

Central Illinois Farmland FOR SALE

38.48^{+/-} acres

Cooksville, IL – McLean 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

Phone: 309-662-4444

Toll Free: 888-897-2276

Fax: 309-828-2339

Farm Information: 2.5 miles West and of Cooksville, IL.

Legal Description: NE ¼ of NE ¼ of Section 17, T24N, R4E, Blue Mound Township, McLean County, Illinois containing 38.48 acres more or less.

Soil Types: Flanagan, Drummer, Raub, Saybrook, Wyanet. Productivity Index = 165

Soil Test Oct. 2007: pH Ave: 6.2 P1 Ave: 67 K Ave: 380

FSA Data*:

Farm Number:	837
Corn Direct Yield:	123
Corn Counter Cyclical Yield:	123
Corn base acres:	38.6
Corn Direct Annual Payment:	\$1,131
Soybean Direct Yield:	N/A
Soybean Counter Cyclical Yield:	N/A
Soybean base acres:	N/A
Soybean Direct Annual Payment:	N/A
Total Annual Direct Corn/Soybean	\$1,131

Real Estate Tax Information*:

Parcel Number	16-17-200-003	16-17-200-004
Acres:	19.23	19.24
2007 Assessment	\$ 3,240.00	\$ 4,259.00
2007 Tax (pay '08)	\$ 280.44	\$ 368.62
Tax per acre	\$ 14.58	\$ 19.16

* FSA, Real Estate & Yield information is believed to be accurate but no warranty is expressed or implied for the information contained herein.

Sale Terms:

Acres: 38.48^{+/-} more or less

Price: \$ 6,395.00 per acre (\$ 246,079.60)

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. Seller will pay 2008 taxes and retain the 2008 crop year lease rights.

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. All subsequent year taxes shall be the responsibility of the Buyer.

Possession: Seller will give possession upon closing. After completion of a contract to purchase, Buyer shall have the right to perform fieldwork following harvest in preparation for the 2009 crop subject to the rights of the tenants 2008 cash rent lease. The Tenants lease has been terminated at the end of the 2008 lease year.

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.