



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Champaign
County Farmland
For Sale

Freese Farm

255.61 +/- Acres

This property features Class A soils located 2 miles South of Mahomet and just 10 miles Northwest of Champaign, IL.

**\$10,950 /
Acre**

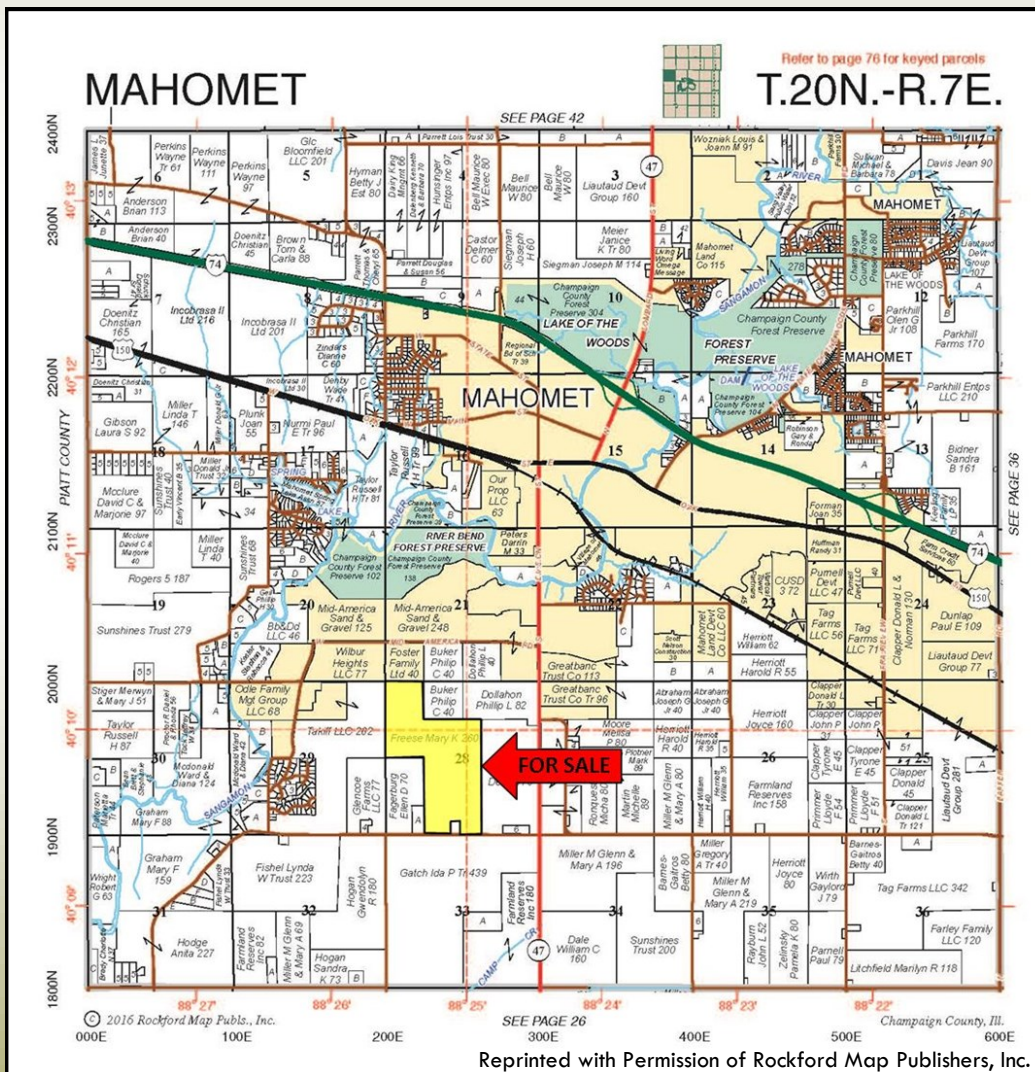
- Class A Soils
- Excellent Location
- Outstanding Yield History

**FOR A COMPLETE
BROCHURE CONTACT:**

Daniel S. Patten, Broker
(309)665-0962 / (309)530-1575
E-mail: dpatten@soybank.com

David Klein, ALC
Managing Broker
(800)532-5263 / (309)665-0961
E-mail: dklein@soybank.com

