

Fleming
Farmland For
Sale!!

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

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

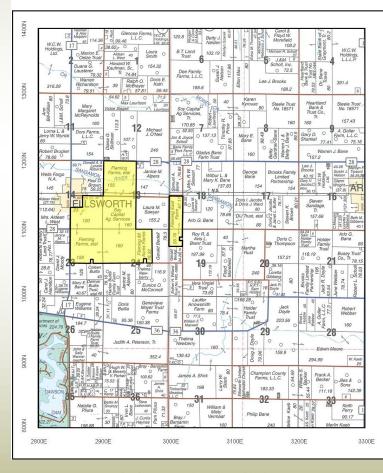
The Fleming Farm is located 10 miles East of Bloomington, IL. Next to the village of Ellsworth

PART OF DAWSON

T.23N.-R.4E.

PART OF ARROWSMITH

T.23N.-R.5E.



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### **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

FOR A COMPLETE BROCHURE CONTACT:

David Klein, Managing Broker (800)532-5263 / (309)261-3117 E-mail: dklein@soybank.com IL License #441.001928

Daniel S. Patten, Broker (309)665-0962 / (309)530-1575 E-mail: dpatten@soybank.com

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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