



SOY CAPITAL AG SERVICES

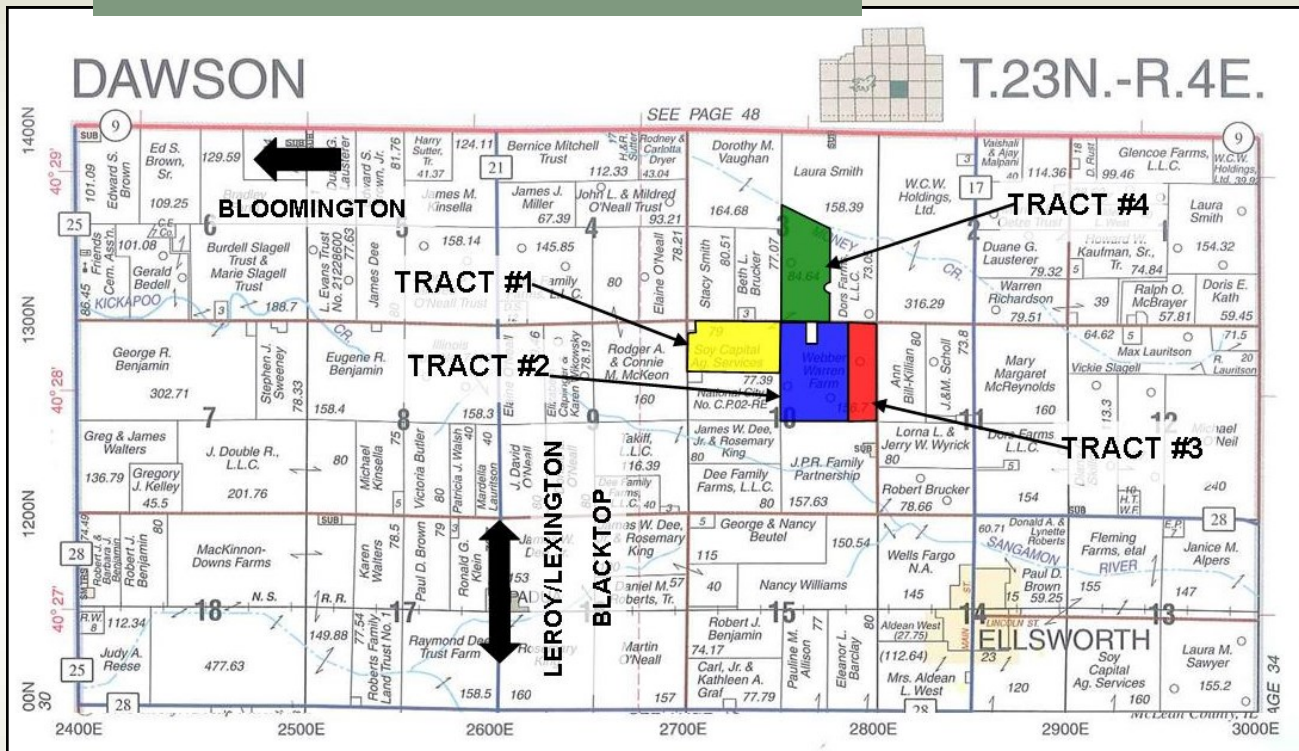
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

325 Acres +/-
McLean County
Farmland

The Webber Trust Farm consists of
4 Tracts of Productive Cropland located
northwest of Ellsworth, Illinois.

November 12th
Auction

McLean County | Dawson Township | Sections 3 & 10 | T.23N - R.4E.



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This property will be offered by "Choice & Privilege" method. All Tracts will be surveyed and will be sold based on surveyed acres.

- Main soil types are prime Catlin, Drummer, El Paso & Flanagan soils.
- Well maintained & optimal fertility.
- Wind Turbines located on Tracts 2, 3, and 4.

FOR A COMPLETE
BROCHURE CONTACT:

David Klein, Auctioneer & Mng. Br.
(800)532-5263 / (309)261-3117
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IL License #441.001928

Steve Burrow, Broker
(309)687-6008
E-mail: sburrow@soybank.com

To be held at 10:00 AM Nov. 12th
Evergreen FS Building
402 N Hershey Rd
Bloomington IL 61704



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, Steve Burrow, 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. Acres are estimates and subject to final survey. Minimum bid required for attendance.





