



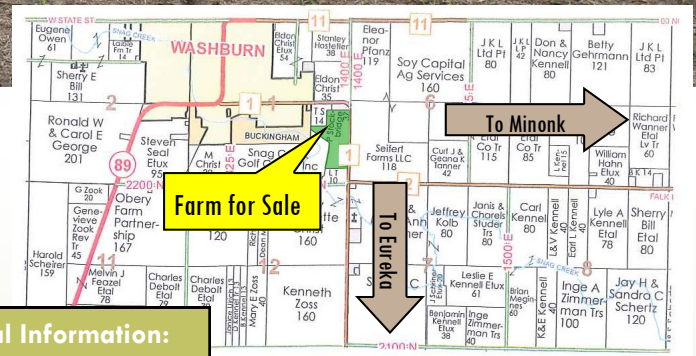
# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

## Woodford County, Illinois Farmland For Sale

Woodford County | Cazenovia Township | Section 1 | T. 28N -R. 2W.

**Listing Price:  
\$7,500 per acre**



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### General Information:

The Stockbridge Farm property consists of 2 fields totaling 30 +/- acres of farmland. The property is located southeast of Washburn, Illinois in Woodford County, adjacent to Snag Creek Golf Course.

**30 Acres +/-**

Source Photo: AgriData Inc.

**Final Acreage will be surveyed.**

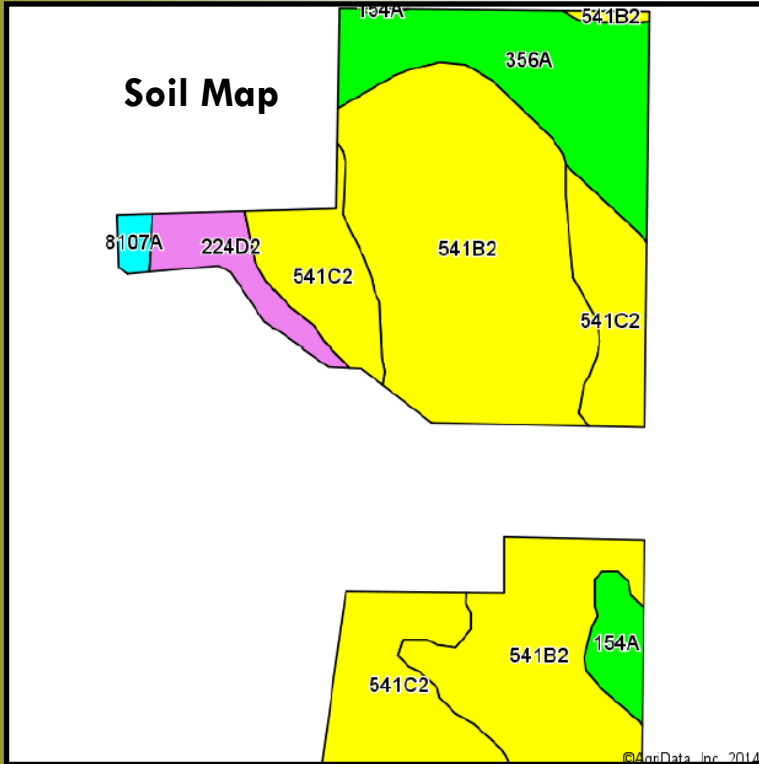
The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no warranties, expressed or implied, 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, Craig R. 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. All line drawings are estimates.

Stockbridge Farm  
30 Acres+/-  
Woodford County, IL  
Farmland For Sale  
Listed at \$7,500/acre



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Estimated Real Estate Taxes	
Parcel I.D.:	Part of 03-01-400-023
Est. 2013 Taxes due in 2014:	~\$550

Area Symbol: IL203, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Soil Drainage	Subsoil rooting depth	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	14.72	51.3%		Moderately well drained	FAV	**174	**54	**67	0.00	**127
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	6.93	24.1%		Moderately well drained	FAV	**170	**53	**66	0.00	**125
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.64	16.2%		Poorly drained	FAV	195	63	66	5.77	144
**224D2	Strawn silt loam, 10 to 18 percent slopes, eroded	1.24	4.3%		Well drained	FAV	**125	**42	**50	0.00	**93
154A	Flanagan silt loam, 0 to 2 percent slopes	0.91	3.2%		Somewhat poorly drained	FAV	194	63	77	5.90	144
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.27	0.9%		Poorly drained	FAV	189	60	71	5.77	139
Weighted Average							175.1	55	66.2	1.17	128.4

### General Terms:

Buyer will pay 10% down with possession granted at closing, subject to the 2014 cash rent lease. Seller to provide clear title in the amount of the purchase price. Seller to pay 2013 real estate taxes due in 2014. 2014 real estate taxes to be prorated to the date of closing. All mineral rights owned by seller to be conveyed to buyer.

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### FOR MORE INFORMATION CONTACT:

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