

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

# Knox County Farmland For Sale

### **RL Barrett Farm**

This property is located 1 mile east of Route 180, just 8 miles from the Big River Resources, LLC ethanol plant in Galva, IL.

# Refer to page 55 for keyed parcels LYNN T.13N.-R.4E. HENRY COUNTY SEE PAGE 36 2200E 1900F 2100F 2300F

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## 240 +/- Acres

## Listed @ \$6,150/acre

- Highly productive soils
- · Excellent fertility levels
- Approximately 46 acres of timber located south of Walnut Creek
- Building site on property
- 2 ½ miles south of IL State Route 17
- 8 miles west of IL State Route 78
- 25 miles northeast of Galesburg, IL

#### FOR A COMPLETE BROCHURE CONTACT:

#### Doug Fehr, Broker

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Soy Capital Ag Services 4530 N. University Street PO Box 100095 Peoria, IL 61612

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, Doug Fehr & Steve Burrow are the designated agents and represent 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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#### **Cropland Soils**

# 375B 86B 3074A 86B 3074A 8077A 134B 8077A 3107A 7081B 3451A 3107A 7081B Productivity: 138.3

#### **FSA Aerial Photo**





House — 1,800 square feet — vinyl siding, asphalt shingles, partial basement



Machine Shed — 56' x 40'

#### **Yield History**

Year	Corn	Soybeans	
2017	226.8	61.7	
2016	237.1	63.5	
2015	173.5	56.4	
2014	205.9	64.3	
2013	<u>173.0</u>	<u>59.2</u>	
Average:	203.3	61.0	

#### **Real Estate Tax Information**

Parcel #	<u>Total Tax</u> <u>Acres</u>	2017 Assessment	2017 Tax Rate	2017 Taxes Due 2018
04-34-400-003	80.00	\$35,410	9.41196%	\$3,332.78
04-35-300-001	160.00	\$76,870	9.41196%	\$7,234.98



#### **General Terms:**

Buyer will enter into a contract with 10% non-refundable down payment and balance due within 30 days of contract signing. Title policy in amount of sale price will be furnished by the Seller to the Buyer, subject to standard and usual exceptions. All mineral rights owned by the Seller will be conveyed. The farm is leased to Jim VanDeVelde on a cash rent lease. The 2018 crops and associated government payments will be retained by the Tenant. Buyer will receive possession at closing, subject to the existing lease which expires February 28, 2019. 2017 real estate taxes payable in 2018 to be paid by Seller. 2019 and subsequent taxes to be paid by the Buyer. Contact us for a complete brochure and details on this property! 309-687-6010 or www.soycapitalag.com

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