



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Logan County Farmland Auction

Kenneth Mitchell Trust Farm

164.59 Surveyed Acres

This property features Class A soils with a Wind Turbine, 2 tracts located 5 miles east of Emden, Illinois



**August 24th
10:00am**

**FOR A COMPLETE
BROCHURE CONTACT:**



Craig Thompson Broker

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David Klein, ALC

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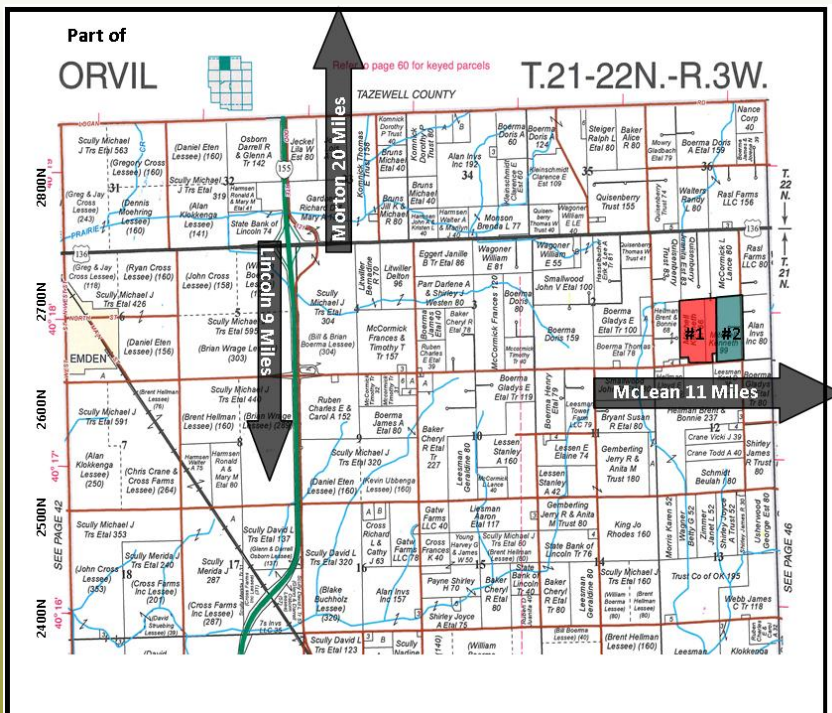
E-mail: dklein@soybank.com

Auctioneer Lic. #441.001928

Soy Capital Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61702

Logan County | Orvil Township | Section 1

- Wind Turbine on Tract 2
- Grain Bins and Machine Shed on Tract 1
- Class A Soils
- Excellent Yield History



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, Craig Thompson, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller and designated agents 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.



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**Kenneth Mitchell
Trust Farm
Logan
County, Illinois**

FSA Aerial Photo



Tract 1

91.99
Surveyed
Acres

Tract 2

72.60
Surveyed
Acres

164.59 Surveyed Acres

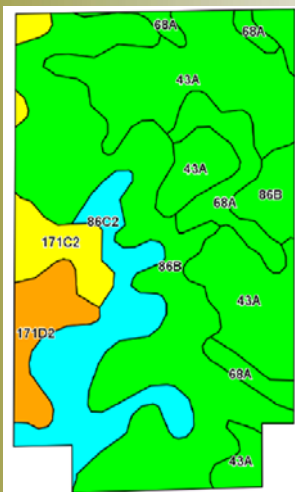
Wind Turbine

Tract 2 receives quarterly wind lease payments . Minimum payment for 2017 is \$9,383.16 with a minimum 2% annual increase.



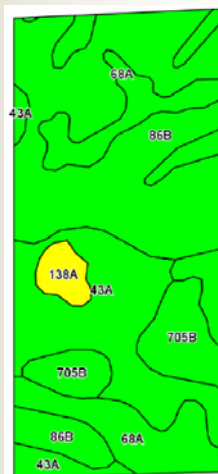
Cropland Soils

Tract 1



Weighted Soil PI: 138.0

Tract 2



Weighted Soil PI: 140.9

Soil Legend:

- 43A—Ipava silt loam
 - 68A—Sable silty clay loam
 - 86B, 86C2—Osco silt loam
 - 138A—Shiloh silty clay loam
 - 171C2, 171D2—Catlin silt loam
 - 705B—Buckhart silt loam
- Soils data provided by AgriData Inc.

9 Year Average Yield History

	<u>Tract 1</u>	<u>Tract 2</u>
Corn	200	210
Soybeans	58	61



General Terms:

Buyer will pay 10% down with possession granted at closing on/before September 24, 2017. Buyer to be granted possession at closing subject to crop share lease expiring February 28, 2018. Seller retains 2017 crop proceeds and government payments. Buyer will receive 2018 and future income. 2017 real estate taxes payable in 2018 shall be paid by the Seller by credit at closing for the farmland based on the most recent information. All 2018 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 American Legion Hall, Delavan, IL.** Contact us for a complete brochure and details on this property! 309-665-0955 or www.soycapitalag.com