

McLean County Farmland

FOR SALE

235.15 ^{+/-} acres
Gridley Township



Contact: Warren Basting, Broker

Office Location: 2231 West Market Street

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

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

www.hbtagservices.com

Farm Information

Legal Description: The S ½ of the SW ¼ of Section 16 (minus 5^{+/-} acres in the NE corner of the NE ¼ of the S ½ of the SW ¼ of Section 16) & the NW ¼ of Section 21, T.26N-R.3E. McLean County, IL containing 235.15 acres more or less. The subject property is located 1 ½ miles SE of Gridley, IL

Soil Types: Drummer, Saybrook, Flanagan, Harpster, Wyanet, Elburn, Peotone, Graymont, Lisbon **PI = 167.3**

FSA Data: Farm # 2172

Farmland	238.6	Cropland	237.2
DCP Cropland	237.2	ACRE \$	1,989
Corn base	119.4	SB base	117.8
Corn Direct	121	CC yield	187
SB Direct	37	CC yield	45

Yields:

Year	Corn bu/ac	SB bu/ac
2010	197	61
2009	207	56
2008	201	49

Real Estate Tax Information:

Parcel Numbers	02-21-100-001 02-16-300-004*
Acres:	160.01 80.14*
2010 Assessment	\$ 48,670 \$ 53,661*
2011 Tax (pay '10)	\$ 3,903.26 \$ 4,303.54*
Tax per acre	\$ 24.39 \$ 53.90* *includes buildings



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Sale Terms:

Acreage: 235.15^{+/-} more or less **Price:** \$ 9,500.00 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 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: 2010 real estate taxes, due in 2011, 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: Under lease for 2011. Buyer will be given possession subject to the terms of the existing 2011 Crop year lease.

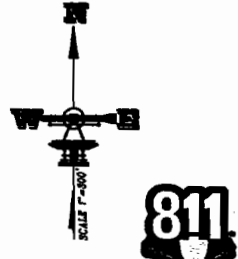
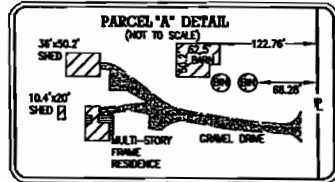
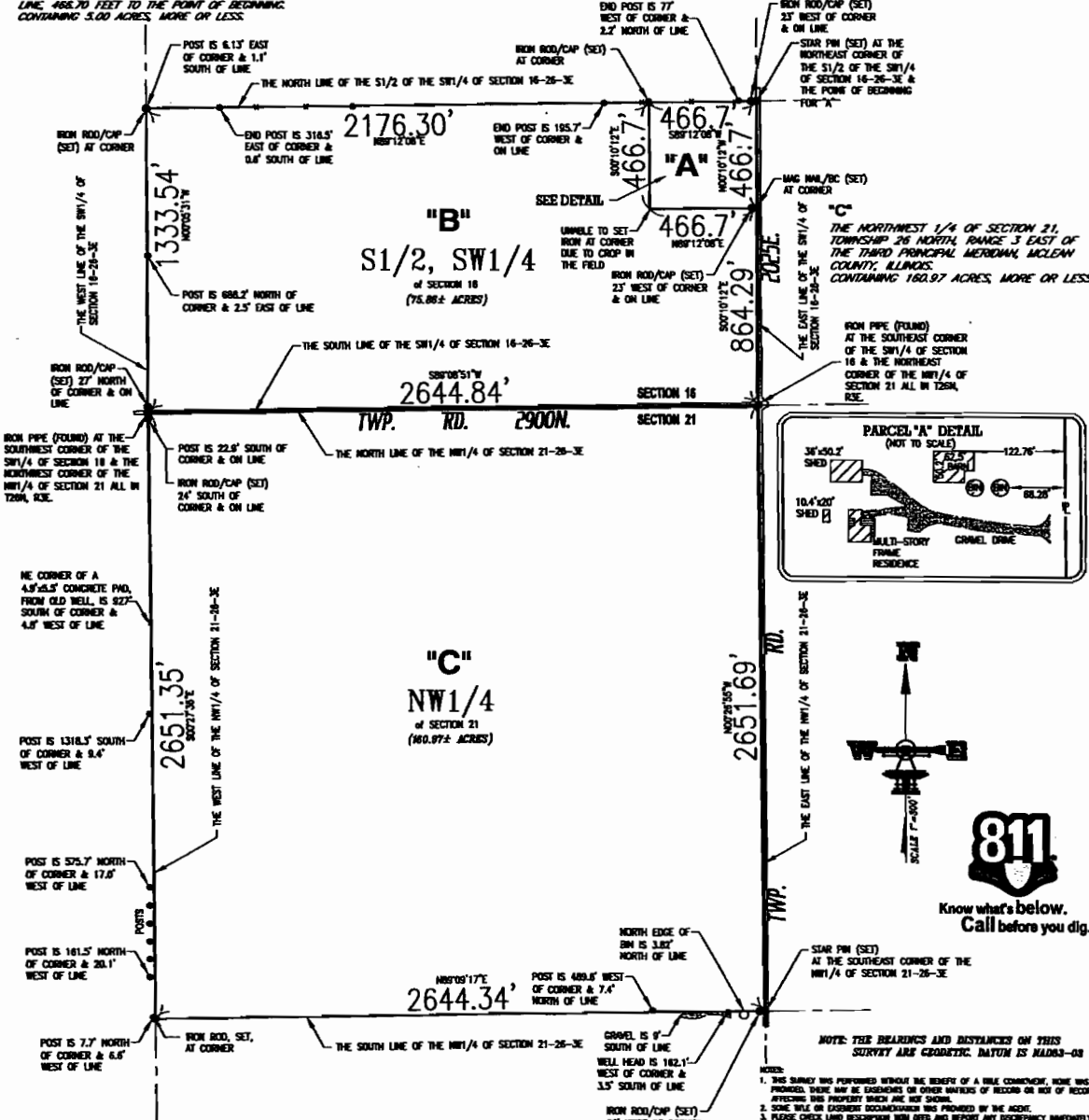
Agency: Heartland Bank and Trust Co. represents the Seller of the subject property.

