



A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

FARM FOR SALE

Metzger Trust Farm
Osceola Township
Stark County, Illinois
159.16+/- acres



OFFERED BY:
SOY CAPITAL AG SERVICES
A DIVISION OF SOY CAPITAL BANK AND TRUST COMPANY

4530 N. University St.
Peoria, IL 61612-0095

Marvin Knobloch
Broker
(309) 238-0897

Norman Bjorling
Peoria Managing Broker
(309) 678-1019

GENERAL INFORMATION

METHOD OF SALE: Private Treaty

LISTING PRICE: \$954,960 or \$6,000 per acre on 159.16+/- acres

SELLERS: Joyce E Metzger Trust & Glen E Metzger Trust

LOCATION: 3 miles west and south of Bradford IL

DRIVING

DIRECTIONS: West of Bradford, Illinois at junction of Routes 40 & 93, proceed west on Route 93 for 3 miles, turn south on road 1300E for $\frac{3}{4}$ of mile. Farm is on the east side of road.

On Interstate I-80 at Exit 45 take Route 40 south 14 miles to Route 93. Proceed west on Route 93 for 3 miles, turn south on Road 1300E for $\frac{3}{4}$ of mile. Farm is on the east side of road.

South of Kewanee, Illinois on Route 78 turn east on Route 91 and continue east on Route 93. Turn south on Road 1300E for $\frac{3}{4}$ of mile. Farm is on the east side of road.

LEGAL

DESCRIPTION: Part of SW $\frac{1}{4}$ Section 29, part of NE $\frac{1}{4}$ Section 31 and part of NW $\frac{1}{4}$ Section 32, T14N, R7E of 4th P.M. Stark County, Illinois
(See Page 11 for detailed legal description.)

Tax ID numbers:
02-29-300-003, 02-31-200-004, 02-32-100-001

Highlights: This farm has \$23,320 in CRP payments on 90.5 acres plus 45.9 acres in crops. The income makes for a good investment and the farm is good for hunting and recreational activity with woods and east fork of the Spoon River.

