

McLean County Farmland FOR SALE

75.39 +/- acres

Arrowsmith Township



Mailing Address:
P.O. Box 67
Bloomington, IL 61702-0067

Office Location: 2231 West Market Street

**Contact: Marty Thornton, Managing Broker
Warren Basting, Broker
Tim Woods, Salesperson**

Phone: 309-662-4444 Fax: 309-828-2339

www.hbtbank.com

Farm Information

Soil Types: Drummer, Flanagan, La Rose, Osco, Proctor, Sable, Wyanet, Warsaw

FSA Data: Farm # 448 - Tract 3422

Cropland Acres 74.3

Base Acres 58.0 Corn – 16.3 Soybeans

ACRE payment – 2009 \$ 1,551

Yields*:

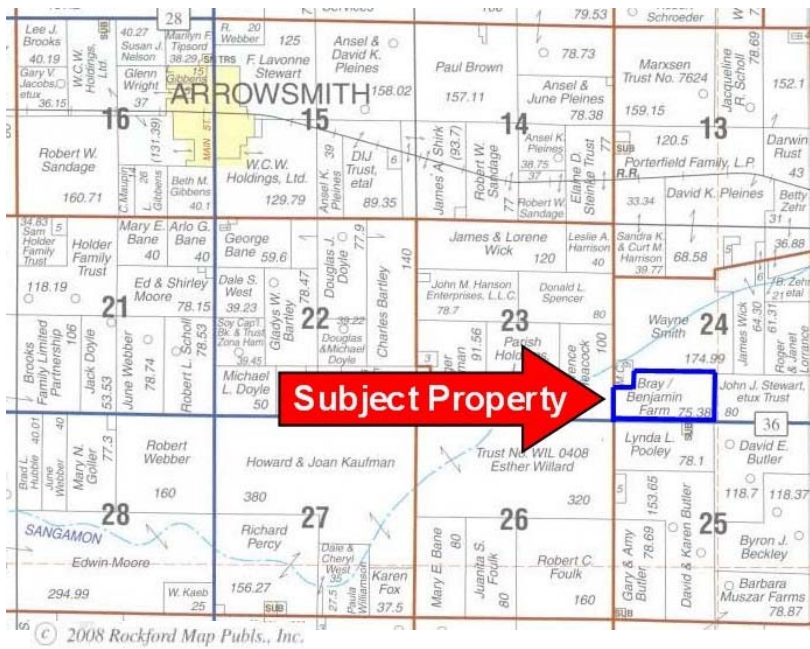
2008 – 185.47 bu/ac. Corn

2009 – 55.25 bu/ac. Soybeans

*Yields provided by tenant

Real Estate Tax Information:

Parcel Number	24-24-300-004
Acres:	75.39
2008 Assessment	\$ 12,533.00
2008 Tax (pay '09)	\$ 978.88
Tax per acre	\$ 12.98



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Sale Terms:

Acres: 75.39^{+/-} more or less

Price: \$ 5,895.00 per acre (\$ 444,424.05) **NEW PRICE**

Terms: Ten percent (10%) down payment will be required from Buyer at execution of the purchase contract. Balance will be due seller at closing. Closing will be scheduled within 30 days of the signing of the contract.

Title: Seller will furnish buyer a title policy in the amount of the purchase price subject to the usual and customary exceptions. Mineral rights if any will be conveyed with the land unless otherwise specified in the contract.

Taxes: 2009 real estate taxes, due in 2010, shall be paid by the Seller or given as a credit to the Buyer at the time of closing if closing is before the due date. All subsequent year taxes shall be the responsibility of the Buyer.

Possession: Under Cash Rent lease for 2010. Buyer will be given possession subject to the terms of the existing 2010 Crop year lease.

Agency: Heartland Bank and Trust Co. represents the Seller of the subject property.

Disclosure: Announcements on the sale date take precedence over oral information or printed materials. While the information contained in the brochure is considered accurate, it is subject to the Buyer's own verification. The Seller, and Heartland Bank and Trust Co, assumes no liability for errors or omissions.