



# SOY CAPITAL AG SERVICES

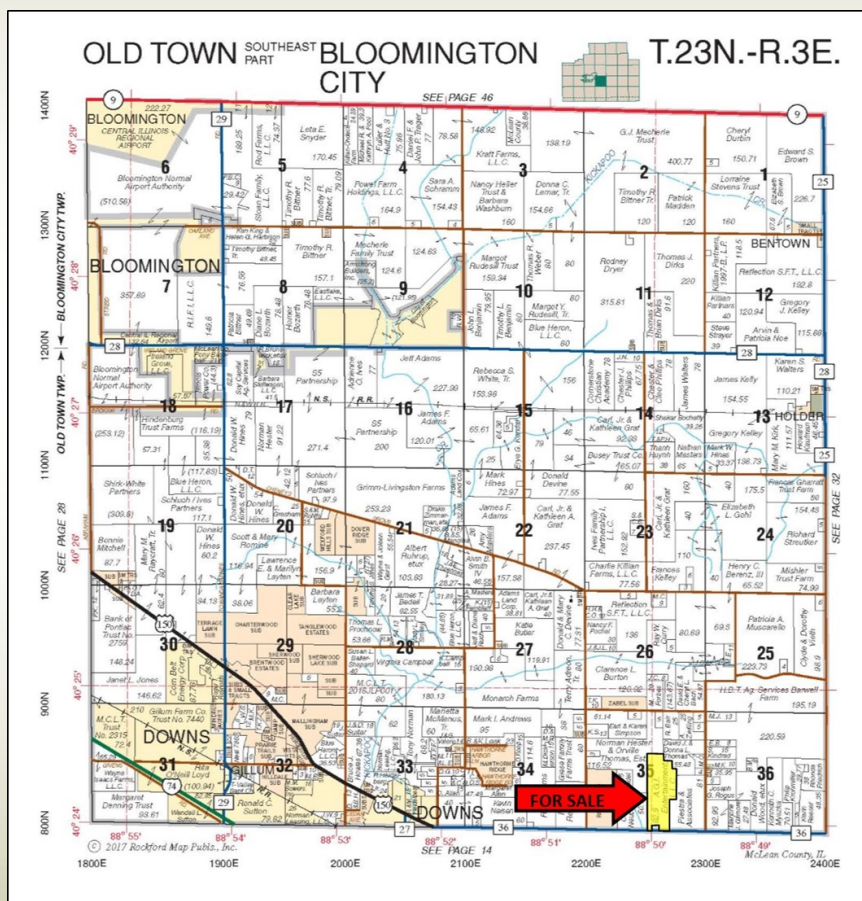
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County  
Farm  
For Sale!

82.90 +/- Acres

The AGI Holdings, LLC Farm is located 1.5 miles east of Downs, or 6 miles southeast of Bloomington, IL

Listed @  
\$890,000



Reprinted with permission from Rockford Map Co. Inc.

McLean County | Old Town

Township | Section 35



- 2 modern buildings
- ~61 acres of fenced pasture
- 2 wells

For More Information Contact:

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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. 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, V. Ross Albert and Ross Perkins, are the designated agents and represent 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.