BROKER: Soy Capital Ag Services
A Division of Soy Capital Bank and Trust Company

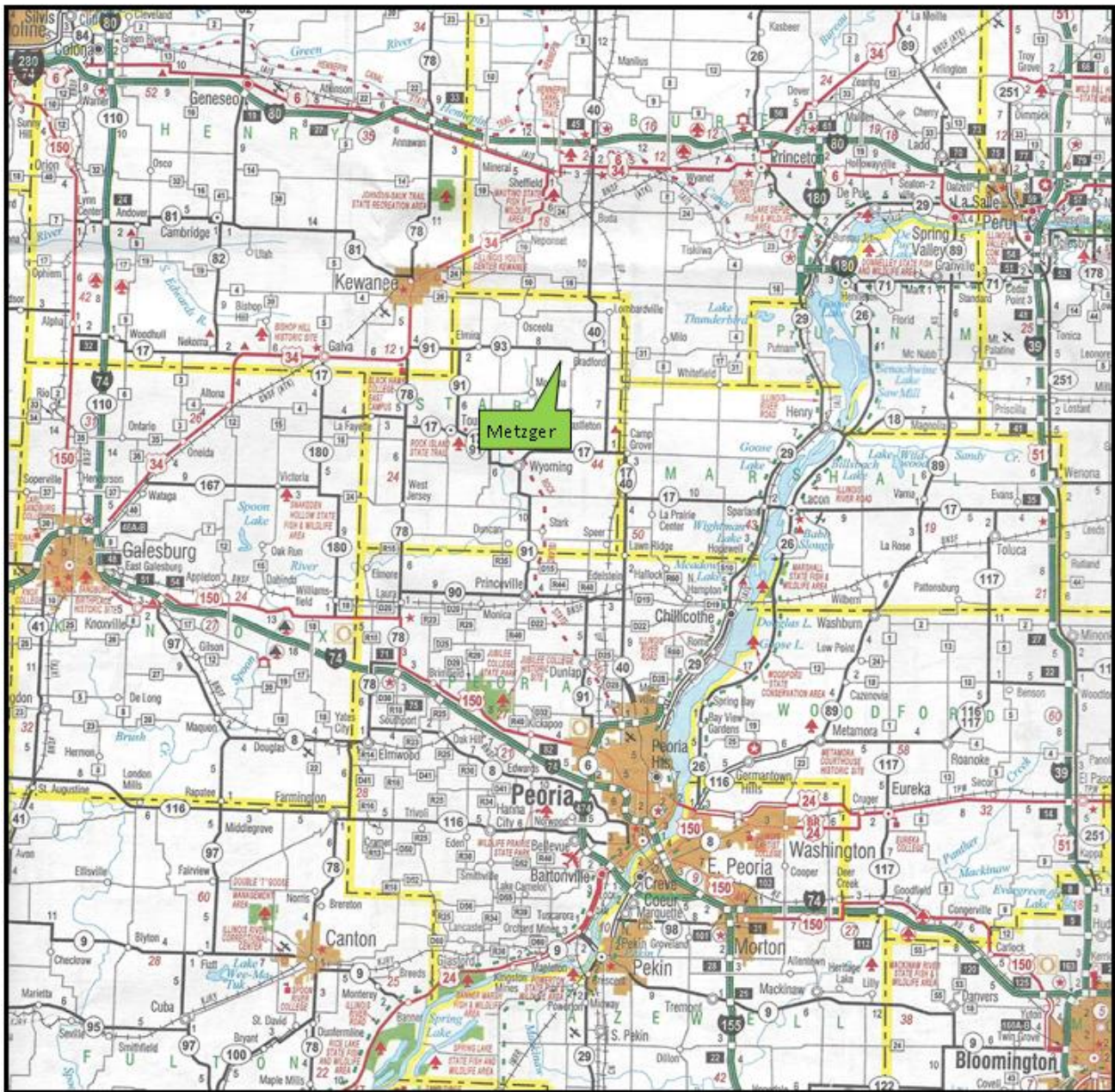
Inquiries concerning the land or the sale may be made to:

Marvin Knobloch, Broker (309) 238-0897
Norman Bjorling, (309) 678-1019 nbjorling@soybank.com
Peoria Managing Broker