Soy Capital Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61702



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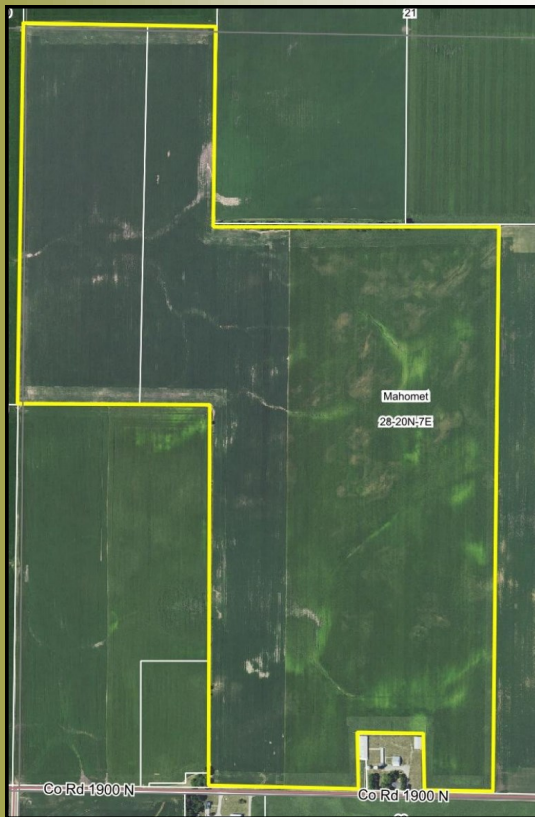


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Freese Farm
255.61 +/- Acres
Champaign
County, Illinois

Aerial Photo

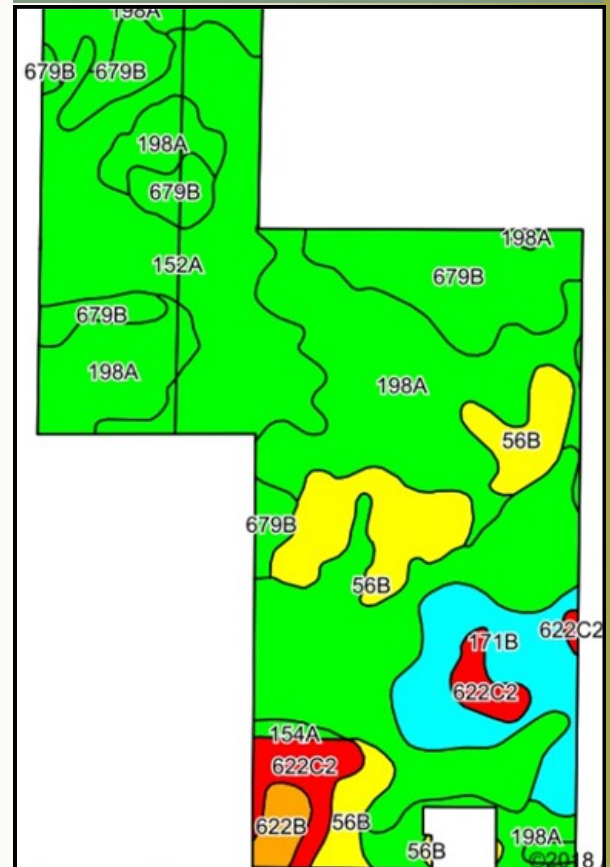


Real Estate Tax Information

Parcel I.D.:	15-13-28-300-007
Total Tax Acres:	255.61
Total Farmland 2016 Assessment:	\$135,300
2016 Tax Rate:	7.1645%
2016 Drainage Tax:	\$27.48
Total 2016 paid in 2017:	\$9,721.02

Source: Champaign County FSA Office

Cropland Soils



Weighted Soil PI: 139.9

Soil Legend:

152A	— Drummer silty clay loam
198A	— Elburn silt loam
679B	— Blackberry silt loam
56B	— Broadwell silt loam
171B	— Catlin silt loam
622B	— Wyand silt loam
622C2	— Wyand silt loam
154A	— Flanagan silt loam

Aerial Photo and Soils data provided by
AgriData Inc.

General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 30 days of contract signing. Farm is currently free of lease, but if a contract is not executed before March 31, 2018, then the sale will be subject to the 2018 farm lease signed with Bill Jay. 2018 crop expenses already incurred to be reimbursed by the Buyer. 2017 real estate taxes payable in 2018 shall be paid by the Seller by credit at closing for the farmland based on the most recent information. All 2018 and subsequent taxes shall be paid by the Buyer. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Contact us for a [complete brochure](#) and details on this property! 309-665-0955 or www.soycapitalag.com Twitter: @Soycapitalag