



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Macon County
Farmland
For Sale!

41.22 +/- Acres

The Sanvi Farm is 99% cropland with Class A soils located 2 miles south of Argenta, or 6 miles northeast of ADM at Decatur, Illinois.

Listed @
\$10,500/acre

Macon County | Whitmore Township | Section 1



- Class A Soils
- High Percent Tillable
- Great grain bid
- Flat, Black & Square. Prime.

For More Information Contact:

Justin Wheeler

Managing Broker

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David E. Klein

Managing Broker

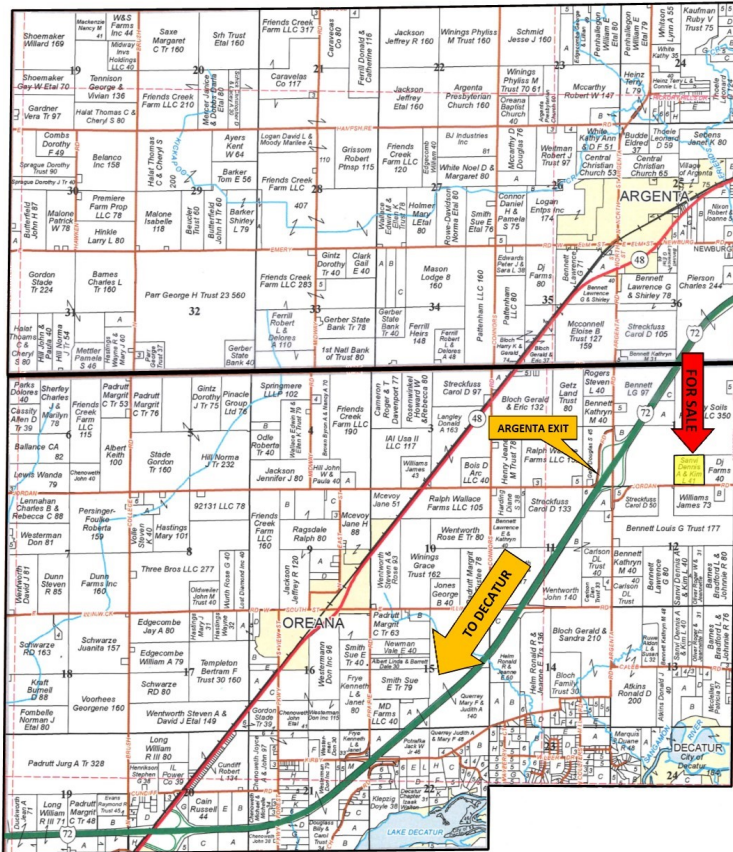
309-261-3117

dklein@soybank.com

Soy Capital Ag Services
455 North Main Street
Decatur IL 62523

WEST PART FRIENDS CREEK

T.18N.-R.3E.



WEST PART WHITMORE

T.17N.-R.3E.

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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, Justin Wheeler 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. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

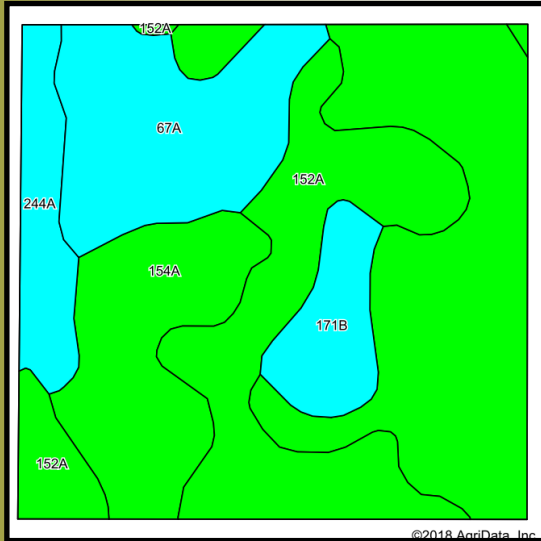


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Sanvi Farm
41.22 +/- Acres
Macon County,
Illinois

Soils



Soils Legend

45.7% — 154A — Flanagan silt loam
24.6% — 152A — Drummer silty clay loam
6.3% — 171B — Catlin silt loam
16.8% — 67A — Harpster silty clay loam
6.6% — 244A — Hartsburg silty clay loam

Cropland Weighted Productivity Ratings:

Soils	Corn	Soybeans
141.1	190.9	61.4

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2017 Taxes
18-08-01-400-003	41.22	7.82733	\$1,746.2

Aerial Photo



FSA Information

FSA Farm #:	Part of 7587
FSA Tract #:	1852
FSA Cropland:	41.37
HEL Status:	NHEL
Wetland Status:	Not Requested Not Complete
Corn Base Acres:	40.68
Soybean Base Acres:	0
Corn PLC Yield:	152
Soybean PLC Yield:	N/A
FSA Program	County ARC

FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.

General Terms:

Listing Price: \$10,500/acre on 41.2 +/- acres or \$432,600. 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. The 2017 real estate taxes payable in 2018 were paid by the Seller. Seller will pay 2018 real estate taxes due in 2019 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2018 crop and government payments and will pay all 2018 crop expenses. Seller will grant full possession of the property to buyer at closing, subject to harvest of the 2018 crop . www.soycapitalag.com

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