



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Livingston  
County Farmland

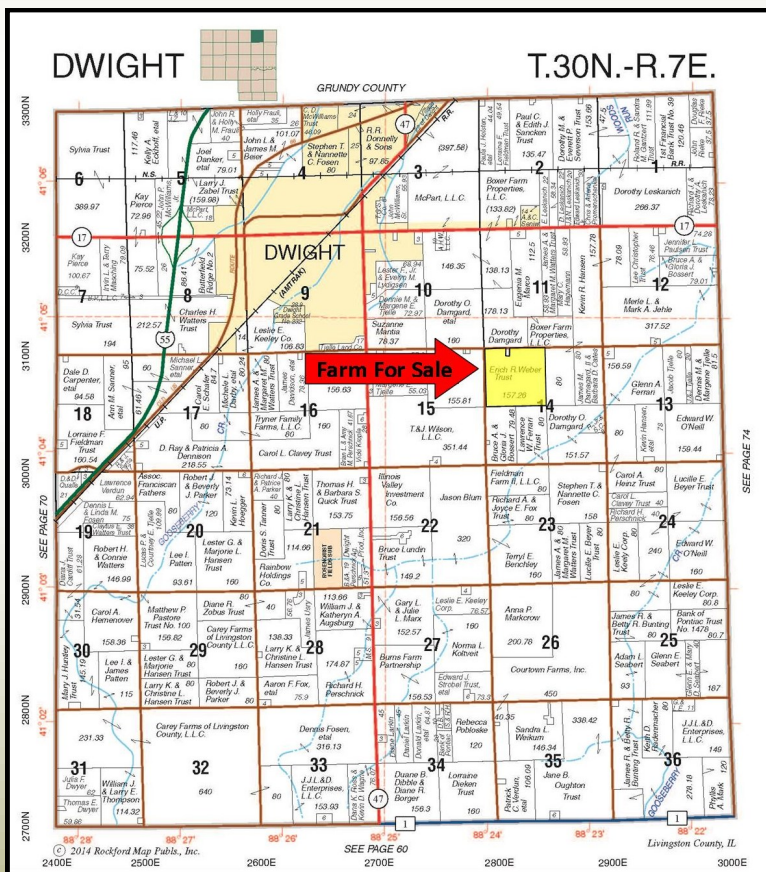
157.26 +/- Acres

The Erich Weber Trust Farm consists of 157.26 +/- real estate tax acres. This property is located one mile east and one mile south of Dwight, Illinois at the intersection of 3100 N and 2800 E Roads.

**\$8,975/acre**

## Erich Weber Trust Farm

Livingston County | Dwight Township | Section 14



- Existing 2016 farm lease
- Grain storage
- Good fertility

### FOR A COMPLETE BROCHURE CONTACT:

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Soy Capital Ag Services  
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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 Brokers, Daniel S. Patten, Real Estate Broker, is the designated agent and represents the Sellers in this transaction. Soy Capital, the Sellers 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 Sellers or their agents. Any lines drawn on photos are estimates and not actual.

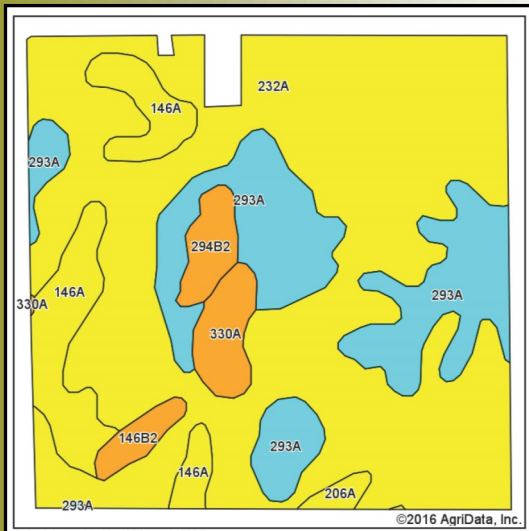


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Erich Weber Trust Farm  
157.26+/- Acres  
Livingston County,  
Illinois  
\$8,975/acre

## Soil Map



## Cropland Weighted P.I.

Soil	Corn	Soybeans
128.1	172.3	56.3

## Soils Legend

232A—Ashkum silty clay loam  
293A—Andres silt loam  
146A—Elliott silt loam  
330A—Peotone silty clay loam  
294B2—Symerton loam  
146B2—Elliott silty clay loam  
206A—Thorp silt loam



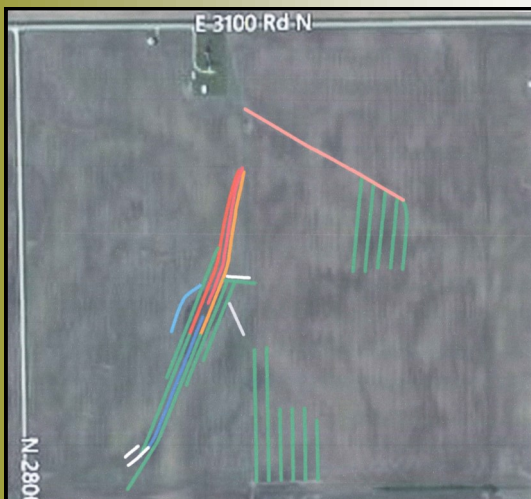
## Real Estate Taxes

Parcel ID	Acres	2014 Taxes	Taxes Per Acre
05-05-14-100-009	157.26	\$3,300.68	\$20.99

## FSA Aerial Photo



## Tile Map



## General Terms:

Buyer will enter into a contract with a 10% down payment, and the balance due within 30 days of contract signing. All property will be sold "as-is". Title policy in the amount of the sale price, subject to standard and usual exceptions, will be furnished to the Buyer. All mineral rights owned by the Seller will be conveyed. The farm is being sold subject to the 2016 cash rent lease with Brian Perschnick. The Buyer will receive the 2016 cash rent if it is closed before June 30, 2016. After June 30, 2016, the Seller will retain the 2016 cash rent. 2015 real estate taxes payable in 2016 will be paid by the Seller. 2016 real estate taxes will be paid by the party that receives the 2016 cash rent. Contact us for a complete brochure and details on this property!

www.soycapital.com

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