



SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

McLean County Farmland

259.93 +/- Acres

The Muree & Ivan Sholty Trust Farm consists of 2 Tracts of farmland located 3 miles southwest of Bloomington, Illinois.

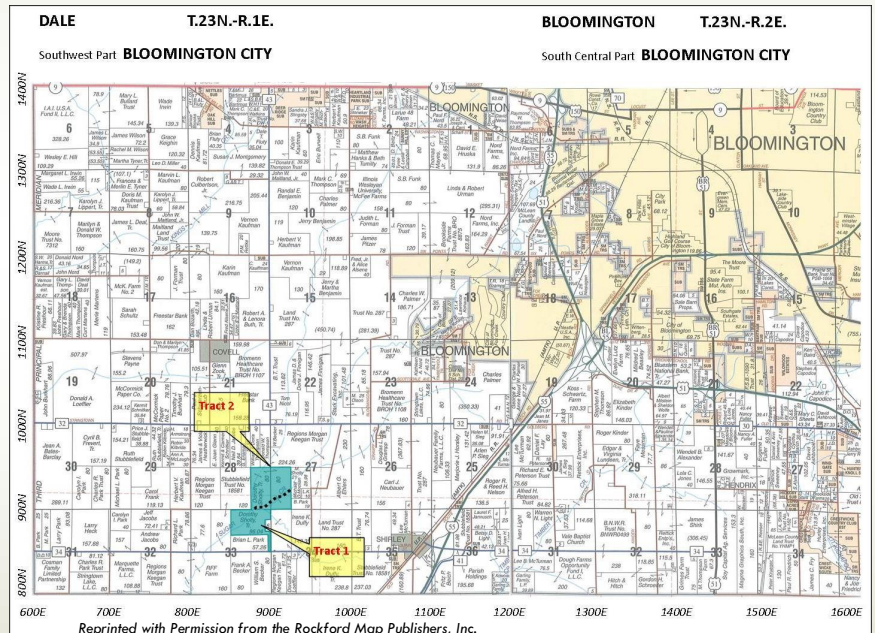


McLean County | Dale Township | Section 27, 28, & 33 | T.23N -R.1E.

Muree & Ivan Sholty Trust Farm



The Sholty Farm is listed at \$6,900/acre, or \$1,793,517. All offers should be made to Craig Thompson or David Klein. Both Tracts will be sold based on surveyed acres.



- Main soil types are Class A Sawmill, Elburn, and Ipava soils.
- Active gravel quarry sits on Tract 2. Gravel royalty lease to be assigned to successful bidder.
- Tract 1 has 5.1 acres of CRP filter strips under contract through 2018.

FOR A COMPLETE
BROCHURE CONTACT:

Craig Thompson, Broker
(309)665-0048
E-mail: cthompson@soybank.com

Soy Capital Ag Services
#6 Heartland Dr, Suite A
Bloomington IL 61704

David Klein, ALC-Advanced
Managing Broker
(800)532-5263 / (309)261-3117
E-mail: dklein@soybank.com

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, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. Soy Capital, the Seller 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 Seller or their agents. Any lines drawn on photos are estimates and not actual.



