SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Woodford County Rural Property For Sale

Deer Herd, LLC Farm

10.05 +/- Acres

This property is located 6 miles southeast of Eureka or 6 miles East and 1 ½ miles North the Interstate 74 exit at Goodfield.

451 County Road 1975E Secor, Illinois.

Listed @ $285,000

- Recreational timber on bluff
- Improved with 48'x83' shop
- Residential living space included in shop building
- Mackinaw River Access.

FOR A COMPLETE BROCHURE CONTACT:

David Klein, ALC
Managing Broker
(800)532-5263 / (309)665-0961
E-mail: **dklein@soybank.com**

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

**Any lines drawn on photos are estimates and not actual.

This property sits on the edge of the Ridgetop Hill Prairie Nature Preserve and near a wide expanse of the Parklands Foundation land to the south and east along the Mackinaw River. Wildlife abounds through this corridor of Central Illinois.

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, David E. Klein, is the designated agent and represents the Seller 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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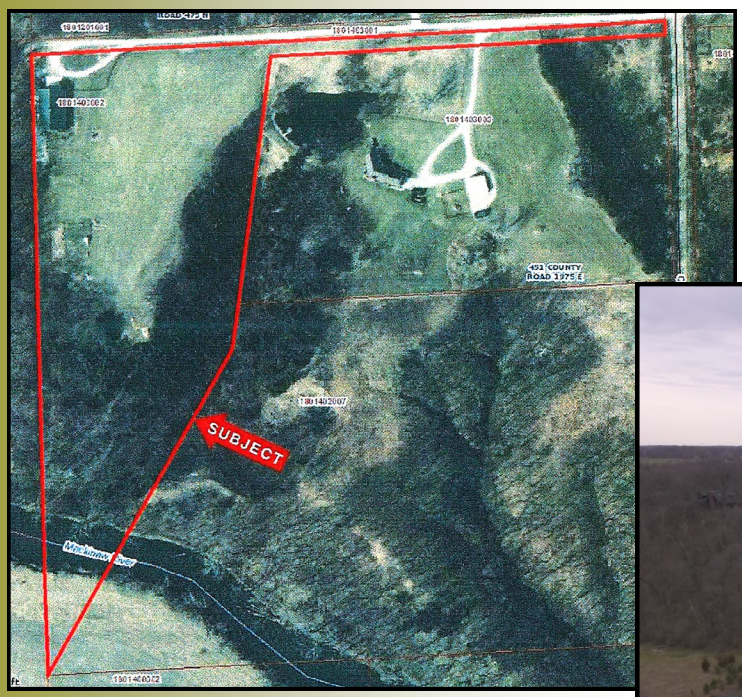
Deer Herd, LLC
10.05 +/- Acres
Woodford County
Illinois

Aerial Photo



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Real Estate Tax Information

Parcel I.D.:	18-01-403-002
Total Tax Acres:	10.05
Total Land 2017 Assessment:	$49,808
Total Building 2017 Assessment:	$78,010
2017 Tax Rate:	7.4468%
Total 2017 paid in 2018:	$5,809.26

Source: Woodford County Supervisor of Assessments Office

Path to the Mackinaw River

Pasture and Orchard/Garden area

General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 45 days of contract signing, or as negotiated. Seller to pay 2017 real estate taxes due in 2018 by credit at closing, if not previously paid. 2018 real estate taxes shall be estimated based upon 2018 information and pro-rated through the closing date. A title policy in amount of purchase price to be supplied by Sellers.

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Deer Herd, LLC
10.05 +/- Acres
451N 1975 East
Secor, Illinois

Morton Building with Shop & Lodge

83'x48' Finished Morton Building.
Shop Door is 16' wide & 14' tall.
Private well & Septic present on property.

Shop area: 54' deep x 46' wide

Living & Kitchen Area-wood pellet stove

One of Three Bedrooms

Stairs leading to 2 upstairs bedrooms, bath, balcony in shop. Door below leading to shop.

Room Dimensions

Main Living Area	29' x 14'
Open Floor Plan Kitchen Area	20' x 14'
Main Floor Bedroom w/closet	16' x 12'
2 Upstairs Bedrooms	12'x10' & 10'x9'
Upstairs Bathroom/Shower	6' x 6'
Main Bathroom/Shower	10' x' 6'

As measured by Broker.

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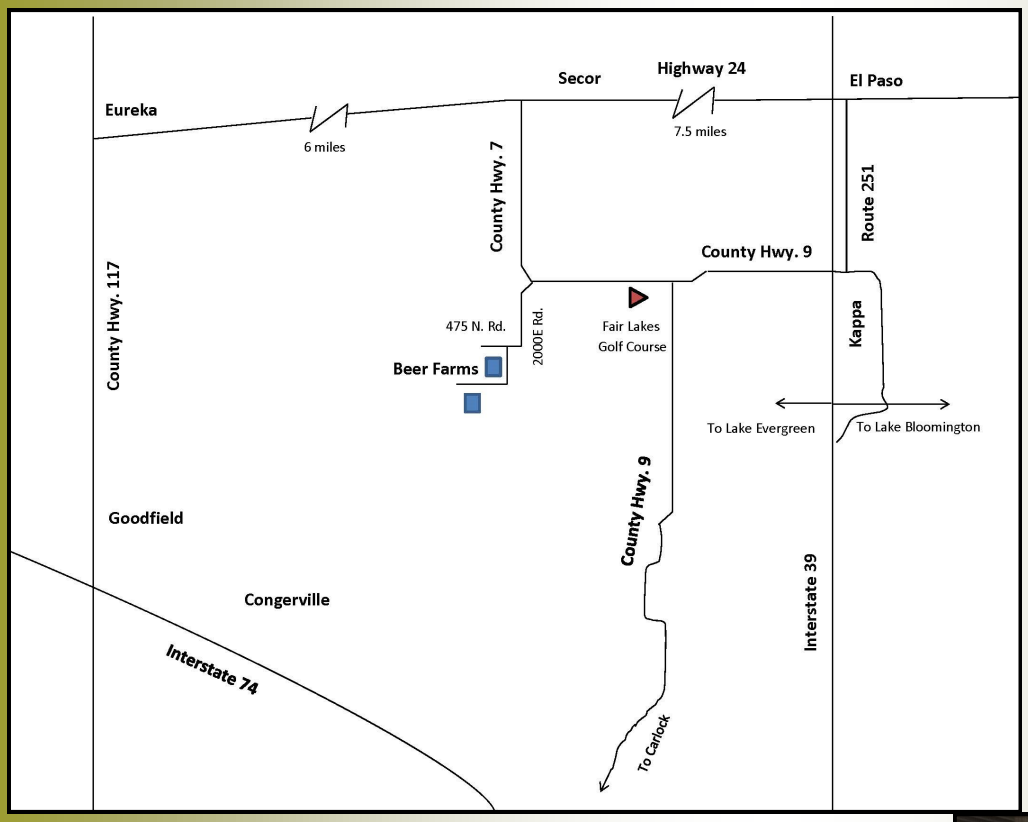
Deer Herd, LLC
451County Road 1975 East
Secor, Illinois

Map to Property



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Real Estate Tax Information

Parcel I.D.:	18-01-403-002
Total Tax Acres:	10.05
Total Land 2016 Assessment:	$48,091
Total Building 2016 Assessment:	$75,321
2016 Tax Rate:	7.5723%
Total 2016 paid in 2017:	$5,703.54

Source: Woodford County Supervisor of Assessments
Eureka District #140 Schools.

Looking out balcony door at shop area

General Terms:

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