

PHEBUS-MCCOY FARM

KENDALL COUNTY, ILLINOIS



CRITICAL STATISTICS:

Acres	80
Zoning	Ag
Miles to Route 52	1 mile
Miles to Minooka	4 miles
Miles to Shorewood	8 miles



Highlights:

- Drainage Creek runs through the farm
- Recent tile improvements have been made
- 2015 soil tests show excellent fertility



80 ACRES

MINOOKA, IL

The Phebus-McCoy farm is offering for sale +/- 80 acres of farmland in one tract:

- Located 1 mile south of Route 52 Northwest of Minooka at the corner of Bell and O'Brien Road

Proposed Terms:

- Listing Price: \$640,000 or \$8,000 per acre
- 10% down payment with signed contract
- Closing within in 30 days of signed contract
- Farm is leased for 2017
- Any unpaid 2016 real estate taxes paid in 2017 by Seller by credit at closing. 2017 taxes payable in 2018 to be prorated. All subsequent real estate taxes paid by the Buyer.

Contact us at (815)-936-8978 for more details and a complete brochure.

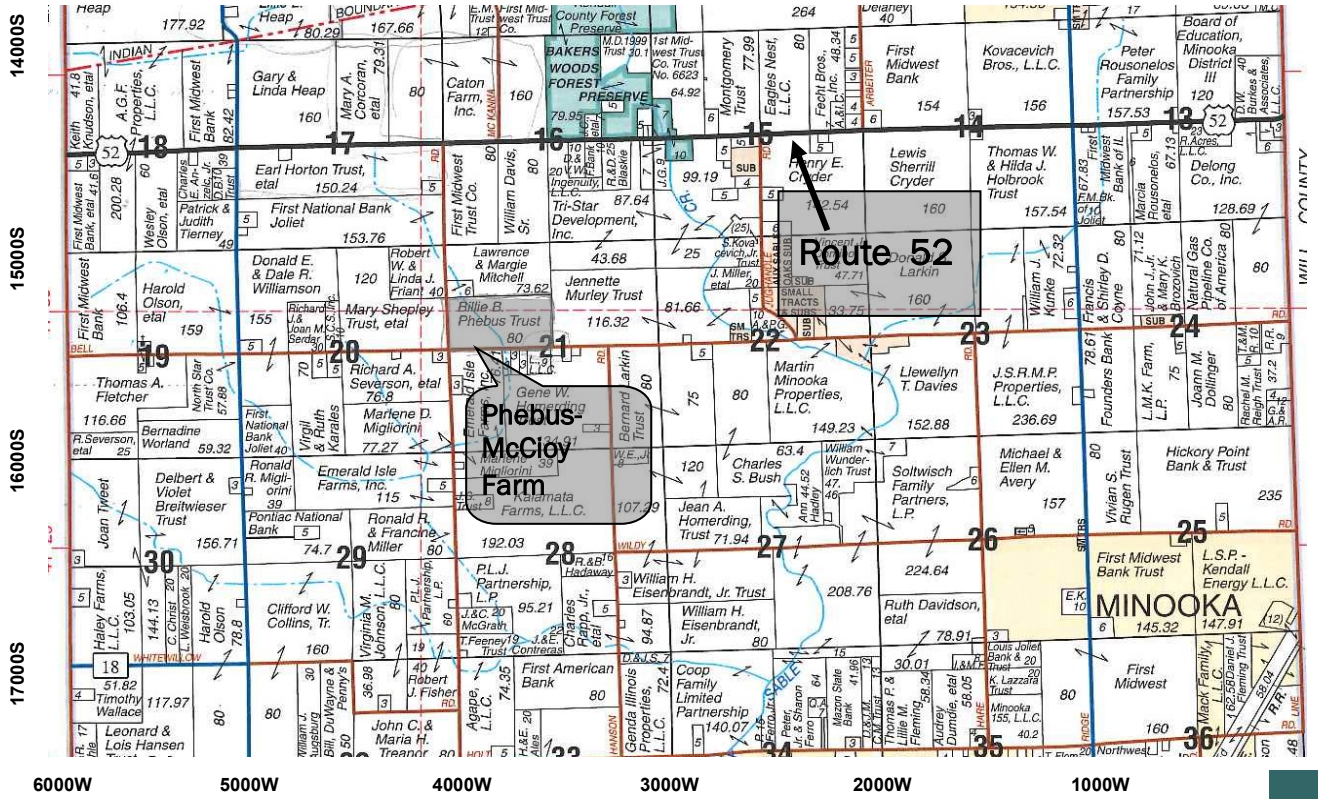


Source: AgriData Inc. Lines are approximate for illustration only.

<u>Parcel Number</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>2015 Taxes Paid 2016</u>
09-21-100-002	80.00	\$13,500.00	148.29

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 with the assistance of the listing broker. Soy Capital Ag Services, a division of Soy Capital Bank and Trust Company is the listing Broker, Sean Riordan and Don McCabe, Real Estate brokers are the designated agents and represent the Sellers in this transaction. Soy Capital, the Sellers and designated agent 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 Sellers or their agents.

PLAT MAP



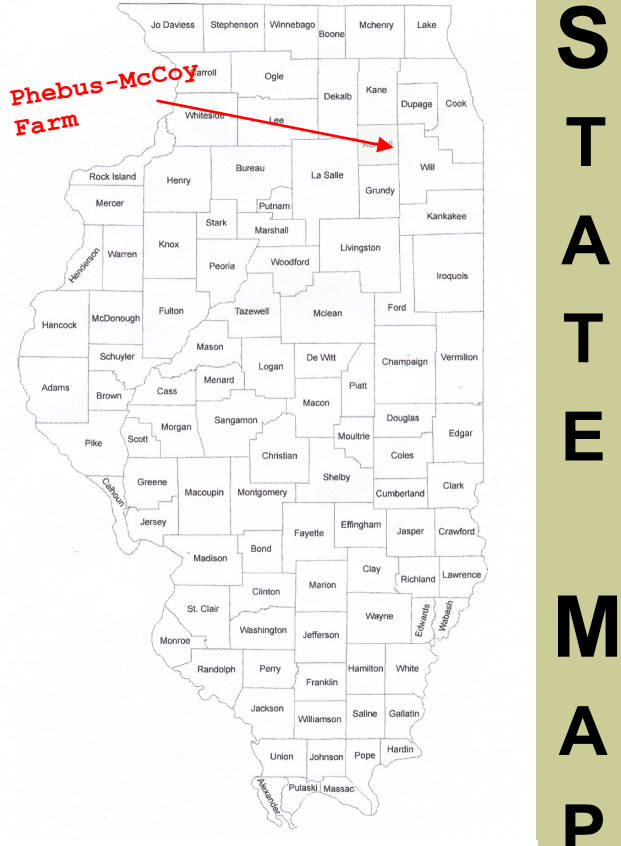
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Primary Soils

- Bryce silty clay
- Swygart silty clay loam



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STATE MAP

**SOY CAPITAL
AG SERVICES**

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