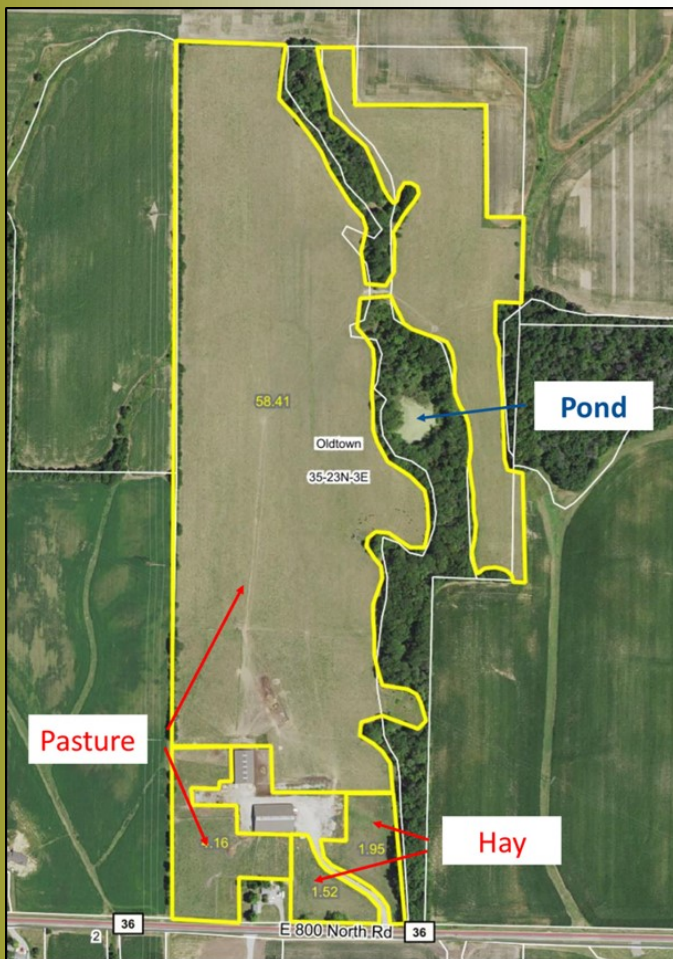


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AGI Holdings LLC Farm  
82.90 +/- Acres  
McLean County,  
Illinois

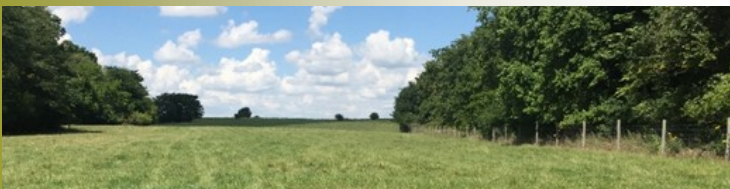
## Aerial Photo



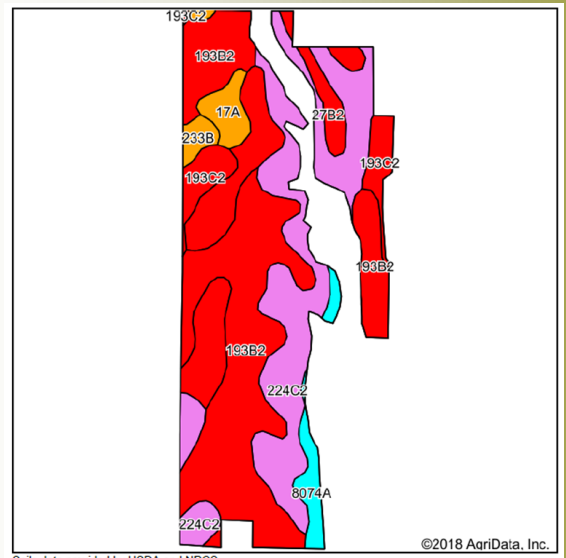
Source: AgriData, Inc. Lines drawn are estimates.

### Real Estate Taxes:

<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2017 Taxes</u>
22-35-400-004	82.90	8.41168%	\$5,237.88



## Soil Map



Source: AgriData, Inc.  
FSA & Soils data provided by  
USDA and NRCS.

### Primary Soils

41.3% — 193B2 — Mayville silt loam  
29.8% — 224C2 — Strawn loam  
10.5% — 193C2 — Mayville silt loam  
10.3% — 27B2 — Miami silt loam  
3.5% — 8074A — Radford silt loam  
3.2% — 17A — Keomah silt loam  
1.5% — 233B — Birkbeck silt loam  
Weighted Productivity index: 104.5



## FSA Information

FSA Farm #: 9701  
FSA Tract #: 38072  
FSA Cropland: 67.34

### General Terms:

Listing Price: \$10,735/acre on 82.90+/- surveyed acres or \$890,000. Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the buyer. Real estate taxes shall be prorated to the date of closing, with the Seller being responsible for all taxes prior to closing and the Buyer responsible for all real estate taxes post-closing, based on the most recent 2018 assessed information. Possession date is subject to negotiation.

[www.soycapitalag.com](http://www.soycapitalag.com) Twitter: @Soycapitalag