SOY CAPITAL AG SERVICES

A DIVISION OF SOY CAPITAL BANK & TRUST COMPANY

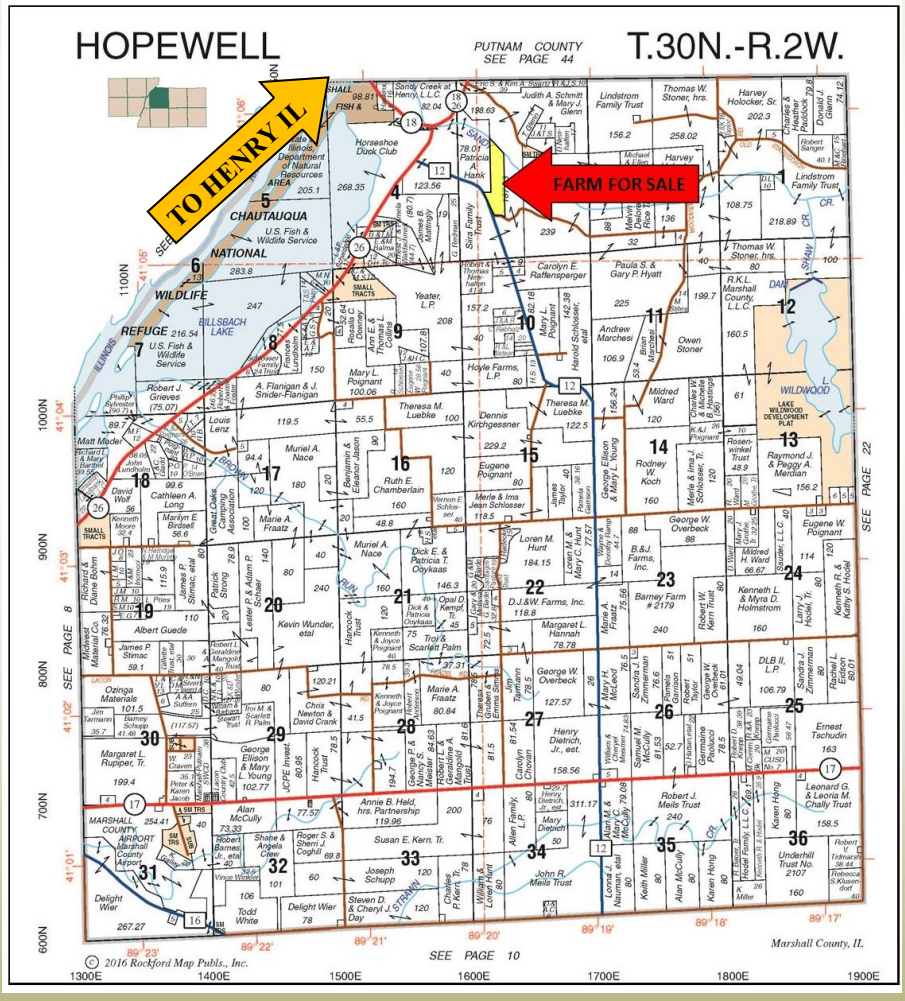
Marshall County Farmland For Sale

Siira Family Trust Farm

46.86 +/-Acres

This farm is just east of Henry, Illinois near the intersection of IL Routes 18 & 26. The property is mostly tillable and features no buildings.

Listed @ $6,950/acre



- 37.84 Acres of Cropland
- Productive Soils with P.I. Rating of 133.8
- 3.6 acres enrolled in CRP paying $177/ Acre annually
- Good Access on Tax School Road - County Highway 12

FOR A COMPLETE BROCHURE CONTACT:

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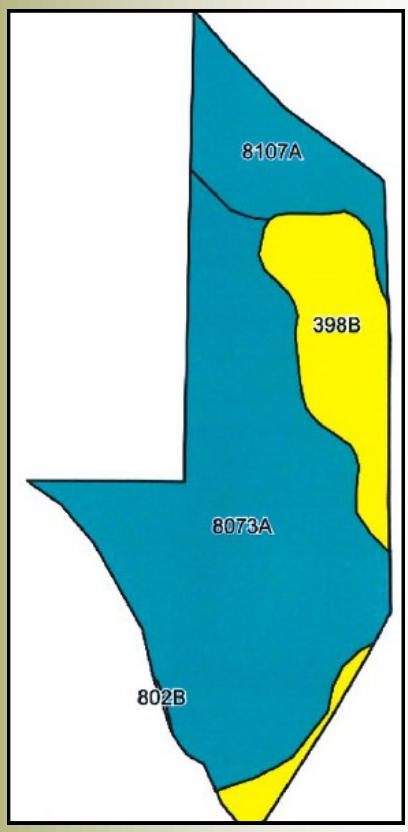
Cropland Soils



Soil Legend:

8073A—Ross silt loam
398B—Wea silt loam
8107—Sawmill silty clay loam

Weighted Soil Productivity
133.8

Soils data provided by AgriData Inc.

FSA Map

General Terms:

Buyer will enter into a contract with 10% down payment and the balance due at closing. 2017 crop proceeds & 2017 Conservation Reserve Program payments received to be retained by the Sellers. All 2018 crop related proceeds to be paid to Buyer. 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. Seller to be responsible for preparing deed and closing documents. 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! 309-687-6008 or www.soycapitalag.com Twitter:@Soycapitalag