



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

High Quality
McLean County
Farmland Auction!

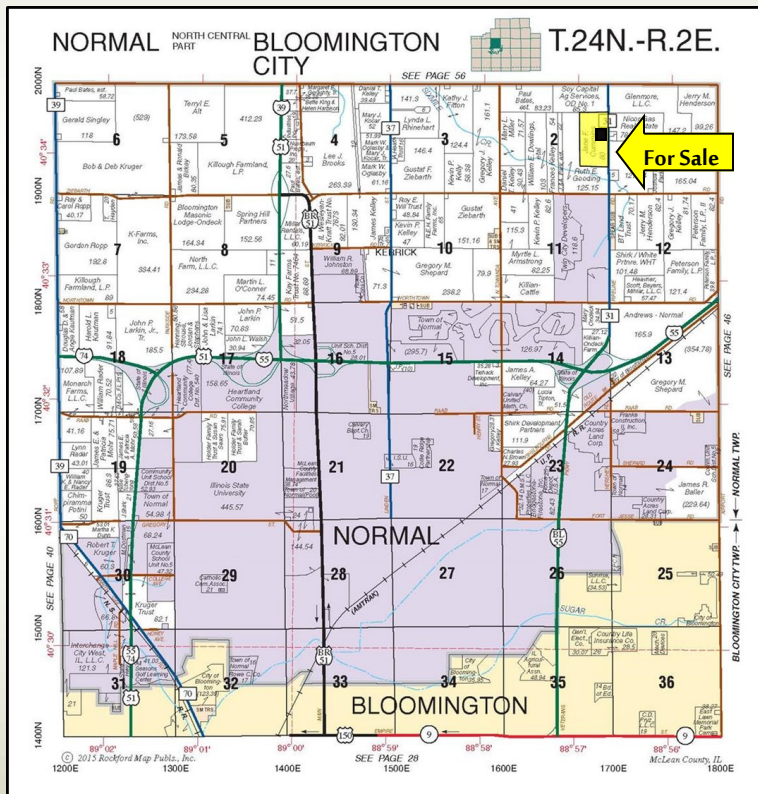
78.5 +/- Acres

The Feasley Farm is
74+/- tillable acres of primarily Class A cropland.
This property is located 1/2 mile north of Normal,
Illinois along Pipeline Road (Veterans Pkwy).

The Feasley Farm

**March 30th
10:00am**

McLean County | Normal Township | in Section 2



Looking north from the southeast corner of the property.

- ♦ **Great Location!**
2 miles north of
I-55 with easy
access from Co.
Highway 31
(Pipeline Road.)
- ♦ Ipava, Sable &
Osco soils! 137PI

FOR A COMPLETE
BROCHURE CONTACT:

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Looking southwest
from Pipeline Road
toward Normal.

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, Kevin R. Meiss, 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. All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance at the Evergreen FS Auditorium, Bloomington, IL. Any lines drawn on photos are estimates and not actual.

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.

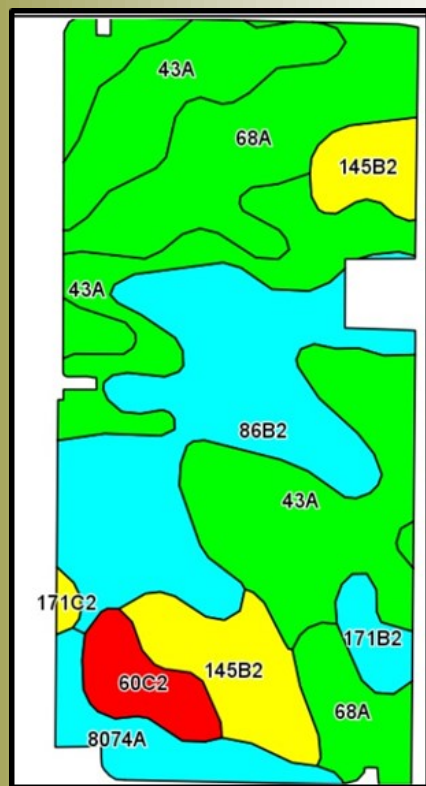


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Feasley Farm
78.5 +/- Acres
McLean County,
Illinois

Soils Information



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

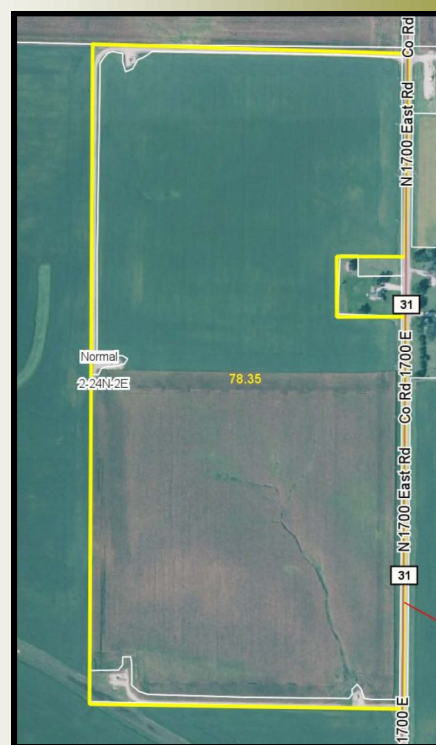
Soils Legend

43A—Ipava silt loam
86B2—Osco silt loam
68A—Sable silty clay loam
145B2—Saybrook silt loam
8074A—Radford silt loam
60C2—La Rose silt loam
171B2—Catlin silt loam
171C2—Catlin silt loam

Cropland Weighted Productivity Index

Soils	Corn	Soybeans
136.8	184.5	59.4

Aerial Photo



Source: AgriData Inc. Lines drawn are estimates.

FSA Information:

FSA#	3101
Program Election:	County ARC
Tillable Acres:	74.56 Acres
Corn Base Acres:	36.3 Acres
Soybean Base Ac:	36.2 Acres
PLC Corn Yld:	163 Bu/Ac
PLC Soybean Yld:	49 Bu/Ac

Yield Summary

6 Year Average

Corn

158*

Soybeans

58

* Only Nitrogen Source was spring broadcast DAP and Urea

Real Estate Taxes

Parcel ID	Acres	2014 Tax Rate	2014 Taxes
Part of 14-02-200-002	80*	7.3733	\$2,391.89

*Less 1.5 +/- acre farmstead

General Terms:

Buyer will pay a 10% non-refundable down with possession granted at contract signing for farming purposes and a closing on or before April 29, 2016. Lease is open for 2016. Buyer will receive a credit for the 2015 real estate taxes. Seller to retain all 2015 crop and associated government program payments. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Bidding not conditional upon financing. Seller reserves the right to reject any/all bids. **All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance at the Evergreen FS Auditorium, Bloomington, IL.** Contact us for a complete brochure and details on this auction! www.soycapitalag.com Twitter: @Soycapitalag