

Central Illinois Irrigated Farmland FOR SALE

Stoehr Farm, 108^{+/-} acres in Tazewell County
Green Valley, IL



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Farm Information:

The Stoehr Farm is irrigated, with a new irrigation system in Spring 2007, on 90 acres of the approximately 108 acres and is located 2 miles South and ½ West of Green Valley, IL. The well is a 16 inch concrete casement, 100 feet deep with a 20 foot stainless steel screen new in the Spring of 2007.

Legal Description:

The listed farm property is known as the Lawrence W. Stoehr farm, et al described as, the Northwest ¼ of Section 10 excepting the NW ¼ of the NW ¼ and the building site containing approximately 5.1 acres all in Section 10, Township 22 North, Range 5 West of the Third Principal Meridian, Malone Township, Tazewell County, Illinois containing 108 acres more or less.

Soil Types:

Jasper loam, Dakota loam, Plainfield Sand, Plano silt loam – 90 acres is irrigated with a new irrigation system in Spring of 2007.

FSA Data:

Farm Number:	1326
Corn Direct Yield:	96
Corn Counter Cyclical Yield:	149
Corn base acres:	60
Corn Direct Annual Payment:	\$ 1,370
Soybean Direct Yield:	34
Soybean Counter Cyclical Yield:	41
Soybean base acres:	28.9
Soybean Direct Annual Payment:	\$ 368
Wheat Direct Yield:	44
Wheat Counter Cyclical Yield:	43
Wheat base acres:	4.8
Wheat Direct Annual Payment:	\$ 94
Cropland-total (including CRP):	111.9
CRP Cropland:	18.2
Total Annual Direct Corn/Soybean/Wheat and CRP Payments	\$ 3,349

CRP Contract:

Contract Period	10-1-06 to 9-30-2016
CRP Acres	18.2
CRP Rental Rate	\$ 83.33 per acre
CRP Payment	\$ 1,517.00 annually

Real Estate Tax Information*:

Parcel Number	20-20-10-100-002*
Acres:	112.54*
2006 Assessment	\$ 44,150*
2006 Tax (pay '07)	\$ 3,138.42*
Tax per acre	\$ 27.88*

* Tax info provided includes house and small acreage. Approximately 5.1 acres is being sold from the farm acres.

Yields:

Year	Corn	Popcorn	Soybeans
2007	190	6723	
2006		4925	50.4

Sale Terms:

Acreage: 108 ^{+/-} more or less

Price: \$ 4,854.16 per acre (\$ 524,250.00)

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.