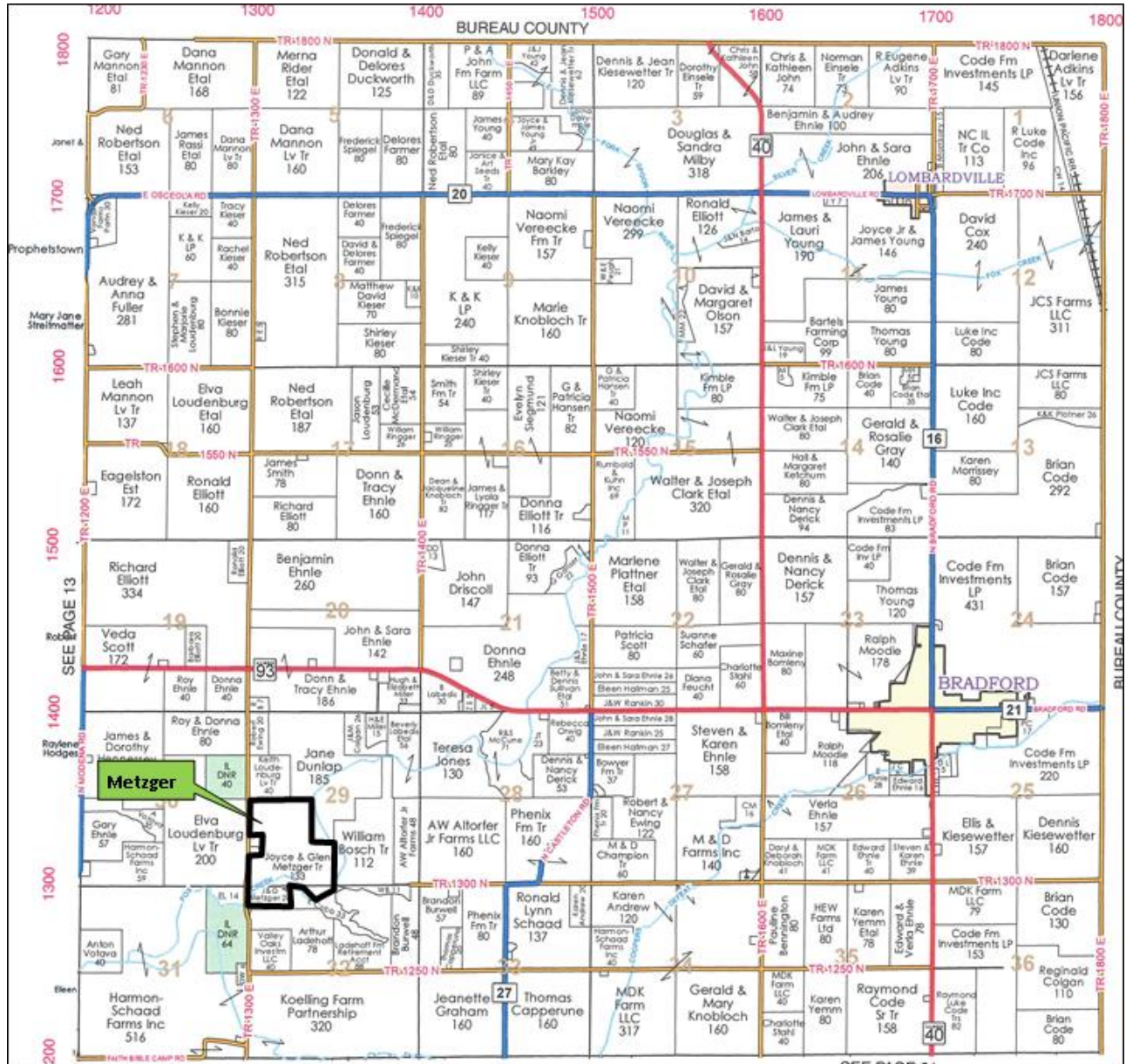
TERMS AND CONDITIONS

- CONTRACT:** Buyer will enter into a contract with a 10% down payment required with the balance due in 30 days. Subject to Seller's 1031 exchange. Buyer agrees complete balance of existing Conservation Reserve contracts.
- LEASE & POSSESSION:** The farm is leased for 2014. Seller will retain the 2014 lease income and government payments. The farm is free of lease for 2015 crops. Possession at closing subject to 2014 lease through February 28, 2015.
- TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.
- TAXES:** 2014 real estate taxes payable in 2015 to be paid by Seller. 2015 and all future real estate taxes to be paid by the Buyer.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- DISCLAIMER:** 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. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property.
- AGENCY:** Marvin Knobloch, designated agent with Soy Capital Ag Services, a Division of Soy Capital Bank and Trust Company, represents the Seller Only in this transaction.

AREA MAP



PLAT MAP



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FARM INFORMATION

REAL ESTATE TAX INFORMATION:

Parcel I.D.:	02-29-300-003, 02-31-200-004 & 02-32-100-001
Total Tax Acres:	159.16 acres
Total 2013 Assessment (farmland)	\$33,856
2013 Tax Rate:	7.26724
Total 2013 Taxes paid in 2014:	\$2,460.42

BUILDINGS: NONE

FSA INFORMATION:

