 real estate taxes. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Purchaser will be required to provide a signed contract and a 10% down payment with closing in 45 days. Purchaser will be granted possession at closing, subject to the 2016 lease. Contact us for a complete brochure and details on this property! [www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @Soycapitalag