

McLean County Farmland

FOR SALE

56.99^{+/-} acres
Towanda Township



Contact: Marty Thornton, Managing 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

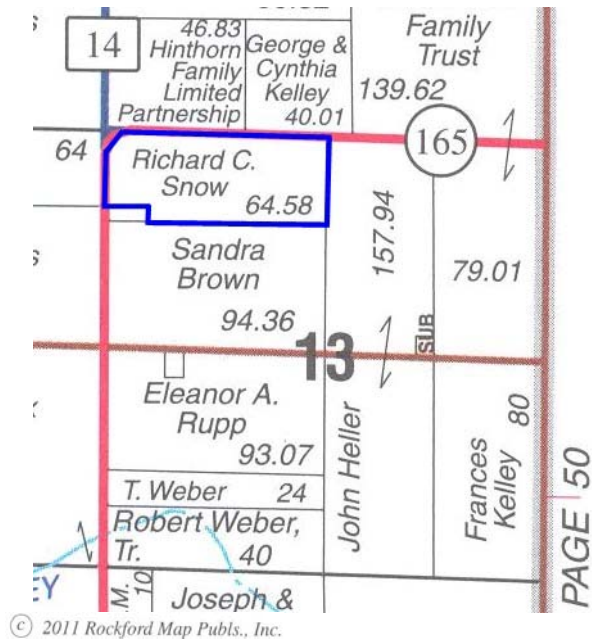
Legal Description: A part of the NW ¼ of Section 13, Township 24 North, Range 3 East, of the Third Principal Meridian, McLean County, IL containing 56.99 acres more or less. The subject property is located 4 miles SE of Towanda, IL or 3 ½ miles Northeast of Bloomington, IL or 1 ¾ miles North of Merna along Route 165 at the curve.

Soil Types: Sable, Ipava, Catlin, Osco, Arrowsmith **PI = 169.3*** *data provided by USDA and NRCS

FSA Data: Combined with other farms

Real Estate Tax Information:

Parcel Numbers	15-13-100-003**
Acres:	56.99 (acres for sale)**
**2010 tax information is based on 64.57 acres which includes 7.59 acres & buildings <u>not</u> being sold.	



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Sale Terms:

Acres: 54.99^{+/-} more or less **Price:** \$ 10,500.00 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 no earlier than January 15, 2011 or any later than April 15, 2011 unless Seller shall desire either an earlier or later closing in order to facilitate the Seller in completing a 1031 Exchange or a Starker Reverse Exchange.

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: 2011 real estate taxes, due in 2012, 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 as been terminated by the Seller.

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.

Aerial Map



Maps provided by:



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13-24N-3E
McLean County
Illinois

Map acres (57.98) are slightly higher than surveyed
acres being sold (56.99)

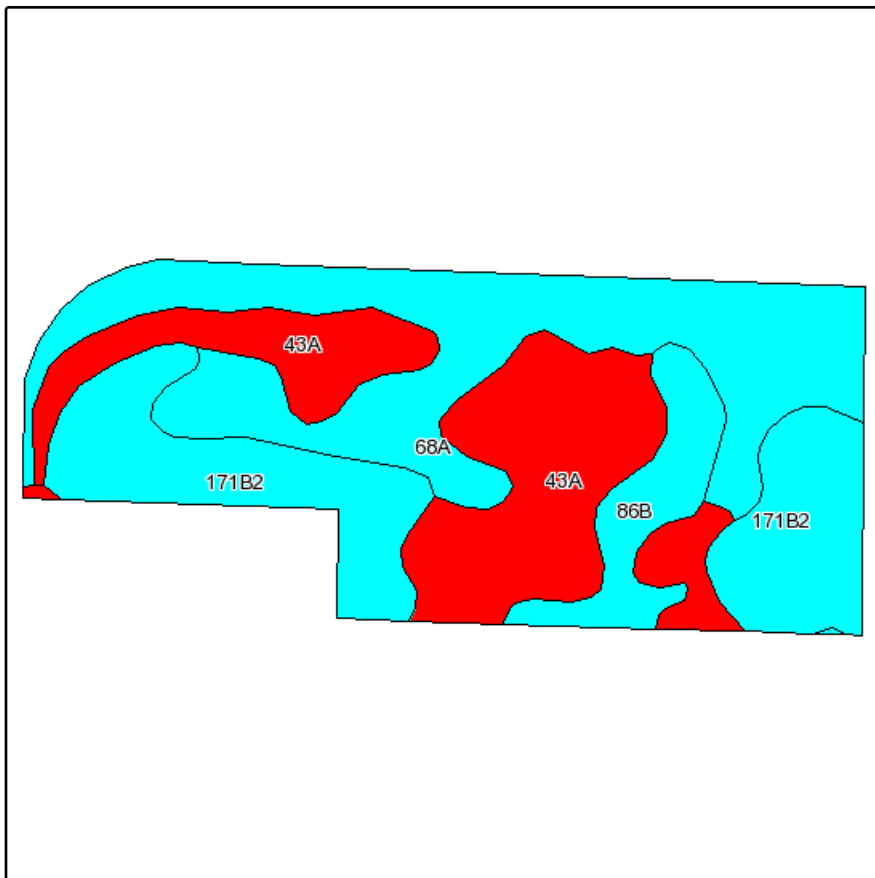
map center: 40° 32' 34.92, 88° 49' 18.16

scale: 5599

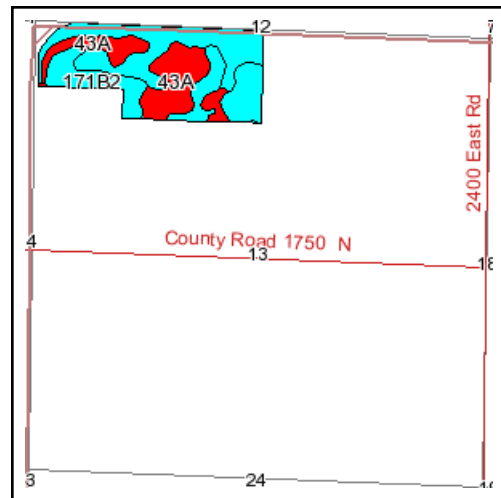


10/14/2011

Soils Map



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.