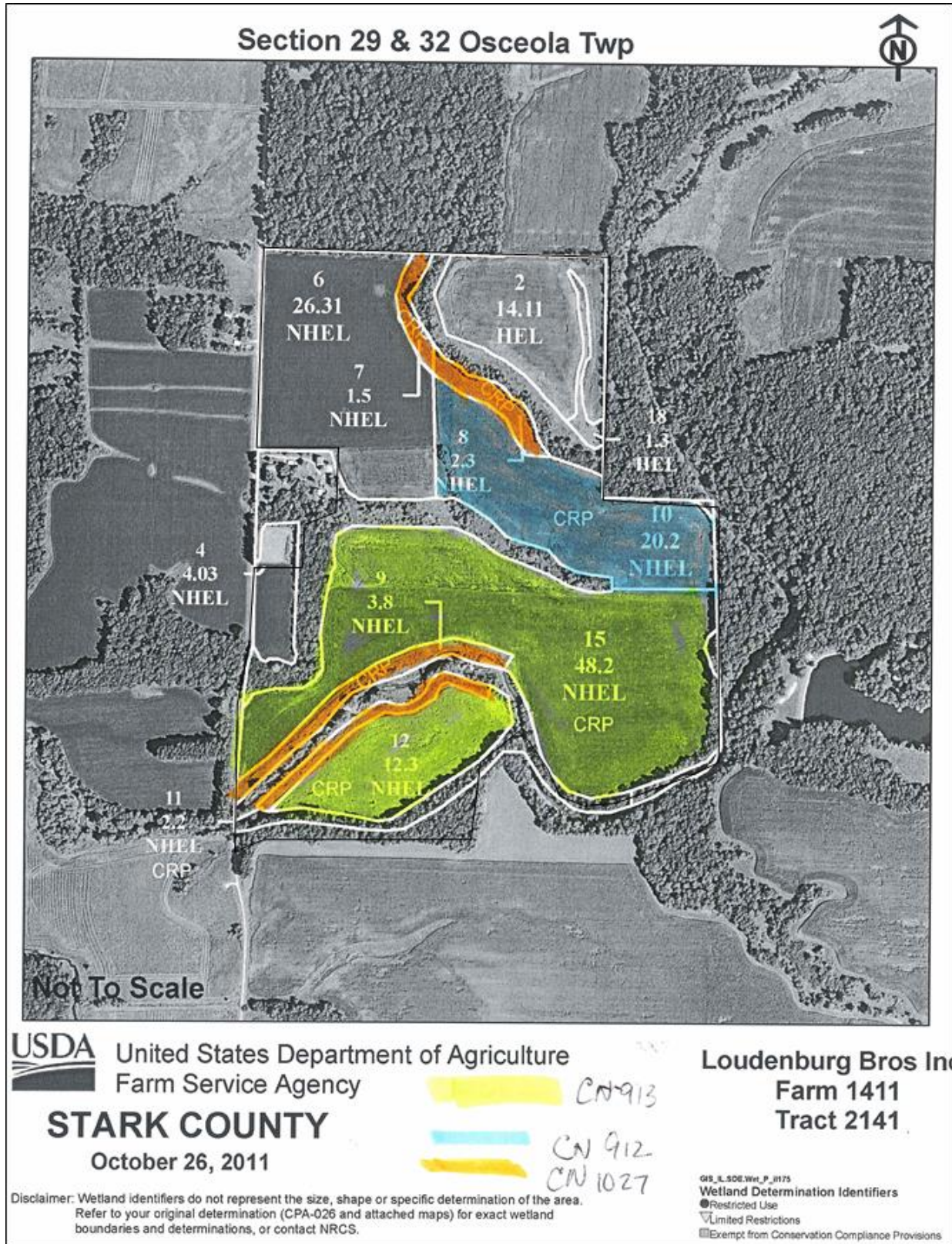
2014 information

FSA #1411	-	FSA Cropland acres are 136.4 acres.
HEL status	-	on the cropped fields only Field 2, 14.11 acres is HEL
Farmed Wetland	-	Wetland determinations not complete
Corn Base Acres	-	45.9 ac
		Soybean Base Acres - -0- ac
Direct Yield Corn	-	112 bu/ac
CC Yield Corn	-	112 bu/ac