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.

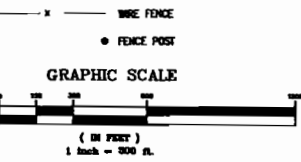
Plat of Survey

"A"
 THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, AND RUNNING SOUTH 89°-12'-08" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, 466.70 FEET; THENCE SOUTH 00°-10'-12" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2, 466.70 FEET; THENCE NORTH 89°-12'-08" EAST, PARALLEL WITH SAID NORTH LINE, 466.70 FEET TO A POINT ON SAID EAST LINE; AND THENCE NORTH 00°-10'-12" WEST, ALONG SAID EAST LINE, 466.70 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

of "B"
 THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, AND RUNNING SOUTH 89°-12'-08" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, 466.70 FEET; THENCE SOUTH 00°-10'-12" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2, 466.70 FEET; THENCE NORTH 89°-12'-08" EAST, PARALLEL WITH SAID NORTH LINE, 466.70 FEET TO A POINT ON SAID EAST LINE; AND THENCE NORTH 00°-10'-12" WEST, ALONG SAID EAST LINE, 466.70 FEET TO THE POINT OF BEGINNING. CONTAINING 75.88 ACRES, MORE OR LESS.



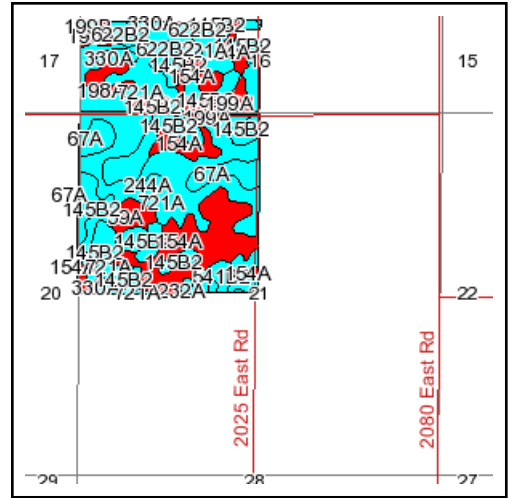
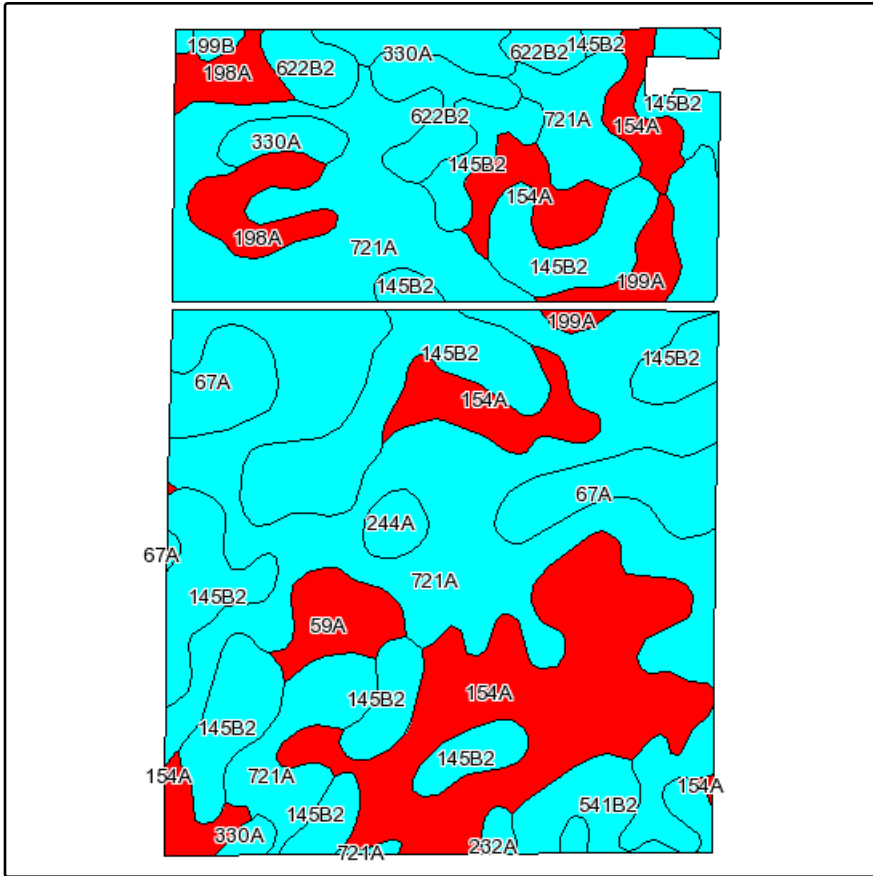
STATE OF ILLINOIS
 COUNTY OF LIVINGSTON SS
 I, CARL J. KRAUSE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND THAT MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CARL J. KRAUSE III
