

# McLean County Farmland FOR SALE

Patton Trust, 58.72 <sup>+/-</sup> acres

Normal, 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**

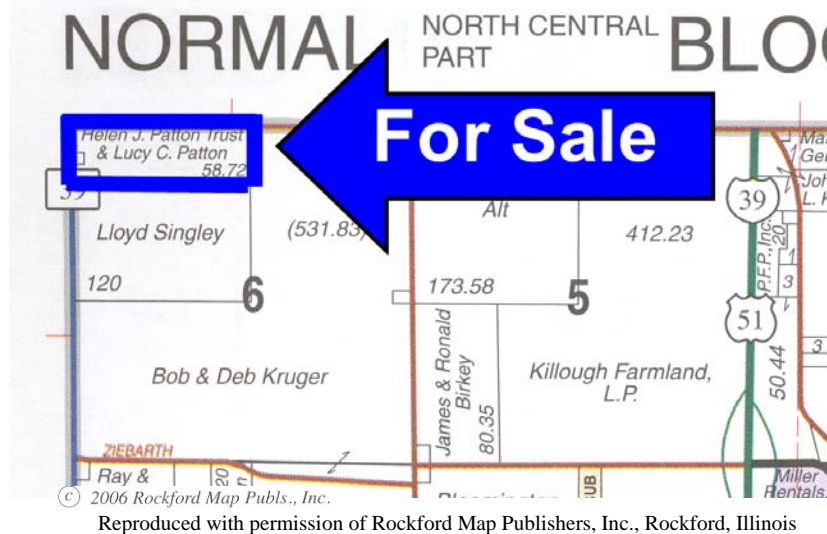
**Tim Woods, Salesperson**

**Carla Gee, Salesperson**

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

**[www.hbtbank.com](http://www.hbtbank.com)**

**Farm Information:** 2 miles North of Normal, IL.



**Soil Types:** Catlin, Radford, Saybrook, Ipava

**FSA Data:**

**52.13 Acres Cropland (approximate)**  
**5.4 acres CRP = \$ 1,174.00 p/yr**

**Real Estate Tax Information:**

<b>Parcel Number</b>	<b>14-06-100-003</b>
<b>Acres:</b>	<b>58.72</b>
<b>2007 Assessment</b>	<b>\$ 7,599</b>
<b>2007 Tax (pay '08)</b>	<b>\$ 518.44</b>
<b>Tax per acre</b>	<b>\$ 8.83</b>

**Sale Terms:**

**Acreege:** 58.72<sup>+/-</sup> more or less

**Price:** \$ 5,695.00 per acre ( \$ 334,410.40)

**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 lease. Available for the 2009 Crop/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.