



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

WANDA CAYS TRUST FARMLAND FOR SALE

113+/- Acres—Livingston County, IL

LOCATION:

Located 4 miles east of Emington at the intersection of 2400 North Road and 3500 East Road. Also the farm is located 4 miles west of Cabery, Illinois.

PRICE AND TERMS:

- \$7,975/Acre on 113 Acres +/- or \$901,175.00
- 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".
- The Buyer will be granted full possession of property at closing, subject to current 2014 farm lease. The Seller will retain the 2014 farm income.
- Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.
- 2014 real estate taxes payable in 2015 to be paid by Seller. All subsequent Real Estate Taxes are to be paid by Buyer.
- All mineral rights owned by the Sellers will be conveyed.

REAL ESTATE TAX:

Parcel #: 12-23-200-002

- Total Farmland 2013 Assessment: \$18,320
- 2013 Taxes paid in 2014: \$1,643.22

FSA DATA:

FSA # 387

FSA Cropland acres are 108.16

HEL status - Classified as not HEL acreage

Wetland- Drainage Ditch only

Direct Yield Corn- 117.0

CC Yield Corn- 121.0

Direct Yield Soybeans- 32.0

CC Yield Soybeans- 38.0

Corn Base Acres- 139.9

Soybean Base Acres- 48.0

CRP Acreage: 6.6

Farm number 387 is NOT enrolled in the ACRE program.



Source: AgriData Inc.

For additional information, contact

Dan Patten Real Estate Broker

dpatten@soybank.com or

Office: (309) 665-0962 / Cell: (309) 530-1575

David Klein, Managing Broker (800) 532-5263

P.O. Box 1607 • Bloomington, IL 61702-1607

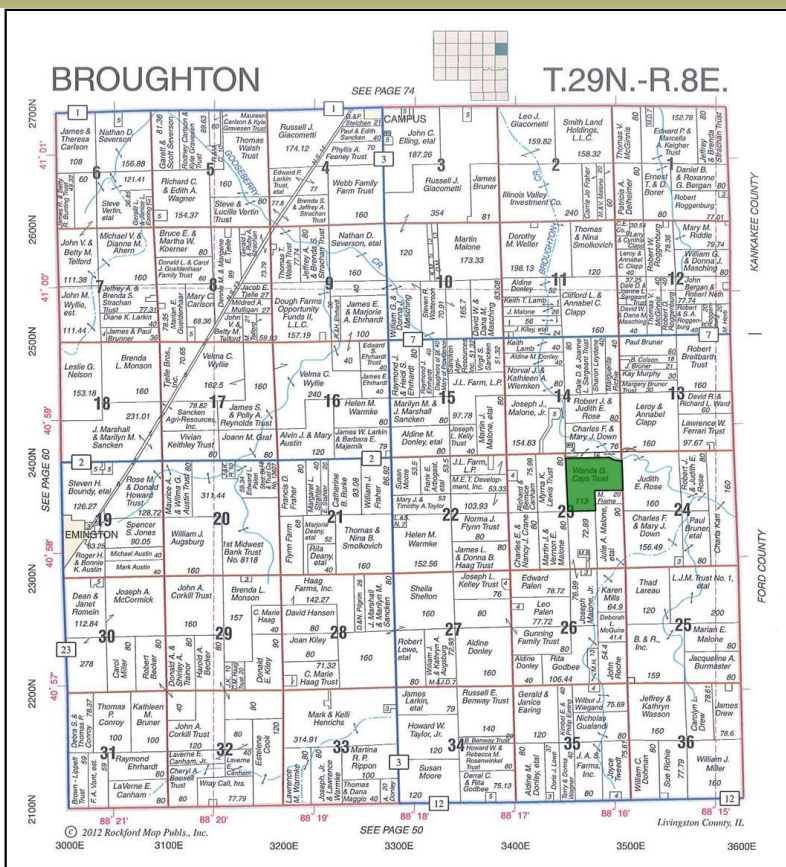
The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all buyers make an independent inspection of the property with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker. Dan Patten, Real Estate Broker, as the designated agent and represents the Seller 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 Sellers or their agents.



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Wanda Cays Trust Farm 113 Acres +/-



MAJOR SOIL TYPES

Ashkum silty clay loam (232A)- 49.0%
Elliott silty clay loam (**146B2)- 28.7%
Elliott silt loam (146A)- 14.7%

Corn Yield Productivity Index = 165.5
Soybean Yield Productivity Index = 54.1
Average Soil Productivity Index = 123.2

Reprinted With Permission of Rockford Map Publishers, Inc.

Source: AgriData Inc.