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1655
 LICENSE EXPIRES NOVEMBER 30, 2012



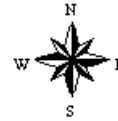
- NOTE: THE BEARINGS AND DISTANCES ON THIS SURVEY ARE GEODESIC. DATUM IS NAD83-08
- NOTES:
 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. WHILE THIS SURVEY WAS CONDUCTED, THERE MAY BE ENCUMBRANCES OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
 2. SOME WELLS OR EXISTENT OCCUPANCIES NOT SHOWN BY THE ASSETS.
 3. PLEASE CHECK LAND DESCRIPTION FROM DEEDS AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. CORNER ALL POINTS BEFORE BUILDING OR SHEDS AND REPORT ANY DISCREPANCY IN CHIEF.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAN, FOR BUILDING LINES AND OTHER RESURVEYS NOT SHOWN HEREON REFER TO YOUR PROJECT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATIONS.

KRAUSE SURVEYING INC.
 ILLINOIS PROFESSIONAL DESIGN FIRM #04-104847
 "SERVING ILLINOIS LANDOWNERS FOR OVER 30 YEARS"
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 DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDER NO.: 110804
 ORDERED BY: HERTYLAND BANK & TRUST COMPANY

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **016-026N-003E**
 Township: **Gridley**
 Acres: **237.2**
 Date: **7/15/2011**



Maps provided by:

