



SOY CAPITAL AG SERVICES

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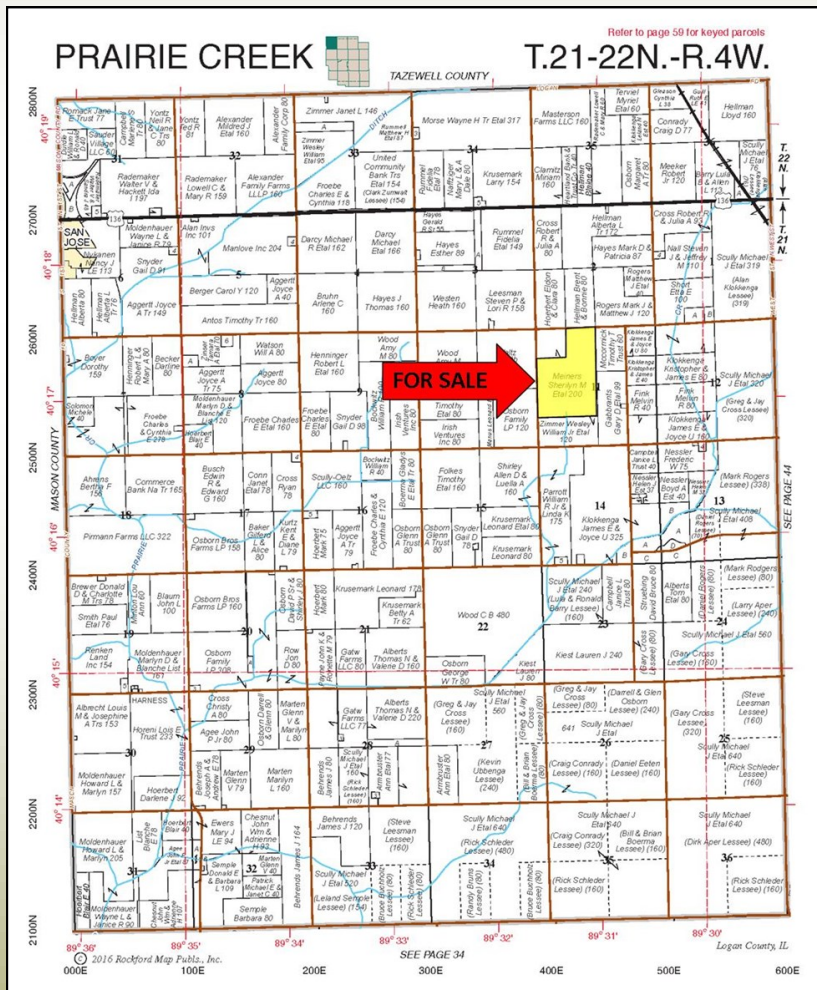
Logan County Farmland For Sale

Steen Farm

200.00 +/- Acres

This property features Class A soils located 2 miles Southwest of Emden, Illinois in Northwestern Logan County.

\$9,600 / Acre



**FOR A COMPLETE
BROCHURE CONTACT:**

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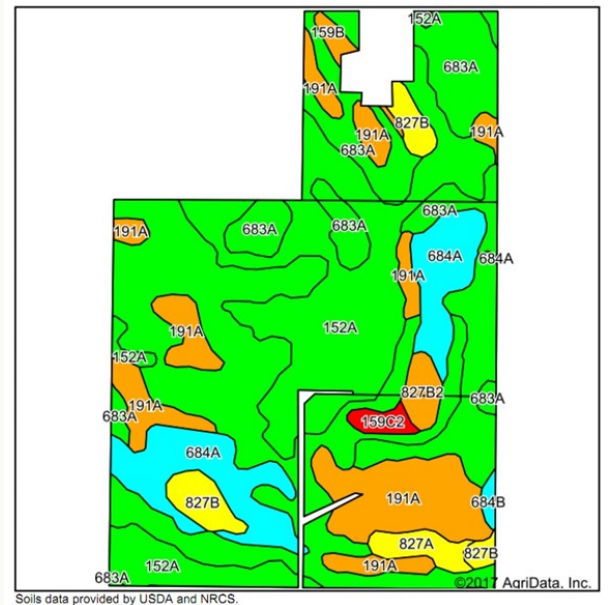
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Steen Farm
200.00 +/- Acres
Logan
County, Illinois

Aerial Photo



Cropland Soils



Weighted Soil PI: 138.6

Soil Legend:

- 683A—Lawndale silt loam
- 152A—Drummer silty clay loam
- 191A—Knight silt loam
- 684A&B—Broadwell silt loam
- 827A,B&B2—Broadwell-Onarga Complex
- 159B&C2—Pilot silt loam

Aerial Photo and Soils data provided by AgriData, Inc.

Real Estate Tax Information

Parcel I.D.:	17-011-005-00
Total Tax Acres:	200.00
Total Farmland 2016 Assessment:	\$97,440
Total Building 2016 Assessment:	\$26,600
2016 Tax Rate:	7.1060%
Total 2016 owed in 2017:	\$8,814.32

General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 30 days of contract signing. Possession will be granted at closing subject to the existing 2017 crop share lease. Farm is free of lease for 2018 crop year. Seller retains 2017 crop proceeds, cash rent, and government payments. Buyer will receive 2018 and future income. 2017 real estate taxes payable in 2018 shall be paid by the Seller by credit at closing for the farmland based on the most recent information. All 2018 and subsequent taxes shall be paid by the Buyer. Mineral rights owned will be conveyed. Title policy in amount of purchase price to be supplied by Sellers. Contact us for a complete brochure and details on this property! 309-665-0955 or www.soycapitalag.com Twitter: @Soycapitalag