



SOY CAPITAL AG SERVICES

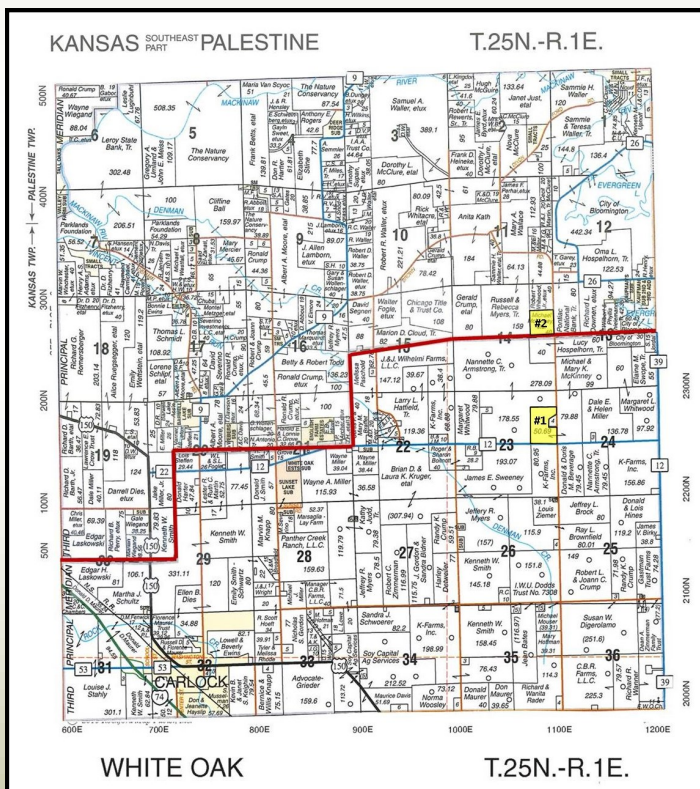
A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

**Prime McLean &
Woodford
County Farmland!
90.68 +/- Acres**

The McKinney Farm consists of 2 Tracts of farmland located 6 miles north of Bloomington-Normal, Illinois.

**November
16th Auction**

McKinney Family Farm



**Tract 1: 50.68 +/- Acres
in McLean County**

**Tract 2: 40.00 +/- Acres
in Woodford County**

**FOR A COMPLETE
BROCHURE CONTACT:**

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McLean County | White Oak Township | Section 23 | T.25N.—R.1E.
Woodford County | Kansas Township | Section 14 | T.25N.—R.1E.

- **Class A Soils**
- **3 1/2 mi. west of Hudson-Co. Hwy 12**

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. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Ross Perkins, 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.





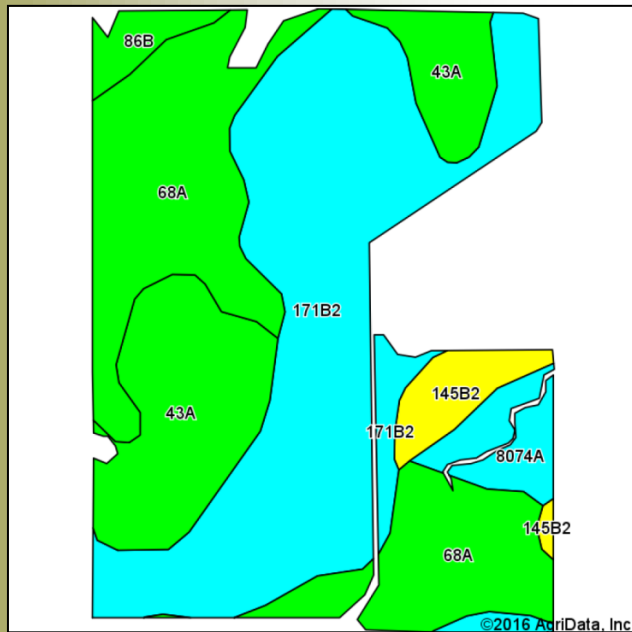
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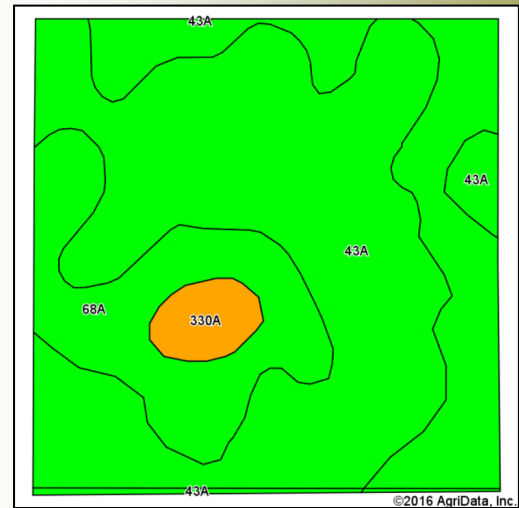
90.68 Acres +/-
McLean/Woodford
Counties, Illinois
November 16th
Auction!

Soil Maps

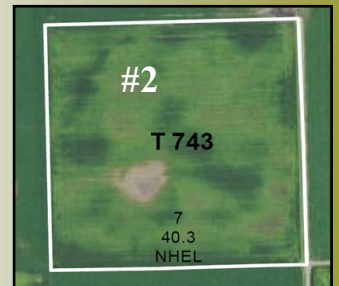
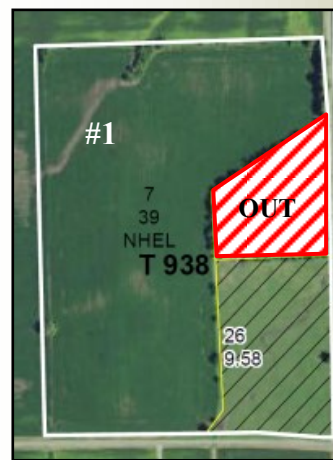
TRACT 1



TRACT 2



Aerial Photos



Weighted Soil Productivity Index

Tract 1: 136.7
Tract 2: 141.8

Real Estate Taxes

<u>Tract</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2015 Taxes</u>
1	06-23-200-005	35.68	7.88387	\$830.50
1	06-23-200-003	15.00	7.88387	\$454.82
2	19-14-200-003	40.00	8.2593	\$1,736.44

General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2016 crop share lease. Seller retains landowner share of 2016 crop, and will pay all 2016 crop input expenses. 2016 real estate taxes payable in 2017 shall be paid by the Seller, by credit at closing. 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. Purchaser will be required to provide a signed contract and a 10% down payment with closing by January 11, 2017. Bidding not conditional upon financing. Contact us for a complete brochure and details on this property! www.soycapitalag.com Twitter: @Soycapitalag