



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

## Prime McLean County Farmland Auction!

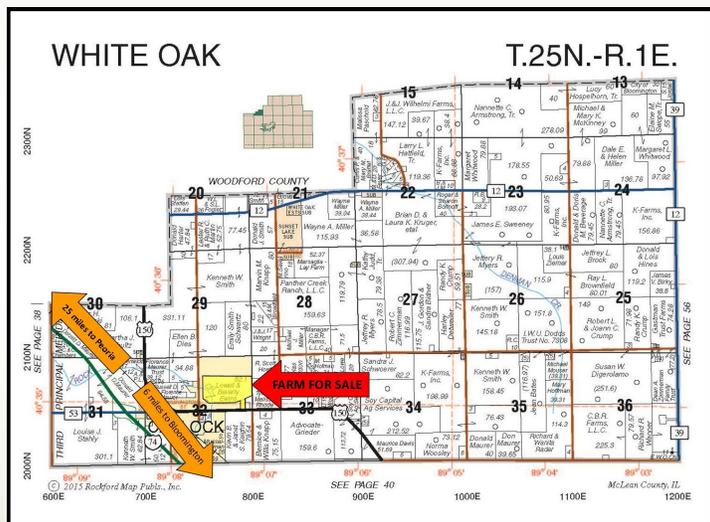
### 80.17 +/- Acres



The Ewins Farm is prime Class A tillable cropland and is adjacent to the Village of Carlock, 6 miles northwest of Bloomington/Normal, Illinois

## Ewins Farm

McLean County | White Oak Township | Section 32



Reprinted with permission from Rockford Map Co. Inc.



Looking Northwest across east side of farm

- **Class A soils**
- **Excellent P & K fertility levels**
- **Fantastic Yield History!**
- **High % tillable**

FOR A COMPLETE BROCHURE CONTACT:

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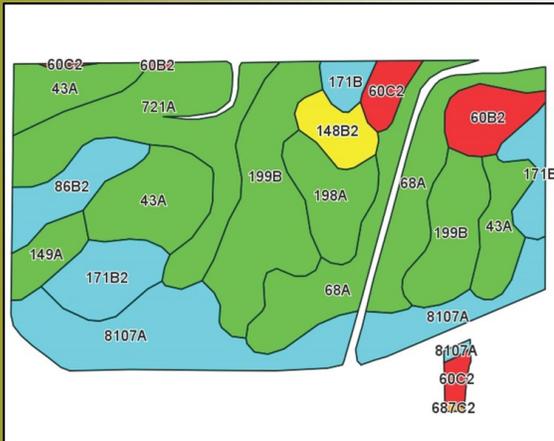


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Ewins Farm  
80.17 +/- Acres  
McLean County,  
Illinois

## Soils



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

## Soils Legend

- 8107A—Sawmill silty clay loam
- 199B—Plano silt loam
- 43A—Ipava silt loam
- 68A — Sable silty clay loam
- 721A — Drummer & Elpaso silty clay loams



## Real Estate Taxes:

Parcel ID	Acres	Tax Rate	2015 Taxes
06-32-226-011	79.21	7.8839%	\$2,838.68
06-32-276-008	0.96	8.1564%	\$0.00

Yield Summary	Corn	Soybeans
2 Year Average	224.1	70.2

FSA Cropland: Estimated at 78.85 acres

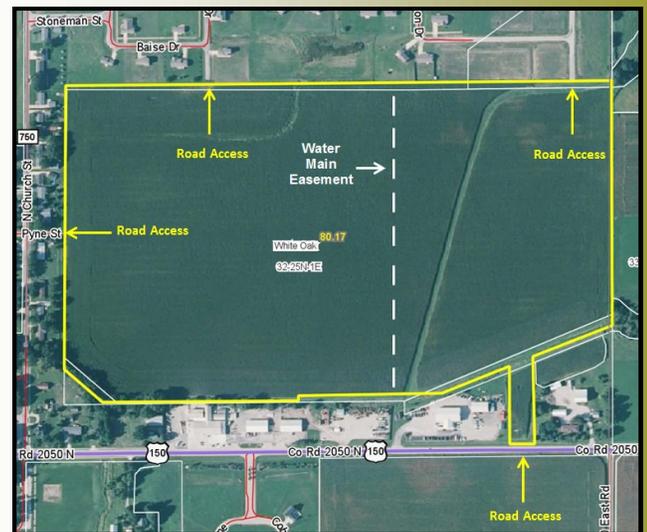
## Cropland Weighted Productivity Ratings:

Soils	Corn	Soybeans
138.5	187.7	59.8

## Soil Fertility Test Results:

pH	5.9
P (lbs/acre)	193
K (lbs/acre)	567

## Aerial Photo



Source: AgriData Inc. Lines drawn are estimates.



Looking South across west side of farm

## General Terms:

Buyer will pay 10% non-refundable down payment with possession granted at contract signing for farming purposes and a closing on or before December 12, 2016. Seller will terminate any agricultural lease and grant full possession to Buyer at closing. Seller will give Buyer a credit at closing for the estimated 2016 real estate taxes payable in 2017, based on the most recent real estate tax information available. All subsequent taxes to be paid by the Buyer. Buyer shall reimburse Seller for any 2016 fall tillage completed on the farm. Seller will retain all 2016 crops, cash rent, and government payments. All 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/all bids. **All announcements day of sale will take precedence over printed material. Sealed 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 auction! [www.soycapitalag.com](http://www.soycapitalag.com)

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