

Prime North Central Illinois Farmland FOR SALE

**Claudon, Ferguson, Lindsay Farm, 157.486^{+/-} acres in McLean County
Lexington, IL**



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

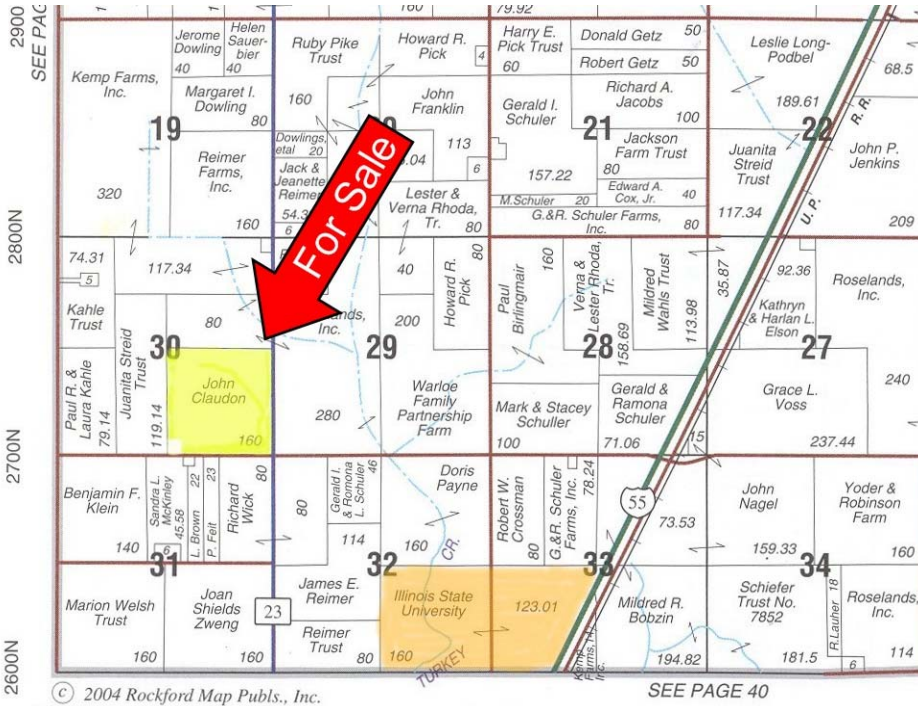
Office Location: 2231 West Market Street

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

Phone: 309-662-4444 Fax: 309-828-2339

Legal Description: The farm is known as the Claudon, Ferguson, Lindsay Farm, *et al* described as, approximately 157.486^{+/-} acres. The SE ¼ of Section 30, T26N, R4E in Chenoa Township, McLean County, Illinois except the area containing the house, sheds, bins, barn and grassed area. (the excepted area is 4.21^{+/-} acres in the SW corner of the SE ¼ of Section 30.)

Farm Information: This Prime high yielding farm is located 2 miles North of Lexington, Illinois, or 1 mile North-West of the Illinois State University Farm which adjoins I-55 (former FS Research farm.)



Soil & Yield Information:

Average Soil Test Results: Oct. 2001 test

pH=	6.5
P=	79
K=	331

Soil Types: Elburn, Brenton, Chenoa, Ashkum, Varna, Graymont

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FSA Data*:

Farm Number:	952
Corn Direct Yield:	128
Corn Counter Cyclical Yield:	153
Corn base acres:	77.5
Soybean Direct Yield:	40
Soybean Counter Cyclical Yield:	48
Soybean base acres:	77.0
Tillable acres:	154.5

* Yield estimates and FSA data supplied by Farm Operator.

Yield History*:

Year	Corn*	Soybeans*
2005	169.5	52.1
2004	185	57
2003	204	34
2002	149	60
2001	147	47
2000	172	60
1999	178	52
Average*	172.1	52

Real Estate Tax Information:

Parcel Number: McLean County	Acres	2004 Assessment	2004 Taxes (payable in 2005)	Tax per acre
03-30-400-001	80**	\$47,029.00**	\$3,795.60	\$47.45**
03-30-400-002	40	\$6,557.00	\$529.20	\$13.23
03-30-400-003	40	\$7,420.00	\$598.86	\$14.97
Totals**	160**	\$61,006.00	\$4,923.66**	\$30.77**

** Includes acreage & buildings on adjoining tract of approximately 3.67^{+/-} acres

Sale Terms:

Acreage: 157.486^{+/-} more or less*

Price: \$5,300.00 per acre

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 90 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: Seller will pay the 2005 taxes payable in 2006 with a credit to Buyer at closing based on the latest assessment and tax information available at the time of closing. The Buyer shall pay all subsequent Real Estate taxes.

Possession: The 2006 crop year tenancy rights **may be** available to the Buyer.

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, Heartland Bank and Trust Co, assumes no liability for errors or omissions.