



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Marshall County Farmland Auction

The Woods Farm

76.5+/- Acres

This prime, investment grade farm is located 1 mile south of Varna, Illinois and 1/4 mile east of IL 89.

August 23, 2018
10:00 am

- Near IL State Hwy 89
- Excellent Yield History
- No Buildings
- 1 Tract



**FOR A COMPLETE
BROCHURE CONTACT:**

Mark Smith, Broker

(309)665-0053

E-mail: msmith@soybank.com

David Klein, ALC

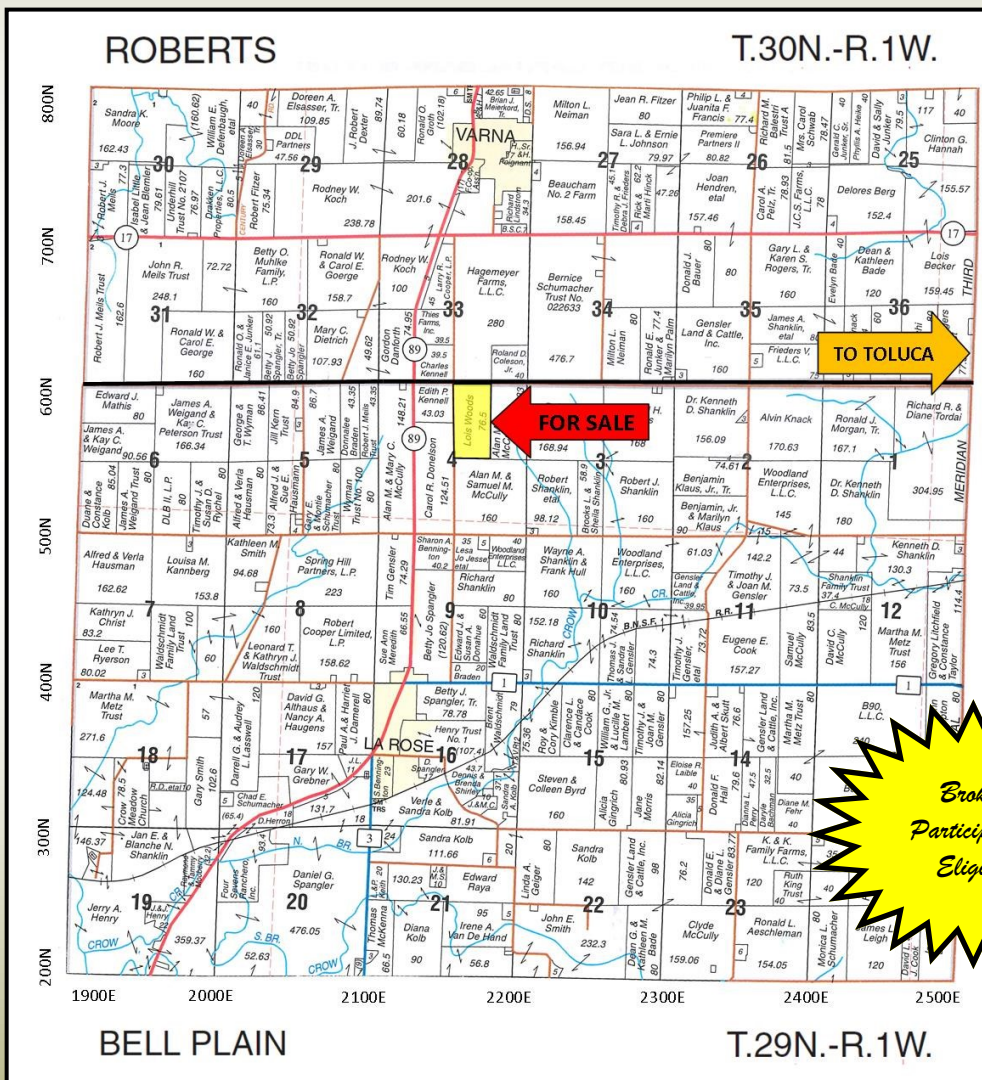
Managing Broker, Auctioneer

(800)532-5263 / (309)665-0961

E-mail: dklein@soybank.com

Auctioneer Lic. #441.001928

Soy Capital Ag Services
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Bloomington, IL 61702



