



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

La Salle County Farmland Auction

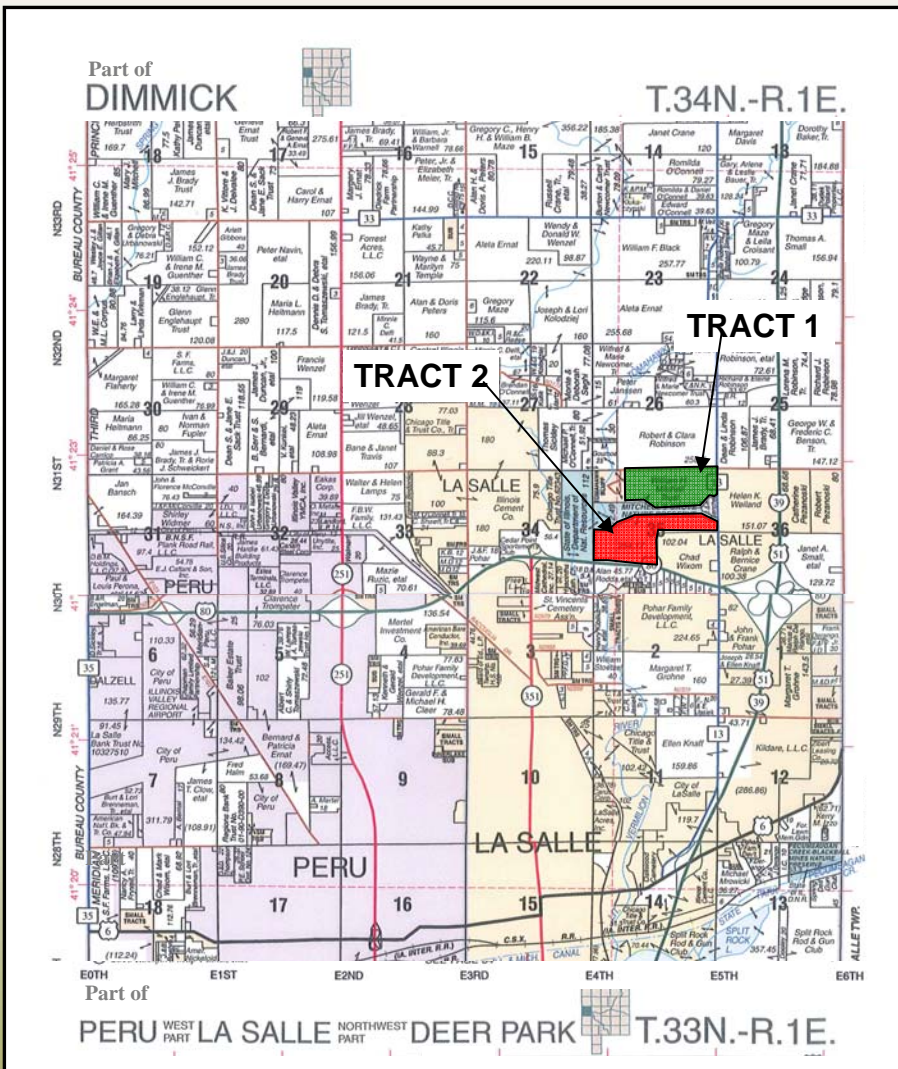
Tr. 1: 106.99 +/- Acres
Tr. 2: 144.18 +/- Acres

December 2nd Auction

The William Mitchell Trust Farm consists of 2 tracts located at La Salle, IL. It is bordered by Mitchell Grove Nature Preserve and property annexed into the city of La Salle along County Highway 13 and U.S. Interstate 80.

The Mitchell Trust Farm

La Salle County | Dimmick Township | Section 35 | T.34N-R.1E.



This property will be offered by "Choice & Privilege" method.

FOR A COMPLETE
BROCHURE CONTACT:

David Klein, Auctioneer & Mng. Br.
(800)532-5263
E-mail: dklein@soybank.com
IL License #441.001928

Chad Hoke, Broker
(309)665-0960
E-mail: choke@soybank.com

Craig Thompson, Broker
(309)665-0048
E-mail: cthompson@soybank.com

To be held at 10:00 AM
Celebrations 150
740 E U.S. Highway 6
Utica, IL 61373

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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 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, Chad Hoke and Craig Thompson, 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. Any lines drawn on photos are estimates and not actual. **Minimum bid required for attendance.**





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The Mitchell Trust Farm
La Salle County, IL
Auction
December 2, 2014



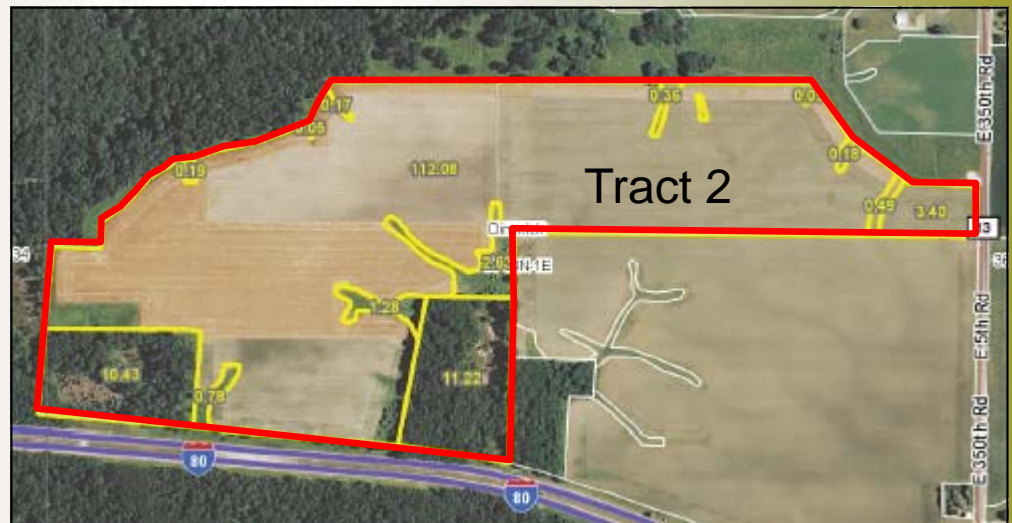
Weighted Soil Productivity Indexes

Tract 1: 130.7

Tract 2: 121.8

Primary soils on Tract 1 include Catlin, Campton, Graymont, and Drummer.

Primary soils on Tract 2 include St. Charles, Stronghurst, Batavia, and Harvard.



<u>2013 Taxes Paid in 2014</u>	<u>Parcel #</u>	<u>Farmland Assessment</u>	<u>Taxes Paid</u>
Tract 1:	11-35-203-000	\$26,997	\$1,531.44
Tract 2:	11-35-323-000	\$19,244	\$1,091.64

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2014 cash rent lease. 2014 real estate taxes due in 2015 will be paid by Seller. Buyer shall receive a credit for the estimated 2014 real estate taxes. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. This will be a "Choice & Privilege" Auction on Tracts 1-2. 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. Contact us for a complete brochure and details on this auction!

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