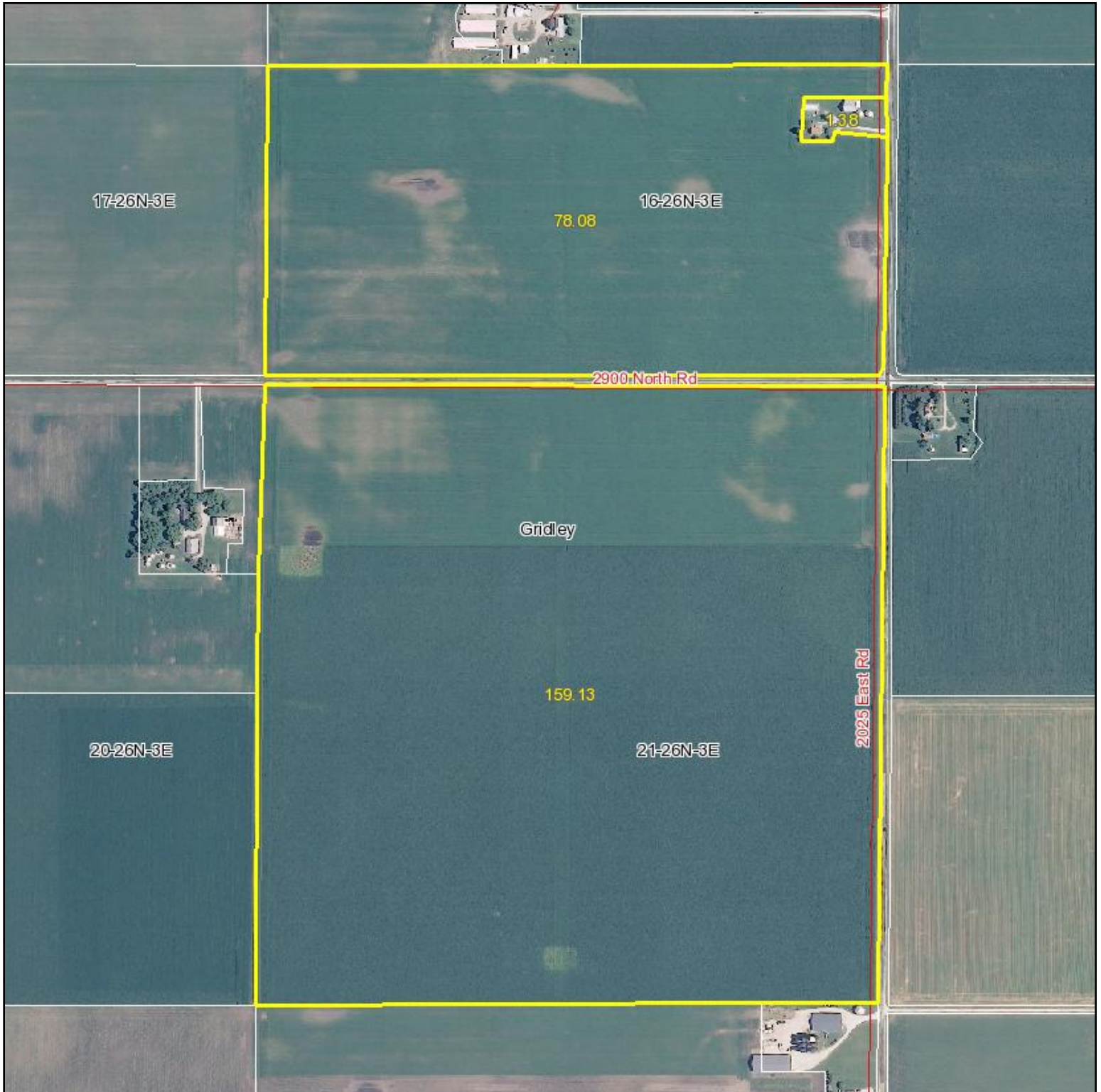


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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	92.7	39.0%		llw	175
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	46.9	19.8%		lle	152
154A	Flanagan silt loam, 0 to 2 percent slopes	45.1	19.0%		I	175
67A	Harpster silty clay loam, 0 to 2 percent slopes	11.6	4.9%		llw	164
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	9.3	3.9%		lle	138
198A	Elburn silt loam, 0 to 2 percent slopes	7.7	3.3%		I	178
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.4	2.7%		llw	148
541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	5.9	2.5%		lle	157
59A	Lisbon silt loam, 0 to 2 percent slopes	4.7	2.0%		I	173
199A	Plano silt loam, 0 to 2 percent slopes	3.3	1.4%		I	175
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	1.8	0.8%		llw	164
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.2	0.5%		llw	154
199B	Plano silt loam, 2 to 5 percent slopes	0.6	0.3%		lle	173
Weighted Average						167.3

Aerial Map



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21-26N-3E
McLean County
Illinois

Map acres above differ from surveyed acres being sold.

map center: 40° 42' 30.23, 88° 53' 9.22
scale: 8059



7/15/2011