

Central Illinois Farmland FOR SALE

80^{+/-} acres in Ford County
Gibson City, IL



Mailing Address:
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www.hbtbank.com

Farm Information: The property is located 2 miles East and 1 ½ miles South of Gibson City

Legal Description: The listed farm property is, et al described as, the South one-half (S ½) of the Southwest quarter (SW ¼) of Section Twenty (20) Township Twenty three North (T23N), Range Eight East (R8E) in South part of Dix Township, Ford County, Illinois, containing 80 acres more or less.

Soil Types: Swygert, Bryce, Peotone

FSA Data*:

Farm Number:	337
Corn Direct Yield:	120
Corn Counter Cyclical Yield:	140
Corn base acres:	80
Corn Direct Annual Payment:	\$ 2,284
Soybean Direct Yield:	38
Soybean Counter Cyclical Yield:	46
Soybean base acres:	79.9
Soybean Direct Annual Payment:	\$ 1,136
Cropland-total:	162
CRP Cropland:	N/A
Total Annual Direct Corn/Soybean	\$ 3,420

* FSA info provided is on 160 acres.

Yields:**

Year	Corn	Soybeans
2007	181.0	57.9
2006	154.0	60.0
2005	164.1	52.2
2004	180.8	65.9

** Yield info provided is on 160 acres.

Real Estate Tax Information*:**

Parcel Number	10-12-20-300-001*
Acres:	160*
2006 Assessment	\$ 14,230.00*
2006 Tax (pay '07)	\$ 1,236.92*
Tax per acre	\$ 7.73*

***Tax info provided is on 160 acres.

Sale Terms:

Acres: 80 +/- more or less

Price: ~~\$ 5,300.00 per acre (\$ 424,000.00)~~ **New Price \$ 4,995.00 p/ac (\$ 399,600.00)**

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: 2007 real estate taxes, due in 2008, 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: Buyer will be given possession subject to the terms of the existing 2007 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.