



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

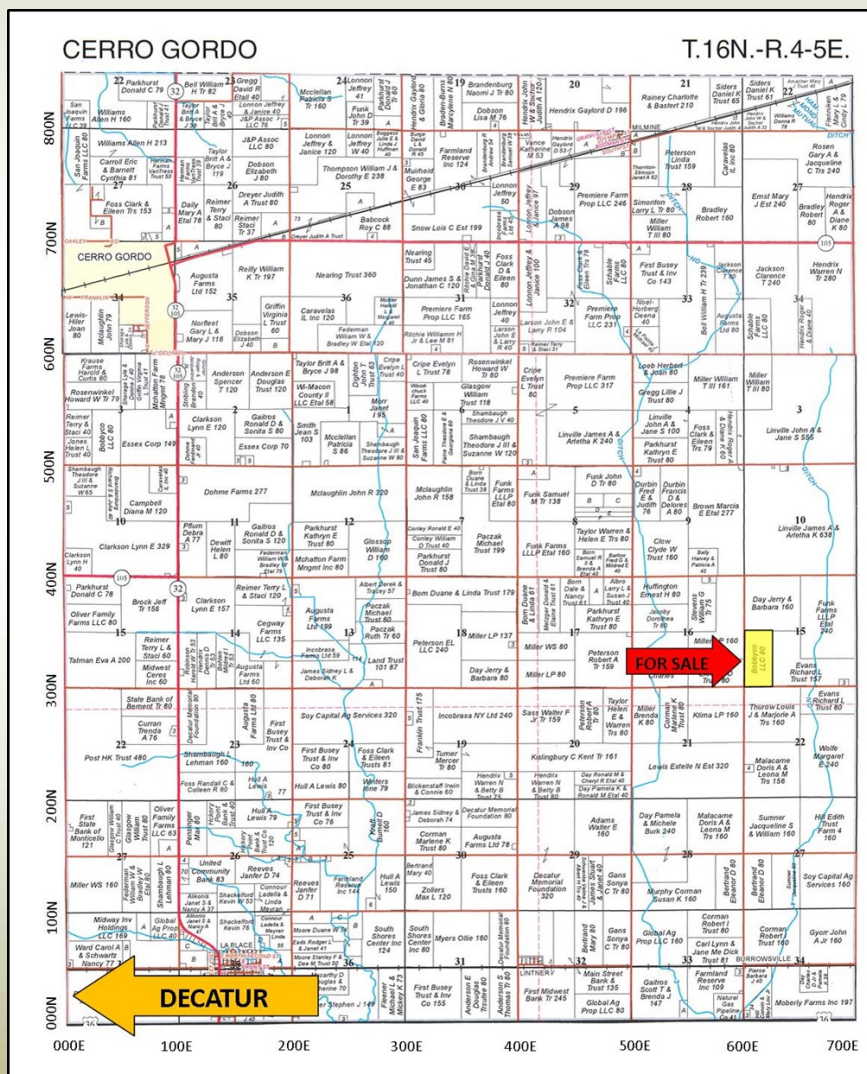
Piatt County
Farmland
For Sale

BobbyCo., LLC Farm

80.00 +/- Acres

This property features nearly 100% tillable Class A soils and is located 8 miles east of the Decatur Airport on 600E Road & 300N Road.

**\$10,950 /
Acre**



- Class A Soils
- 143.1 Soil P.I.!
- Outstanding Yield History

**FOR A COMPLETE
BROCHURE CONTACT:**

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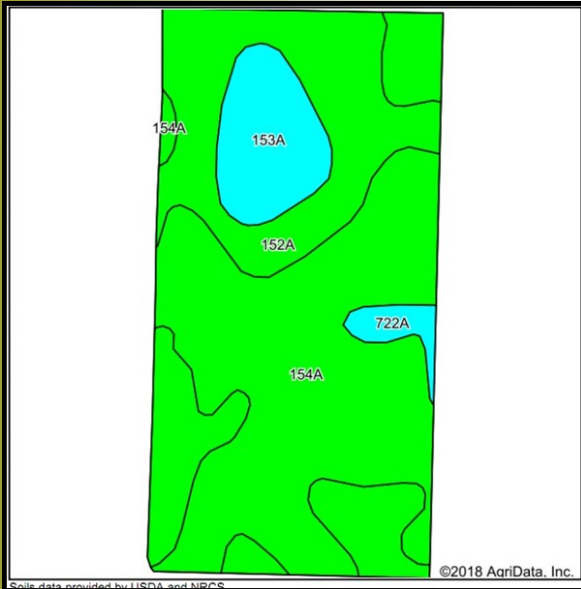


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BobbyCo., LLC Farm
80.00 +/- Acres
Piatt
County, Illinois

Cropland Soils



FSA Information

#5683-Tract 856
Cropland: 78.39
Corn
Base Ac.: 45.0
Direct Yield: 134
Soybean
Base Ac.: 32.0
Direct Yield 39
Enrolled in
ARC-County
Tenant: Holmes
Farms, GP

Soil Legend:

154A — Flanagan silt loam
152A — Drummer silty clay loam
153A — Pella silty clay loam
722A — Drummer-Milford silty clay
loams

Weighted Soil PI: 143.1

Aerial Photo and Soils data provided by
AgriData Inc.

Aerial Photo



Real Estate Tax Information

Parcel I.D.: 03-15-16-005-004-00

Total Tax Acres: 80.00

Total Farmland 2016
Assessment: \$46,413

Total 2016 paid in 2017: \$3,550.58

Source: Piatt County Assessor's Office



General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 30 days of contract signing. Possession of the farmland and 2018 rent proceeds will be negotiated based on the timing of the sale. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. The 2017 real estate taxes payable in 2018 will be paid by the Seller. The 2018 real estate taxes payable in 2019 shall be paid based upon the timing of the closing and/or negotiated rent division. All mineral rights owned by the Sellers will be conveyed. Contact us for a complete brochure and details on this property!

309-665-0955 or www.soycapitalag.com Twitter: @Soycapitalag