



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

Henry County Irrigated Farmland

McCune-Henry Co. Farm

123.55+/- Acres

This property is located just 3 1/2 miles
Northeast of Atkinson, Illinois.

Listed at **\$9,300** per acre

**GREAT INVESTMENT
OPPORTUNITY**

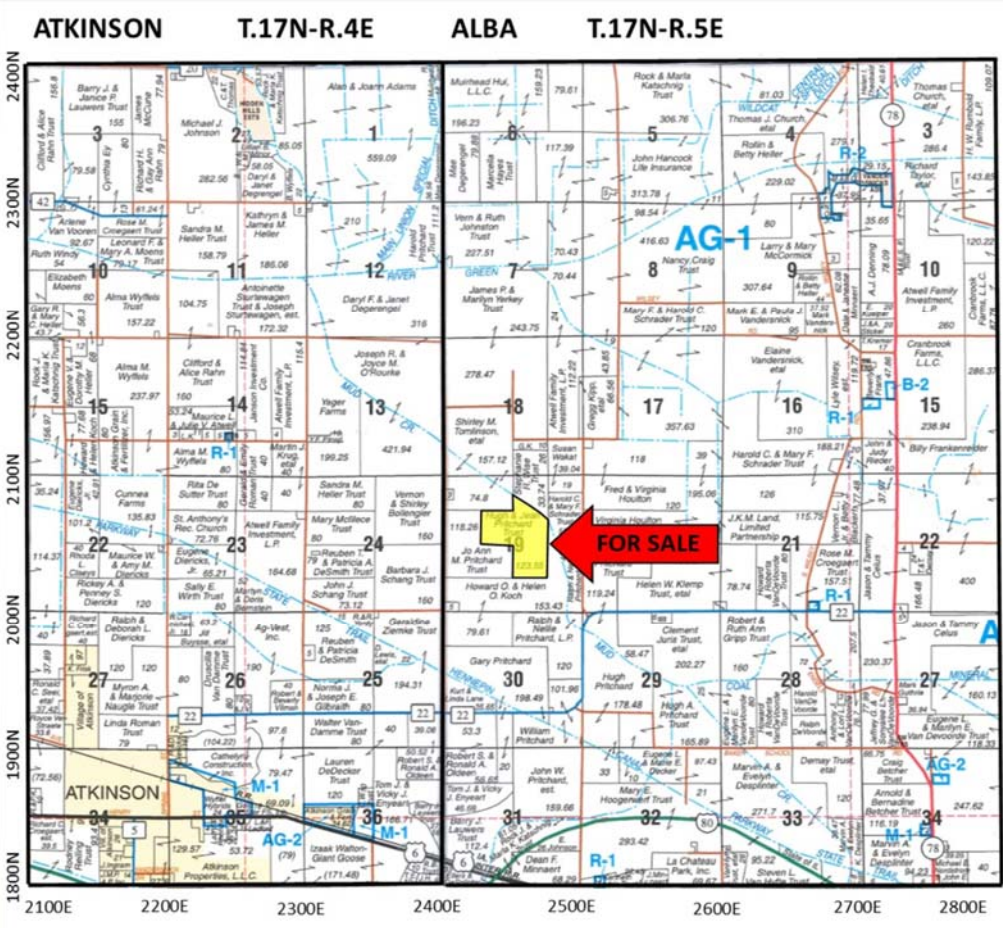
- High Percent Tillable
- High Percent Irrigated
- Great Production History

**FOR A COMPLETE
BROCHURE CONTACT:**

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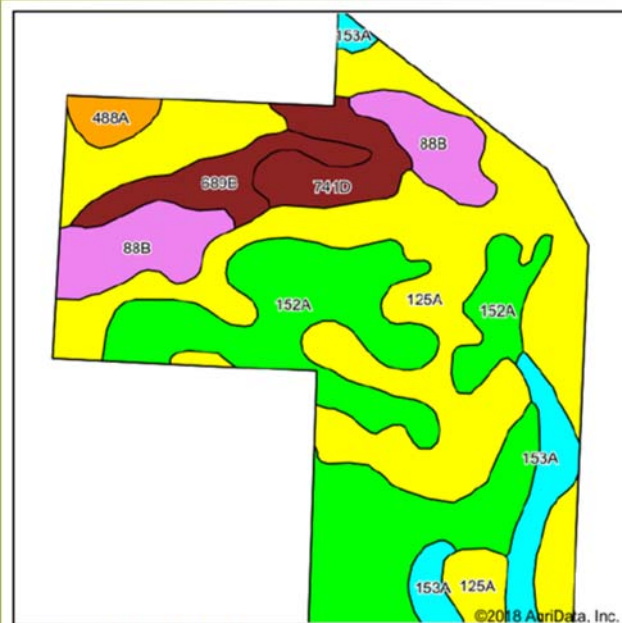


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123.55 +/- Acres
Irrigated Farmland
Henry County, IL

Cropland Soils



Soils data provided by USDA and NRCS.

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Soil Legend:

- 125A—Selma Loam
- 152A—Dummer Silty Clay Loam
- 88B—Sparta Loamy Sand
- 150A—Onarga sandy loam
- 153A—Pella Silty Clay Loam
- 741D—Oakville Fine Sand
- 689B—Coloma Sand
- 488A—Hoopple Loam

Weighted Soil PI: 125.1

Aerial Photo and Soils data provided by AgriData Inc.

**2014 Zimmemactic
Center Pivot**

Aerial Photo



Easement from
2400E Road

Yield History

<u>Year</u>	<u>Corn Bu/AC</u>
2017	262
2016	263
2015	239
2014	222
Average:	246.5

Real Estate Tax Information

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2017 Assessment</u>	<u>2017 Tax Rate</u>	<u>2017 Taxes Due 2018</u>
10-19-100-003	123.55	\$39,603	8.3354%	\$3,497.28

General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 30 days of contract signing. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. The 2018 real estate taxes payable in 2019 will be paid by the Seller. Any mineral rights owned by the Sellers will be conveyed.

Call 309-665-0955, 309-261-2230 or www.soycapitalag.com

Twitter: @Soycapitalag