



# SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

## Sangamon County Farmland Auction

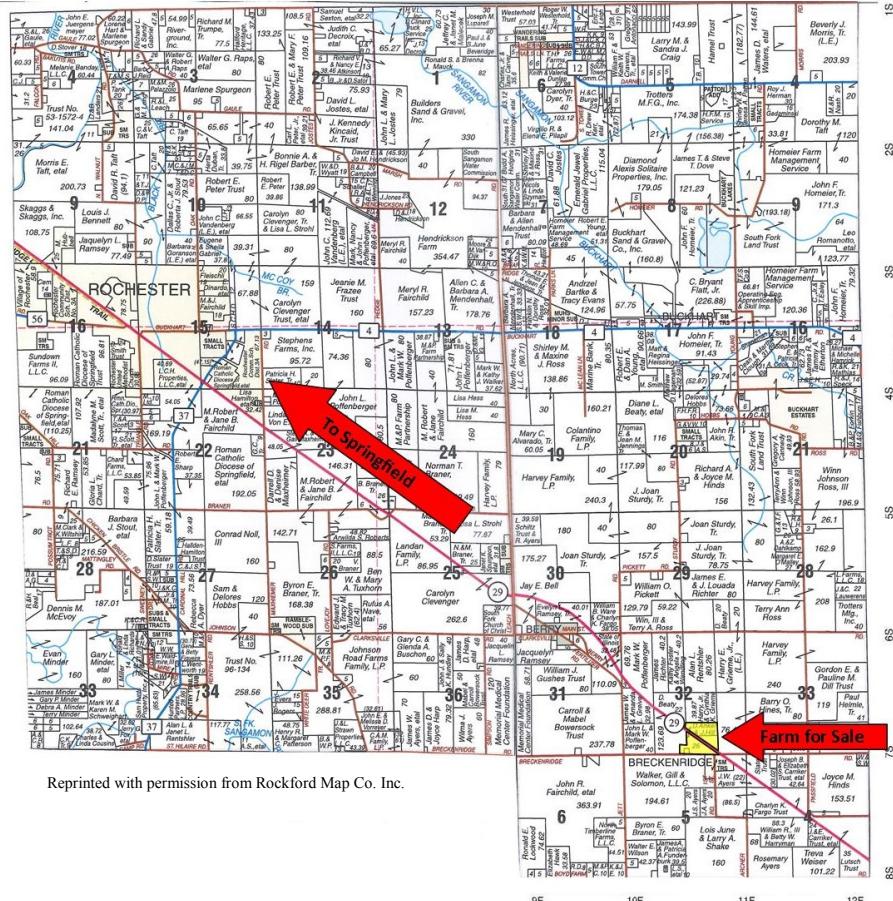
26.48 +/- Acres

### The Anker Farm

is prime Class A tillable cropland located 8 miles southeast of Springfield, Illinois or 4 miles southeast of Rochester, Illinois on Illinois Highway 29.

### Anker Farm Sealed Bid Auction

ROCHESTER T.15N.-R.4W. COOPER T.14-15N.-R.3W.



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, Keith Waterman, 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. All announcements day of sale will take precedence over printed material. Sealed minimum bid of \$7,000/acre will be required for registration and attendance at the Rochester Christian Church, 325 South Walnut Street, Rochester, IL. Any lines drawn on photos are estimates and not actual.

April 1st, 2016  
10:00 am  
Rochester Christian Church  
325 South Walnut Street  
Rochester, IL

Sangamon County | Cooper Township | Section 32



- Open 2016 farm lease
- Class A soils
- Minimum bid—\$7,000/acre

FOR A COMPLETE  
BROCHURE CONTACT:

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Managing Broker

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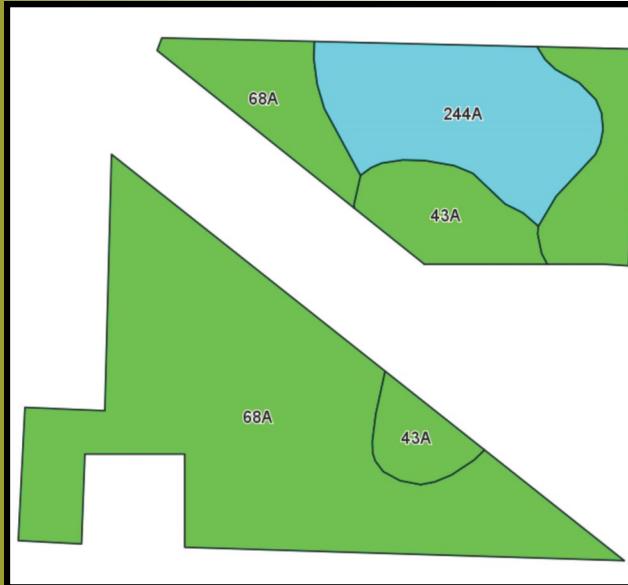


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D. Anker Farm  
26.48 +/- Acres  
Sangamon County, IL  
April 1st Auction

## Soils\*



### Soils Legend

68A—Sable silty clay loam  
244A—Hartsburg silty clay loam  
43A—Ipava silt loam

### Cropland Weighted Soil Productivity Index

Soil	Corn	Soybeans
141.2	190.3	62.2

### Yield History

Year	Corn	Soybeans
2011		54
2012	193	
2013	212	
2014		70
2015	207	
Avg.	204	62

\*State Right-of-Way has been widened.  
See FSA information below.

## Aerial Photo\*



### Real Estate Taxes

Parcel ID	Acres	Tax Rate	2014 Taxes
24-32.0-400-009	26.48	6.9384	\$859.32

### Soil Test Information

P	86
K	411
Mg	860
Ca	6370
Soil pH	6.0
Buffer pH	6.7

### FSA Information

FSA Farm #	3648
FSA Tract #	27724
HEL	None
Wetland	Determination not complete
Cropland Acres	27.11
Corn Base Acres	16.00
Soybean Base Acres	11.10
PLC Corn Yield	184
PLC Soybean Yield	55

This farm is enrolled in the ARC-Co program

Source: AgriData, Inc. and FSA. Soils data provided by USDA and NRCS.  
Lines drawn are estimates.



### General Terms:

Buyer will pay 10% down with possession granted at contract signing for farming purposes with a closing on or before April 29, 2016. Lease is open for 2016. Buyer shall receive a credit for the 2015 real estate taxes, based upon the most current and available information. Seller will retain all government program payments from 2015. All mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Bidding not conditional upon financing. Seller reserves the right to reject any/all bids. **All announcements day of sale will take precedence over printed material. Minimum bid will be required for registration and attendance at the Rochester Christian Church, 325 South Walnut Street, Rochester, IL.** Contact us for details on this auction! [www.soycapitalag.com](http://www.soycapitalag.com) Twitter:@Soycapitalag