



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

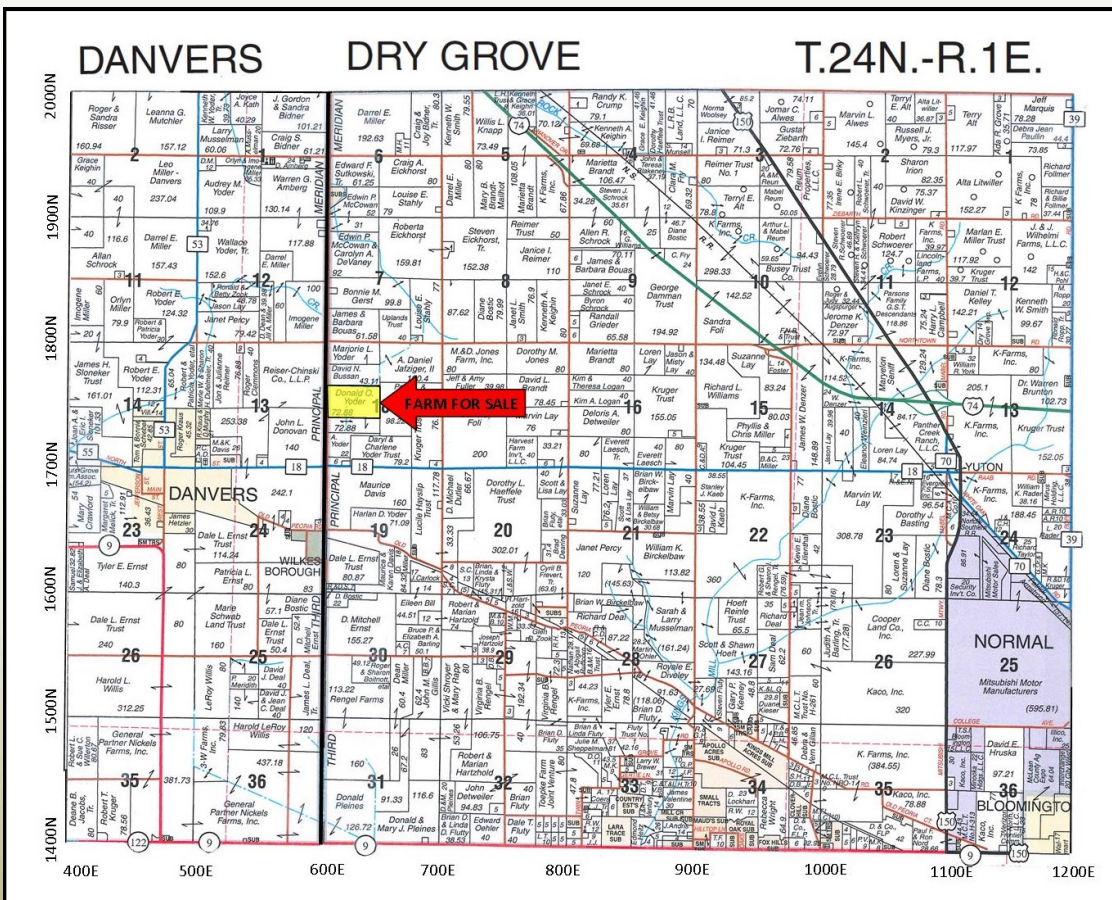
**Prime
McLean County
Farmland Auction
67.65 +/- Acres**

The Yoder Family Trust Farm is prime Class A tillable cropland and is located 5 1/2 miles northwest of Bloomington-Normal or 1 1/2 miles east of Danvers, Illinois.

**November 10th
@10:00am**

Yoder Family Trust Farm

McLean County | Dry Grove Township | Section 18



- Class A soils
- Former dairy farm
- High Fertility
- Well Tiled
- High Yields



FOR A COMPLETE BROCHURE CONTACT:

V. Ross Albert, Broker
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Managing Broker/Auctioneer
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Reprinted with permission from Rockford Map Co. Inc. *This farm will be auctioned immediately after the Ewins Farm Auction which begins at 10AM.

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 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, 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. All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance at the Evergreen FS Auditorium, Bloomington, IL. Any lines drawn on photos are estimates and not actual.



