

# McLean County, Illinois Farmland FOR SALE

McDonald Farm, 54 acres <sup>+/-</sup> @ Lake Bloomington  
Hudson, IL



**Mailing Address:**  
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**Office Location:** 2231 West Market Street

**Contact:** Marty Thornton, Broker  
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**Farm Information:** This property is located 2 miles East of Hudson, Illinois.

**Legal Description:** The south 54 acres more or less lying south of the pasture and fence lines. Actual description and acreage shall be determined by a survey. The listed property is comprised of acreages in two contiguous parcels/tracts with McLean County Parcel Numbers **08-18-300-001** and **07-13-400-008**. Both parcels are contiguous lying in the adjoining townships of Hudson and Money Creek. The location of the parcels is further described as: **Tract 1** – Approximately the south 14 acres of parcel number 07-13-400-008 located in the east ½ of the SE ¼ of Section 13, T.25 N.-R.2E. Hudson Township, McLean County Illinois **AND** **Tract 2** – Approximately the south 40 acres of parcel number 08-18-300-001 located in the SW ¼ of the SW ¼ of Section 18, T.25 N.-R.3E. Money Creek Township, McLean County Illinois

**Soil Types:** Predominately Sable, Ipava, Saybrook, Catlin

**FSA Data:**

Farm Number:	5616
Corn Direct Yield:	119
Corn Counter Cyclical Yield:	119
Corn base acres:	44.8
<b>Corn Direct Annual Payment:</b>	<b>\$ 1,270</b>
Soybean Direct Yield:	37
Soybean Counter Cyclical Yield:	37
Soybean base acres:	5.1
<b>Soybean Direct Annual Payment:</b>	<b>\$ 70</b>
Cropland-total:	59.4
CRP Cropland:	0.0
<b>Total Annual Direct Corn/Soybean</b>	<b>\$ 1,340</b>

**Real Estate Tax Information:**

<b>Parcel Numbers</b>	<b>08-18-300-001</b>
	<b>07-13-400-008</b>
<ul style="list-style-type: none"> <li>• FSA, Yield &amp; Real Estate information is believed to be accurate but no warranty is expressed or implied for the information contained herein</li> <li>• Real Estate data includes buildings and other acreages that are not for sale and therefore listing the specific data in its current form would not be accurate.</li> </ul>	

**Yields furnished by Farm Tenant:**

2008 Soybeans = 55                      2007 Corn = 194  
 2006 Soybeans = 54

**Sale Terms:**

**Acreage:** 54 +/- more or less

**Price:** \$ 6,175.00 per acre times the actual surveyed acres.

**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:** 2008 real estate taxes, due in 2009, 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 2008 Crop year cash-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.