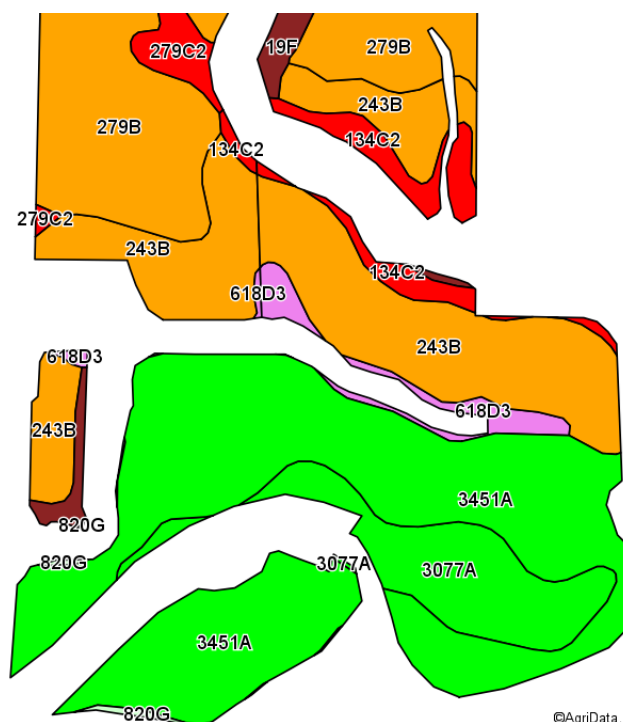
Conservation Reserve Program contracts:

#912 –	20.2 acres, expires 9-30-2026	annual payment	\$4,729
#913 –	60.5 acres, expires 9-30-2026	annual payment	16,146
#1027-	<u>9.8</u> acres, expires 9-30-2022	annual payment	<u>2,445</u>
	90.5 acres	Total Payments	\$23,320

AERIAL PHOTOGRAPH



SOILS MAP



Source: AgriData Inc.

FSA borders provided by the Farm Service Agency as of May 21, 2008.

Soils data provided by University of Illinois at Champaign-Urbana

CROPLAND SOILS FROM FSA ACRES

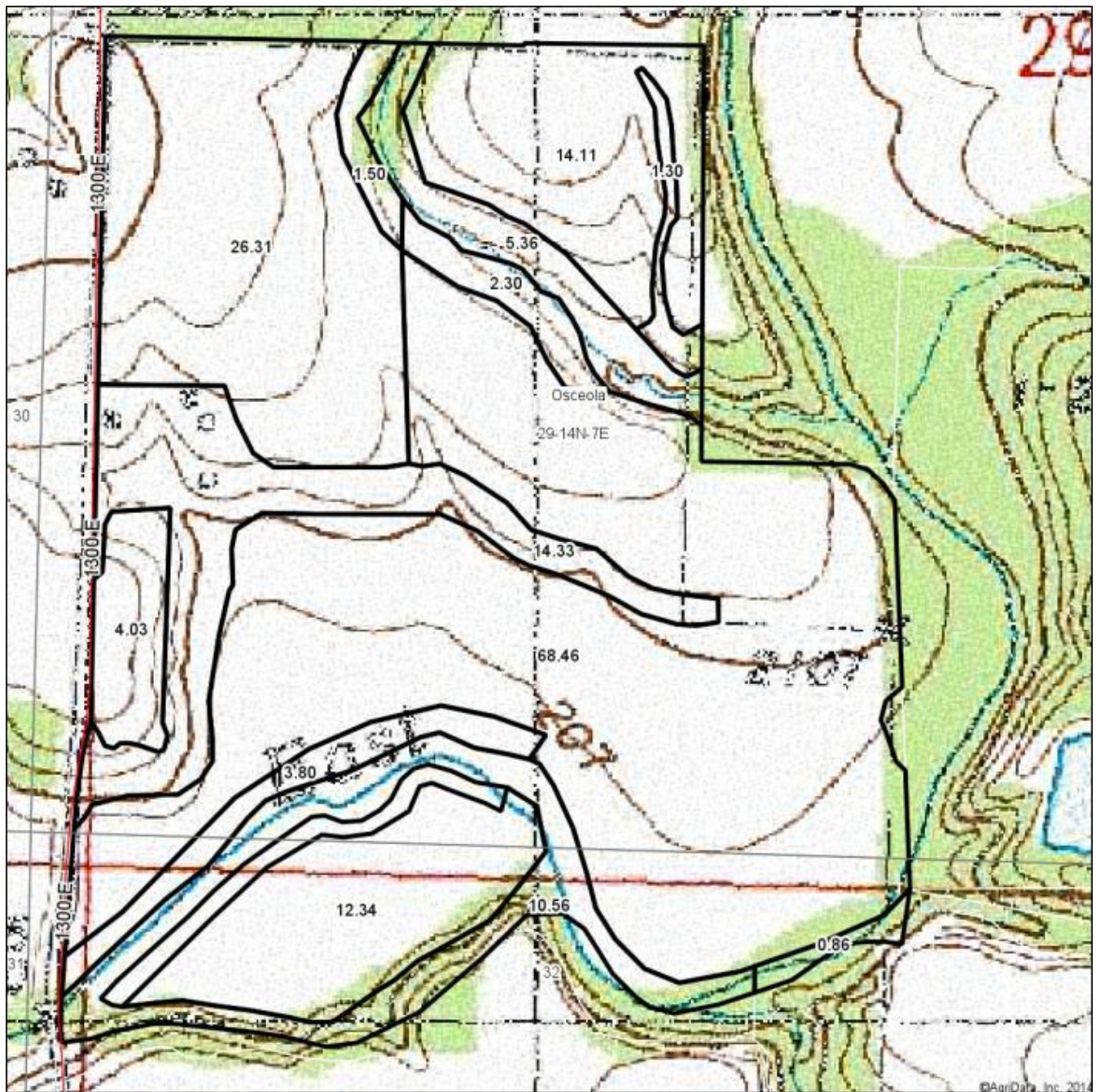
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<u>Soil Name</u>	<u>Soil #</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Lawson silt loam, 0 to 2 percent slopes, frequently flooded	3451A	140	38.5%
St. Charles silt loam, 2 to 5 percent slopes	243B**	121	25.5%
Rozetta silt loam, 2 to 5 percent slopes	279B**	119	16.7%
Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	3077A	143	8.7%
Camden silt loam, 5 to 10 percent slopes, eroded	134C2**	111	4.1%
Senachwine clay loam, 10 to 18 percent slopes severely eroded	618D3**	87	2.5%
Rozetta silt loam, 5 to 10 percent slopes, eroded	279C2**	112	1.8%
Alvin sandy loam, 18 to 35 percent slopes	131F**	79	1.0%
Sylvan silt loam, 18 to 35 percent slopes	19F**	79	0.9%
Hennepin-Casco complex, 30 to 60 percent slopes	820G**	43	0.3%
Estimated Weighted Soil Productivity using Bulletin 811:		127.4	100%

