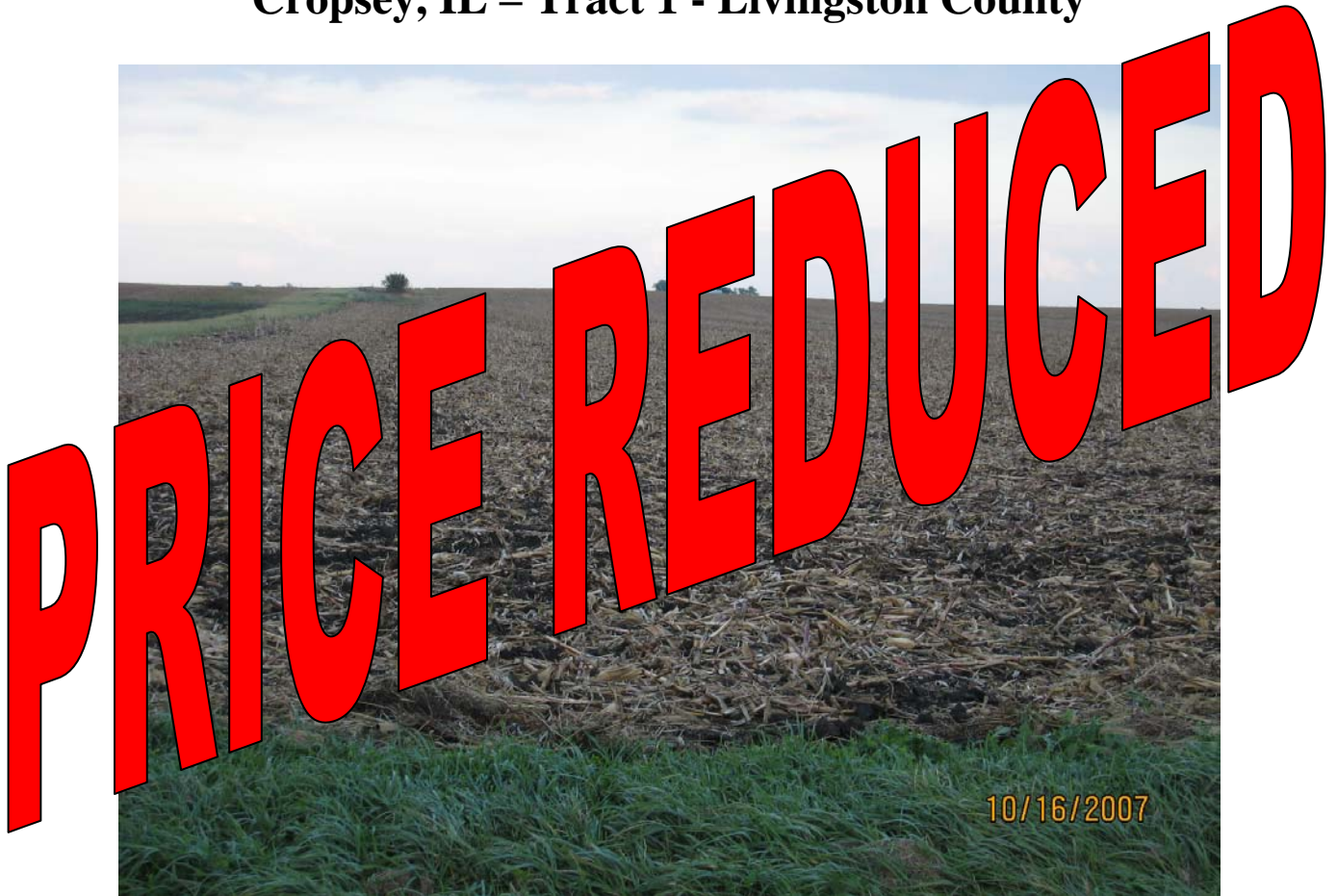


**Central Illinois Farmland
FOR SALE**

Steffen Farm, 40^{+/-} acres

Cropsey, IL – Tract 1 - Livingston County



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

Office Location: 2231 West Market Street

**Contact: Marty Thornton, Broker
Warren Basting, Broker
Tim Woods, Salesperson
Frank Hill, Salesperson
Doug Greiner, Salesperson**

Phone: 309-662-4444 Toll Free: 888-897-2276 Fax: 309-828-2339

Farm Information: Tract 1 is located 1 mile East and ½ mile North of Cropsey, IL.

Legal Description: The East 40 acres lying South of the BSC Railroad in Section 13, Township 25 North, Range 6 East, Belle Prairie Township, Livingston County, Illinois, containing 40 acres more or less.

Soil Types: Ashkum, Elliott, Saybrook

FSA Data*:

Farm Number:	362
Corn Direct Yield:	117
Corn Counter Cyclical Yield:	147
Corn base acres:	66
Corn Direct Annual Payment:	\$ 1,838
Soybean Direct Yield:	37
Soybean Counter Cyclical Yield:	44
Soybean base acres:	65.8
Soybean Direct Annual Payment:	\$ 910
Total Annual Direct Corn/Soybean	\$ 2,748

Real Estate Tax Information*:

Parcel Number	28-28-13-400-004
Acres:	100.65
2006 Assessment	\$ 16,011
2006 Tax (pay '07)	\$ 1,491.24
Tax per acre	\$ 14.81

Yields*:

Year	Corn	Soybeans
4 yr Ave	175	55

* FSA, Real Estate & Yield information provided is from 100.65 acres which may include buildings. 4 year yield information contains other parcels.

Sale Terms:

Acreege: 40^{+/-} more or less

Price: ~~\$ 5,485.00 per acre (\$ 219,400.00) or (\$ 438,800.00 for both Tracts 1 & 2)~~
New Price \$ 5,295.00 p/ac (\$ 211,800.00) or (\$ 423,600.00 for both 1 & 2)

Terms: Seller is listing the property for sale **SUBJECT TO A 3 YEAR LEASEBACK AGREEMENT BETWEEN BUYER AND SELLER.** The required leaseback agreeable to the Seller is for 40% of all crops and revenue going to the Buyer with input costs paid by the Seller (Tenant). Buyer will pay for Real Estate taxes, his own liability insurance, and any grain drying or storage costs encountered on his 40% of the crop production delivered to the local Elevator.

Seller will sell Tracts 1 or 2 individually or both 1 & 2 to Buyer(s).

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: 2007 real estate taxes, due in 2008, shall be paid by the Buyer. All subsequent year taxes shall be the responsibility of the Buyer.

Possession: Seller will give possession upon closing in keeping with the terms of the **new 3 year leaseback agreement between the Buyer and the Seller.**

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.