



Fleming Farmland For Sale!!

951.19 +/-Acres at \$11,900/Acre, or \$11,319,161.00

This map displays land ownership in a section of the Wabash River valley. The map is bounded by coordinates 2800E to 3300E and 900N to 1400N. Key features include the Wabash River, several dams (e.g., Wabash Dam, Shawnee Dam), and various landowners such as W.C.W. Holdings, Inc., J.M. Scholl, Inc., and the Champion County Land Co., L.L.C. The map is divided into a grid with section numbers 1 through 36.

Highlights:

- Contiguous Farm with 700 acres undivided by any road
- Mainly Prime Class A Soils
- Over 98% Tillable Cropland
- Near excellent grain markets and seed production facilities
- Grain and Machinery Storage on County Highway 17
- 12 miles from I-74 Interchange at LeRoy

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SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Fleming Farm
951.19 Acres+/-
McLean County, IL

Grain Facility

EQUIPMENT

YEAR BUILT

Grain Leg - 5,600 bph	2008
Grain Pit - 75 bushel	2008
42 foot Grain Bin estimated capacity 32,500	2008
33 foot Grain Bin estimated capacity 15,000	1986
36 foot Grain Bin estimated capacity 20,000	1974
Wet Holding Bin 2,000 bushel capacity	1974
Farm Fan AB500 Dryer	1975

Buildings

Machine Shed #1	62'x50'
Machine Shed #2	70'x52'
Machine Shed #3	68'x58'

Well

Drilled in 1991 to depth of 249 feet, 5 inch casing



General Terms:

Buyers will enter into a contract with a 10% down payment required with the balance due in 30 days. Possession is subject to the existing crop share lease with James Adams for the 2015 growing season. Sellers will grant landowners the 2015 crop proceeds if closing is completed on or before August 1, 2015. Buyer will reimburse Seller for 2015 crop expenses if Buyer receives 2015 crop proceeds. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. 2014 real estate taxes payable in 2015 to be paid by Seller when due or by credit at closing. Estimated 2015 real estate taxes payable in 2016 will be paid by the recipient of the landowner's share of the 2015 crop. All 2016 and subsequent Real Estate Taxes are to be paid by Buyer. All mineral rights owned by the Sellers will be conveyed. Contact us for a complete brochure and details on this property! www.soycapitalag.com Twitter: @Soycapitalag