SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Tazewell & Logan County Farmland Auction

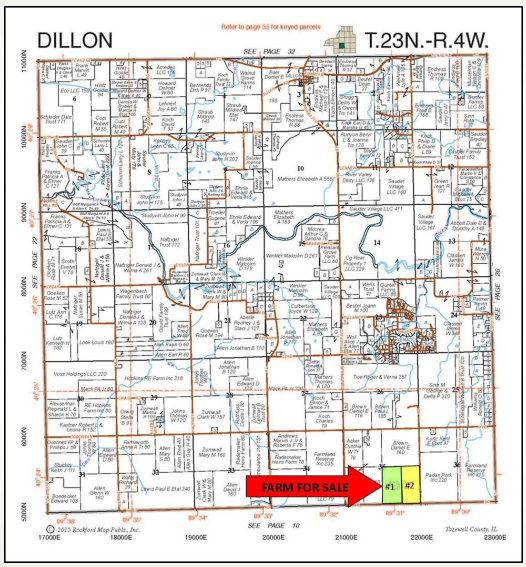
C.B. Wood Trust Farm

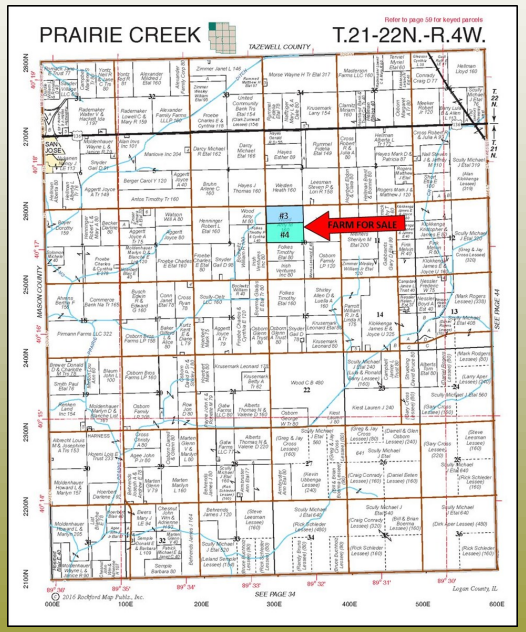
321.35 +/- Acres

This property features Class A soils: 4 tracts in 2 Parcels located 2 miles north-east & 5 miles south of Delavan, Illinois

February 22nd 10:00am

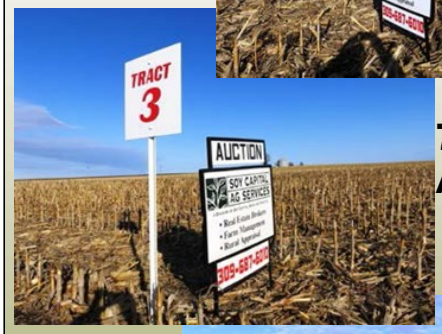
Logan & Tazewell Counties | Dillon & Prairie Creek Townships | Section 35 & 10





80.74 Acres+/-

80.80 Acres+/-



79.89 Acres+/-

79.92 Acres+/-

FOR A COMPLETE BROCHURE CONTACT:

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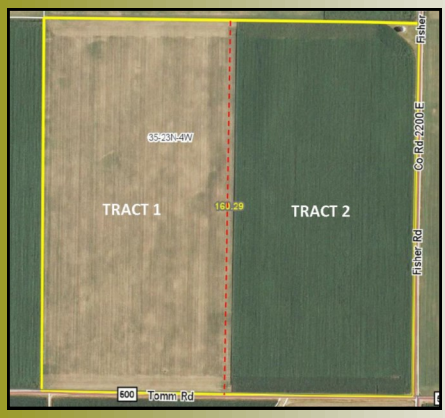
Tazewell & Logan Counties, Illinois

FSA Aerial Photos

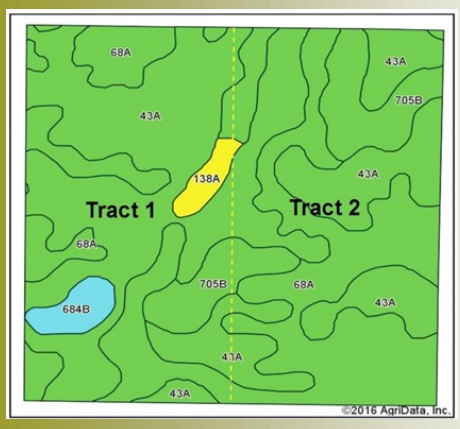


FSA Information

Tazewell County	TRACTS 1 & 2
FSA #/TRACT#	449 / 2179
HEL (Highly Erodible) STATUS	None
WETLANDS DETERMINATIONS	Wetlands determinations not complete
CROPLAND ACRES	160.29
CORN BASE ACRES	80.0
PLC YIELD CORN	183
SOYBEAN BASE ACRES	80.0
PLC YIELD SOYBEANS	55
PROGRAM ENROLLMENT	ARC-CO
Logan County	**TRACTS 3 & 4**
FSA #/TRACT#	334 / 2631
HEL (Highly Erodible) STATUS	None
WETLANDS DETERMINATIONS	Wetlands determinations not complete
CROPLAND ACRES	230.46*
CORN BASE ACRES	155.6
PLC YIELD CORN	165
SOYBEAN BASE ACRES	73.8
PLC YIELD SOYBEANS	46
PROGRAM ENROLLMENT	ARC-CO

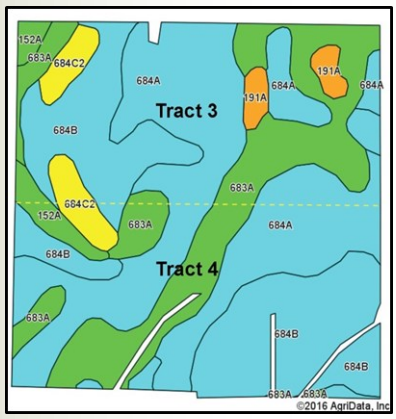
* **Tracts 3 & 4 are combined with 80 acres located in Section 9. FSA government acres/payments will be re-constituted after the sale is completed. No CRP acres are located on these farms.**

Cropland Soils



Soil Legend:
43A—Ipava silt loam
68A—Sable silty clay loam
705B—Buckhart silt loam
684B—Broadwell silt loam
138A—Shiloh silty clay loam

Weighted Soil Productivity Index: 142.0



Soil Legend:
684A—Broadwell silt loam
684B—Broadwell silt loam
683A—Lawndale silt loam
684C2—Broadwell silt loam
152A—Drummer silty clay loam
191A—Knight silt loam

Weighted Soil Productivity Index: 138.5

4-Year Average Yield History

	Tracts 1&2	Tracts 3&4
Corn	221.0	224.4
Soybeans	59.4	58.4

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Sources: FSA & Soils data provided by USDA, AgriData Inc and NRCS.

General Terms:

Buyer will pay 10% down with possession granted at closing on/before March 30, 2017. Seller retains 2016 crop proceeds and government payments. Buyer will receive 2017 and future 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. The lease is open for 2017. 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! 309-231-3372 or www.soycapitalag.com
Twitter:@Soycapitalag