



SOY CAPITAL
AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

FARMLAND FOR SALE

254 +/- Acres—McLean County, Illinois

LOCATION:

Located between Hudson and Carlock at the Intersection of 1100 E. and 2100 North Road

PRICE AND TERMS:

- \$13,475/acre on 254 acres +/-, or \$3,422,650.00.
- Buyers will enter into a contract with a 10% down payment required with the balance due at closing.
- Possession will be granted to Buyer at closing, subject to completion of the 2014 farm lease. Seller will retain 2014 crop proceeds. Lease is open for 2015.
- Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.
- 2014 real estate taxes payable in 2015 to be paid by Seller as a credit at closing. All subsequent Real Estate Taxes are to be paid by Buyer.
- All mineral rights owned by the Sellers will be conveyed.

REAL ESTATE TAX:

Parcel #: 06-36-100-004

- Total Farmland 2013 Assessment: \$81,508
- 2013 Taxes paid in 2014: \$6,342.56

FSA DATA:

Part of FSA #3927

FSA Cropland acres are 248.56

HEL status - Classified as **not** HEL acreage

Wetlands - Not completed, not requested

Direct Yield Corn - 128

CC Yield Corn - 128

Direct Yield Soybeans - 45

CC Yield Soybeans - 45

Corn Base Acres - 167.6

Soybean Base Acres - 72.2

Farm number 3927 is NOT enrolled in the ACRE program.



Source: AgriData Inc.

For additional information, contact

Daniel Patten Real Estate Broker

dpatten@soybank.com or

(309) 665-0962

David Klein, Managing Broker (800) 532-5263

P.O. Box 1607 • Bloomington, IL 61702-1607

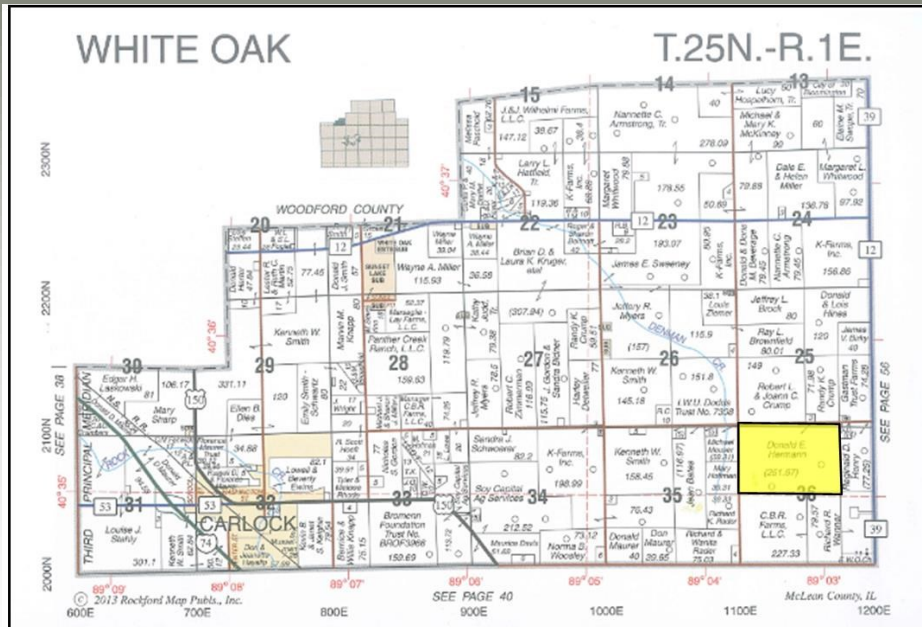
The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition with no financing or inspection contingencies. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all buyers make an independent inspection of the property with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker. Daniel Patten, Real Estate Broker, as the designated agent and represents the Seller 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 Sellers or their agents.



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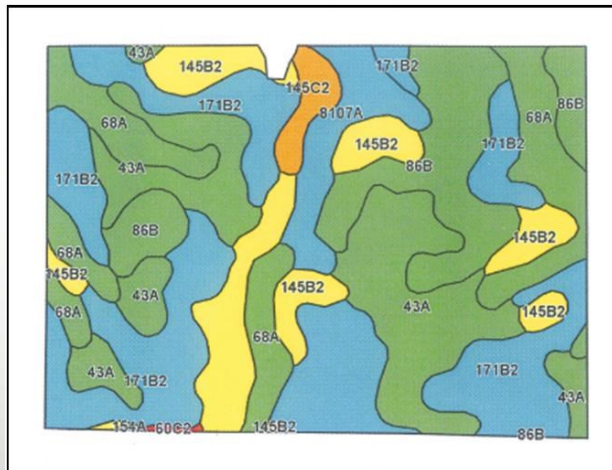
FARM FOR SALE



Recent Yield History:

	Corn	Soybeans
2011:	188.8	64.3
2012:	150.5	51.8
2013:	<u>215.3</u>	<u>61.4</u>
Avg. :	184.9	59.2

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Source: AgriData Inc.

This farm has a wind energy easement agreement with Nextra Energy Resources. There are 2 windmills located on this farm. The current annual payment is \$21,513.86. The payment is adjusted upward 2% or greater each year.



MAJOR SOIL TYPES

- Catlin silt loam (171B2) - 31.3%
- Ipava silt loam (43A) - 20.5%
- Osko silt loam (86B) - 13.9%
- Sable silty clay loam (43A) - 13.9%

Corn Yield Productivity Index = **183.4**
Soybean Yield Productivity Index = **58.5**
Average Soil Productivity Index = **135.6**



Machine Shed: 54 X 72
New doors on North and West sides