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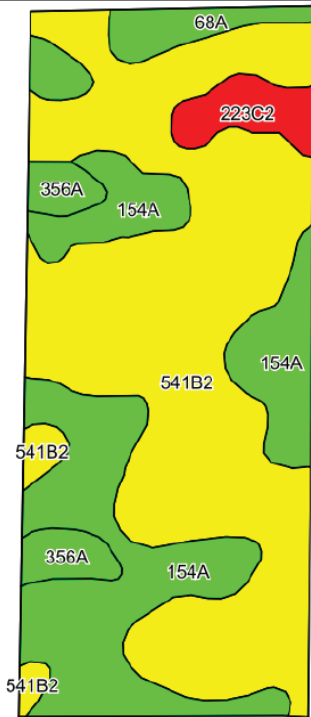
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76.5 +/- Acres
Farmland Auction
Marshall County, IL

Cropland Soils

**Weighted
Soil
PI:
132.7**



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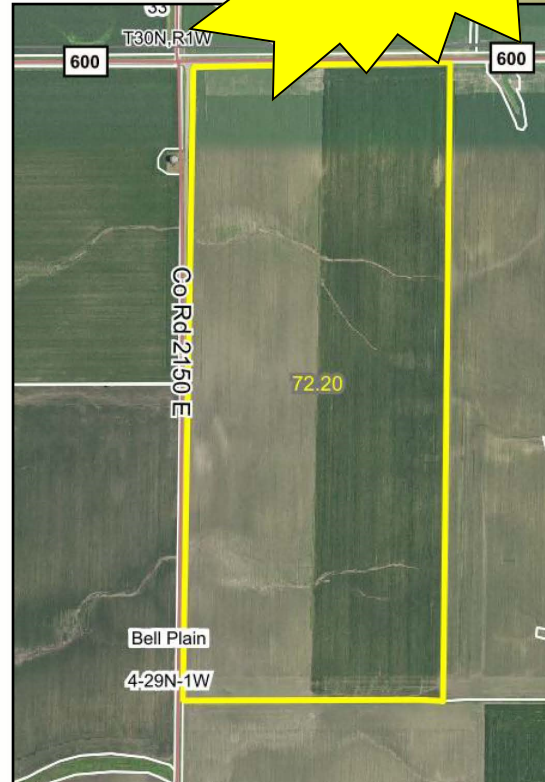
Soils data provided by USDA and NRCS.

Soil Legend:

541B2—Graymont silty clay loam
154A—Flanagan silt loam
68A—Sable silty clay loam
356A—Elpaso silty clay loam
223C2—Varna silty clay loam

Aerial Photo and Soils data provided by
AgriData Inc.

**August 23, 2018
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Source: AgriData Inc.

Real Estate Tax Information

Parcel I.D.:	13-04-200-001
Total Tax Acres:	76.5
Farmland 2017 Assessment:	\$31,577
2017 Tax Rate:	8.43114%
Total 2017 paid in 2018:	\$2,662.30
Taxes Per Acre:	\$34.80

General Terms:

Auction will be held at the American Legion Post 0440, Toluca, IL. Minimum bid of \$7,000/acre is required to attend and participate in the auction. Buyer will enter into a contract on date of sale with 10% non refundable down payment and balance due by September 26, 2018. Title policy in amount of sale price, subject to standard and usual exceptions, to be furnished to the Buyer. Seller will give Buyer a credit at closing for the estimated 2018 real estate taxes payable in 2019 based on the most recent real estate tax information available; all subsequent taxes to be paid by the Buyer. Buyer will take possession of the property at closing, subject to the 2018 crop share lease. Sale shall include any mineral rights owned by Seller. Contact us for a [complete brochure](#) and details on this property!

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