Soy Capital Ag Services
#6 Heartland Dr., Suite A
Bloomington IL 61704

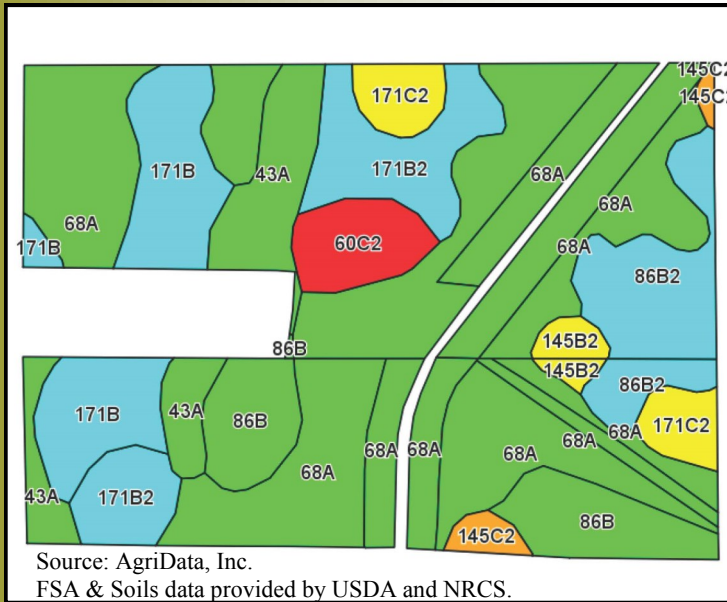


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Yoder Family Trust Farm
67.65 +/- Acres
McLean County,
Illinois

Soil Map

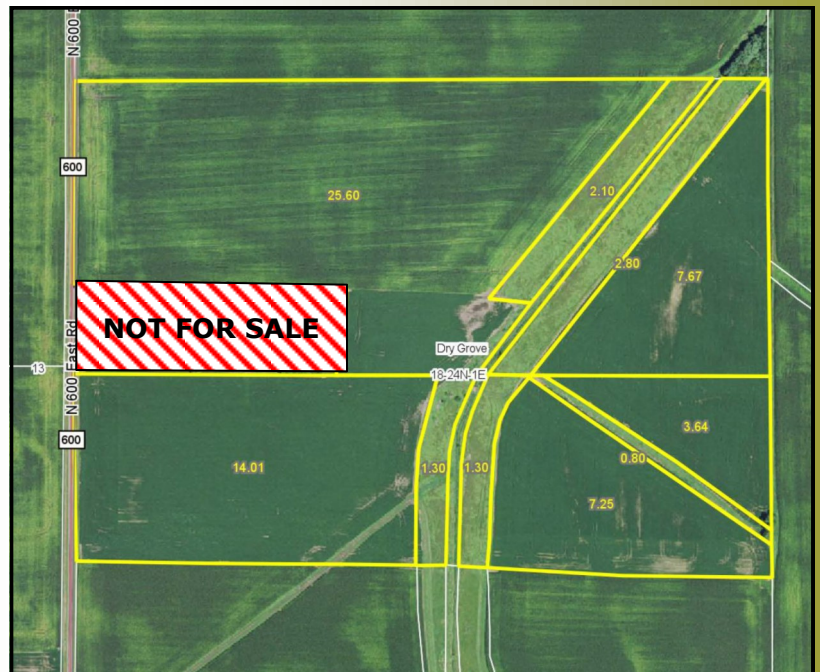


Cropland Weighted Productivity Ratings:

Soils	Corn	Soybeans
	138.2	60.0

Actual Yields	Corn	Soybeans
6 Year Average:	202 bushels/acre	65 bushels/acre

Aerial Photo



Source: AgriData Inc. Lines drawn are estimates.

Soils Legend:

- 68A Sable silty clay loam
- 171B&B2 Catlin silt loam
- 86B&B2 Osco silt loam
- 43A Ipava silt loam
- 171C2 Catlin silt loam
- 60C2 La Rose silt loam
- 145B2&C2 Saybrook silt loam

8.3 acres of Filter strips exist with an annual payment of \$3,137, through 9/30/2023. When CRP is combined with actual cropland acres this farm is ~97-98% tillable based upon 67+/- total acres.

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2016 lease, ending February 27, 2017. Seller retains 2016 cash rent, and will pay all 2016 landowner crop input expenses. Buyer will receive 2017 and future crop/rent income. 2016 real estate taxes payable in 2017 shall be paid by the Seller by credit at closing for the farmland based on the most recent information. All 2017 and subsequent taxes shall be paid by the Buyer. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Bidding not conditional upon financing. Seller reserves the right to reject any and all bids. **All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance at the Evergreen FS Auditorium, Bloomington, IL.** Contact us for a complete brochure and details on this property!