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The Webber Trust Farm
325 Acres+/-
McLean County, IL
Farmland Auction
November 12th, 2014



Operating Agreement provides for a 2% upward adjustment or greater each year.

Wind Turbine Information:

Tract 1: No Turbine—cropland only

Tract 2: Two Turbines Current Annual Income: ~\$11,672.56/year

Part of Tax Parcel: 23-10-200-003 Tax Acres: 3.303

Tract 3: One Turbine Current Annual Income: ~\$5,836.28/year

Part of Tax Parcel: 23-10-200-003

Tract 4: One and One Half Turbines -

Current Annual Income: ~\$8,754.42/year

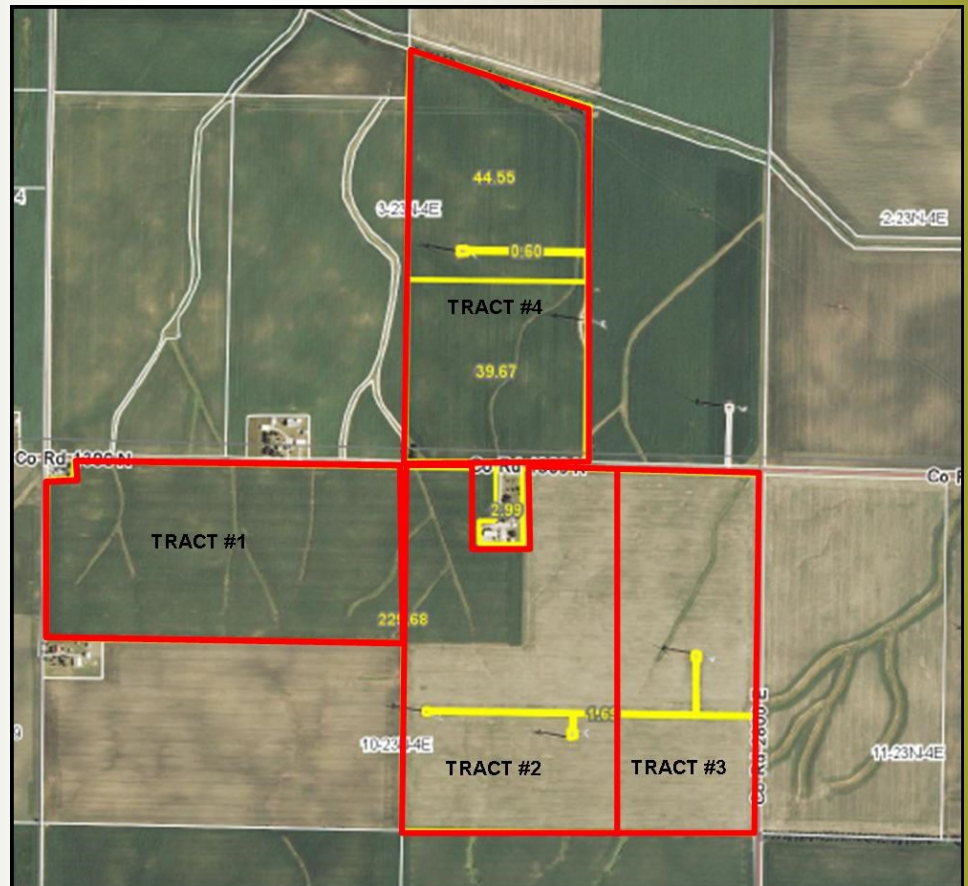
The east turbine is on the property line shared by this property and the property immediately east.

Tax Parcel: 23-03-400-007

Tax Acres: 1.335

Tax Parcel: 23-03-400-010

Tax Acres: 0.109



~Weighted

	<u>Acres</u>	<u>Soil P.I.</u>
Tract 1	79+/-	131.7
Tract 2	81 +/-	134.0
Tract 3	74 +/-	133.7
Tract 4	86 +/-	131.5

All Acres to Be Surveyed & Final
Price based upon Surveyed Acres.

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2014 crop share lease. 2013 real estate taxes due in 2014 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 1-4. 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! www.soycapitalag.com Follow us on Twitter: @Soycapitalag for timely farmland sales information and data.