

McLean County Farmland FOR SALE

Rader / Walker Farm - 152.7^{+/-} acres

Normal, IL – McLean County



Mailing Address:
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Office Location: 2231 West Market Street

**Contact: Marty Thornton, Broker
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www.hbtagservices.com

Farm Information: ½ mile East of Yuton, bordered by I-74 on the North and Raab Road on the South and I-39 on the East

Legal Description: SE ¼ of Section 13, T24N, R1E, (EX Beg. 54.03'N & 40.01'W of SE COR SE: W299.93', N269.51', E100', N100', E192.67', S364' to POB)

Soil Types: Ipava, LaRose, Sable, Saybrook, Catlin, Drummer Productivity Index = 162

Soil Test Fall 2006:

pH Ave: 5.9	P1 Ave: 55	K Ave: 441
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FSA Data*:

Farm Number:	3167
Corn Direct Yield:	120
Corn Counter Cyclical Yield:	154
Corn base acres:	147.2
Corn Direct Annual Payment:	\$4,204
Soybean Direct Yield:	39
Soybean Counter Cyclical Yield:	47
Soybean base acres:	69.8
Soybean Direct Annual Payment:	\$1,018
Total Annual Direct Corn/Soybean	\$5,222

Real Estate Tax Information*:

Parcel Number	13-13-400-002
Acres:	152.7
2007 Assessment	\$ 26,698
2007 Tax (pay '08)	\$ 1,845.78
Tax per acre	\$ 12.08

* FSA, Real Estate & Yield information is believed to be accurate but no warranty is expressed or implied for the information contained herein. FSA data also includes a parcel that is approximately 39.27+/- acres that is not included for sale. Corn and Soybean Direct Payments include Owner and Operator share or 100%.

Sale Terms:

Acres: 152.7^{+/-} more or less

Price: \$ 9,650.00 per acre (\$ 1,473,748.00)

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. 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: 2008 real estate taxes, due in 2009, 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 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.