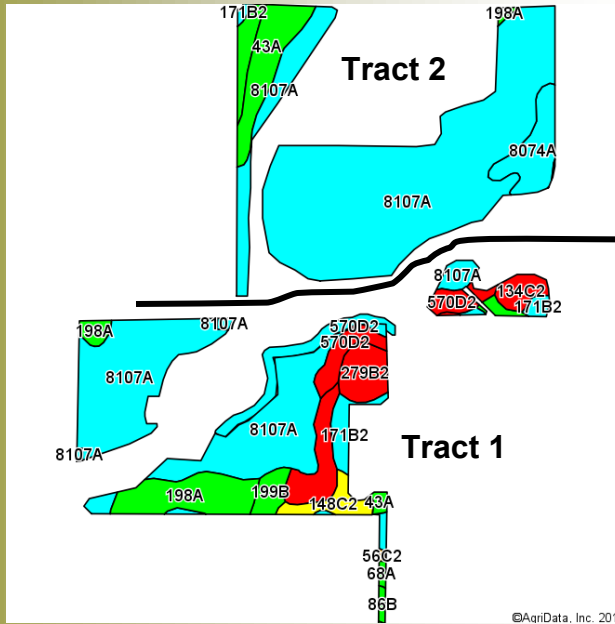


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Muree & Ivan Sholty
Trust Farm
259.93 Acres +/-
McLean County,
Illinois

Soil Maps



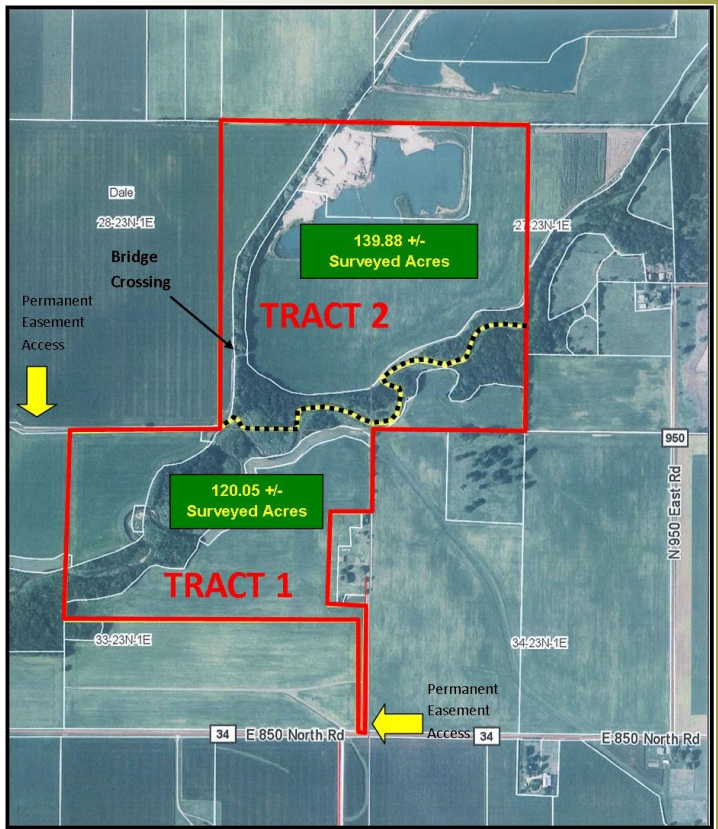
Weighted Soil P.I.

Tract 1: 131.4
Tract 2: 139.1
Both Tracts: 135.3

Soils Legend

- 8107A—Sawmill silty clay loam
- 198A—Elburn silt loam
- 43A—Ipava silt loam
- 8074A—Radford silt loam
- 570D2—Martinsville silt loam
- 171B2—Catlin silt loam
- 27D2—Miami silt loam
- 279B2—Rozetta silt loam
- 134C2—Camden silt loam
- 86B—Osco silt loam
- 148C2—Proctor silt loam
- 199B—Plano silt loam
- 68A—Sable silty clay loam
- 56C2—Dana silty clay loam

Aerial Photo



Real Estate Taxes

Parcel #	Acres	Tax Rate	2014 Taxes
20-27-300-001	79.99	7.65845	\$4,376.04
20-28-400-002	80.00	7.65845	\$3,866.60
20-33-200-004	96.04	7.65845	\$2,121.62



General Terms:

Buyer will pay 10% down with possession granted at closing subject to 2015 cash rent lease. Seller to retain the 2015 cash rent. Buyer shall receive a credit for the 2015 real estate taxes. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Purchaser will be required to provide a signed contract and a 10% down payment with closing in 30 days. Bidding not conditional upon financing. Contact us for a complete brochure and details on this property! www.soycapitalag.com

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