The University of Illinois Champaign-Urbana, Version 1/2/2012 Amended table S2 B811 (Updated 1/10/2012). **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted **corn yield PI**, AgriData estimates a **173.5** weighted average and **54.6** on **soybean yield PI** for this farm.

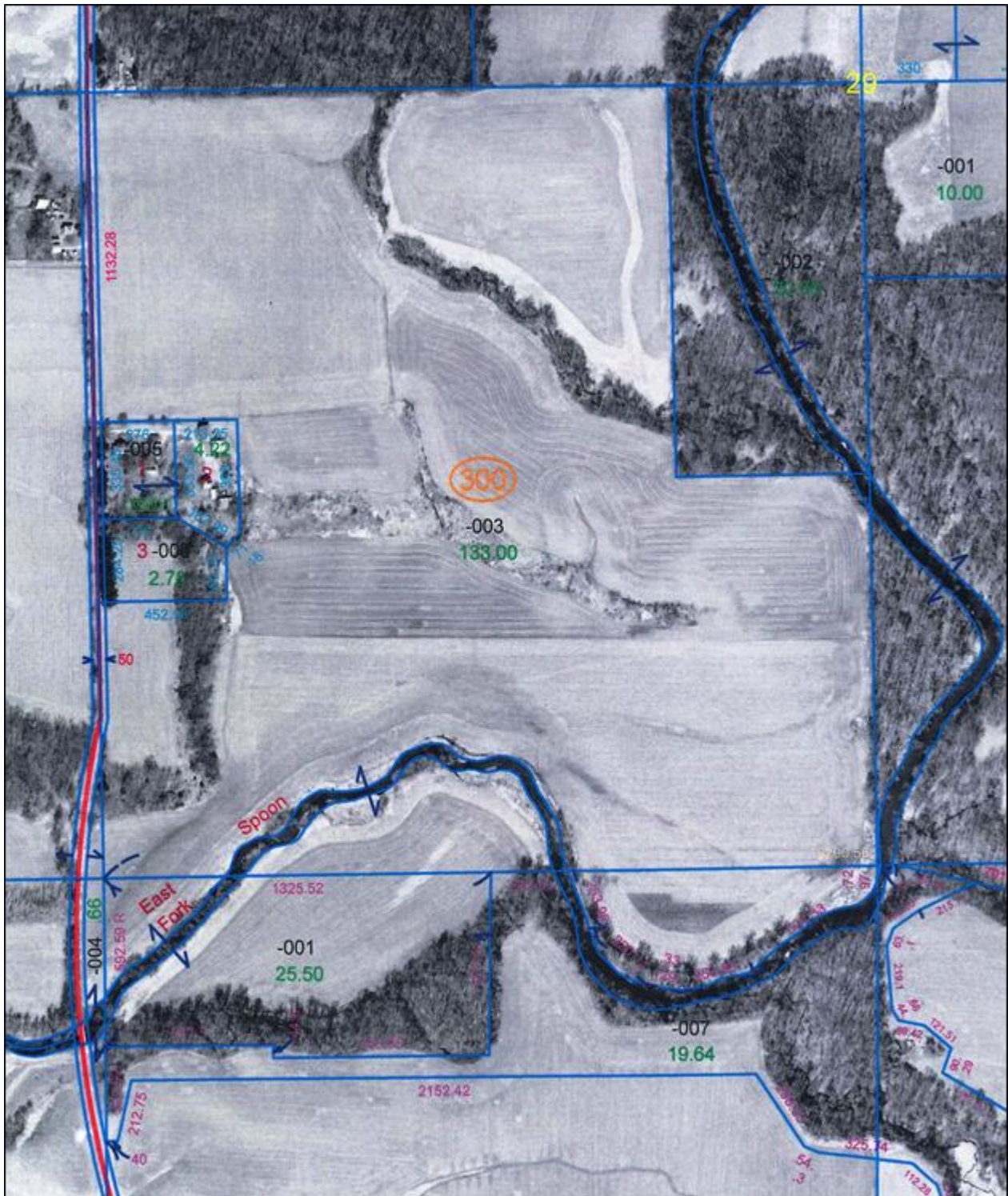
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Topography Map



Source: AgriData Inc.

Assessor Map



Legal Description

The Southwest Quarter of Section Twenty-Nine (29) except the East Half of the Northeast Quarter of said quarter section, and also excepting therefrom the following tract, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Northwest corner of the Southwest Quarter of said Section 29, thence South along the West line of the Southwest Quarter of said Section 29 a distance of 1132.28 feet to an iron rod, said iron rod being the place of beginning for the exception to be described, thence continuing South along the West line of the Southwest Quarter of said Section 29 a distance of 619.90 feet to an iron rod, thence East 452.98 feet to an iron rod, thence North 0 degrees 20 minutes West 182.25 feet to an iron rod, thence North 58 degrees 10 minutes East 72.18 feet to an iron rod, thence North 396.00 feet to an iron rod, thence North 89 degrees 36 minutes West 513.25 feet to the place of beginning; also Seventeen and One-Half (17 1/2) Acres off the North end of the West Half of the Northwest Quarter of Section 32; also, all that part of the East Half of said Northwest Quarter of Section 32, situated and lying North of Spoon River; all that part of the East Half of the Southeast Quarter of Section 30 and all that part of the East Half of the Northeast Quarter of Section 31 lying East of the public highway as now located; all of said tracts of land being situated in Osceola Township, Township Fourteen (14) North, Range Seven (7) East of the Fourth Principal Meridian; situated in the County of Stark and State of Illinois;

Parcel Identification Numbers: 02-29-300-003, 02-31-200-004 and 02-32-100-001;



Road, looking east: CRP fields on both sides of Spoon River



Center of 48.2 acre CRP field looking northeast towards bluff



Road looking southeast at north fields