State: **Illinois**
 County: **McLean**
 Location: **013-024N-003E**
 Township: **Towanda**
 Acres: **58**
 Date: **10/14/2011**



Maps provided by:

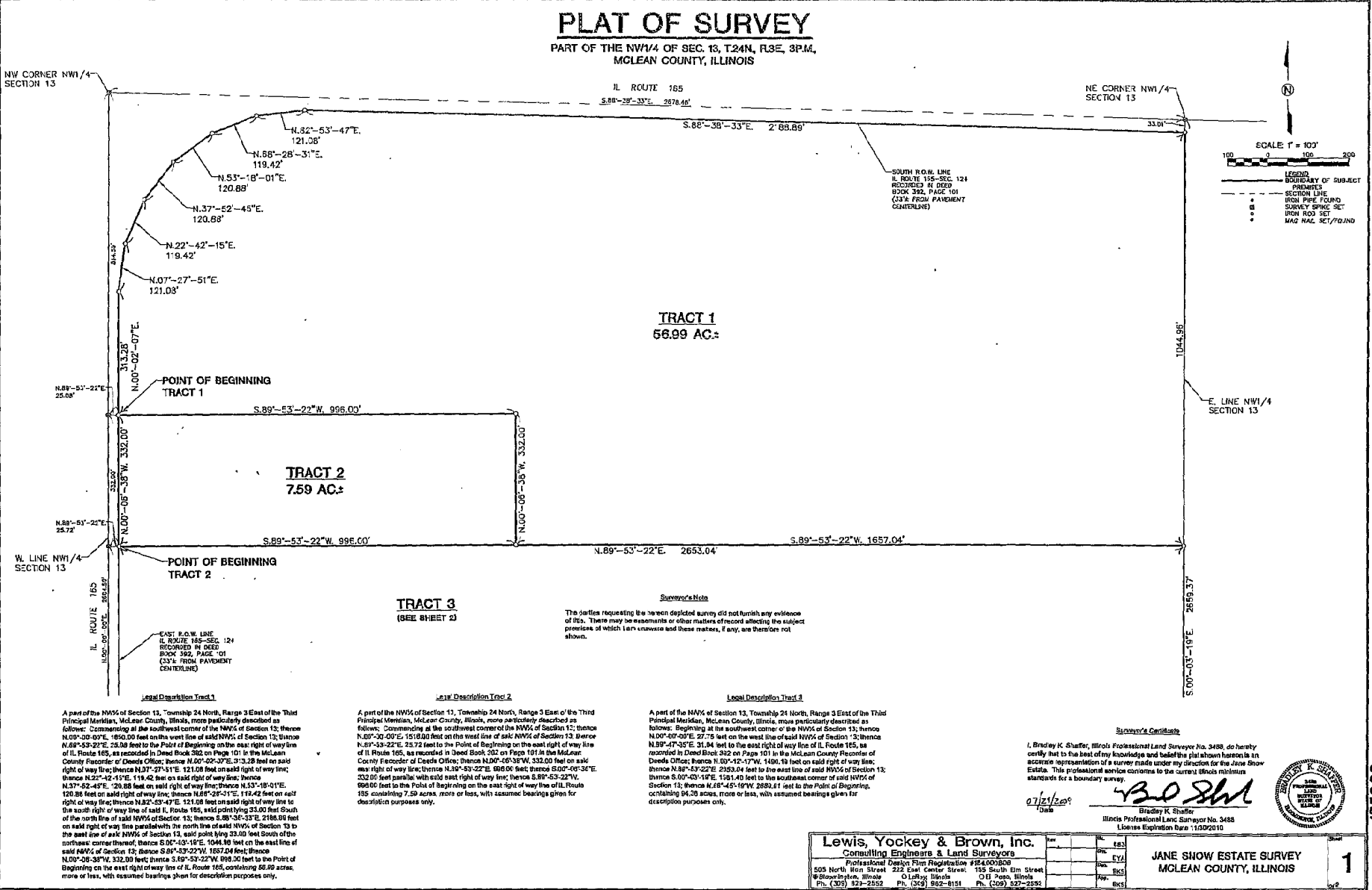


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*Corn
68A	Sable silty clay loam, 0 to 2 percent slopes	20.7	35.7%		llw	173
43A	Ipava silt loam, 0 to 2 percent slopes	17.8	30.6%		I	172
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	14.9	25.8%		lle	160
86B	Oscos silt loam, 2 to 5 percent slopes	4.5	7.8%		lle	170
715A	Arrowsmith silt loam, 0 to 2 percent slopes	0.1	0.2%		I	171
Weighted Average						169.3

Chart acres (58) are slightly higher than surveyed acres being sold (56.99)

PLAT OF SURVEY

PART OF THE NW1/4 OF SEC. 13, T24N, R3E, 3P.M.,
MCLEAN COUNTY, ILLINOIS



Legal Description Tract 1
A part of the NW1/4 of Section 13, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of the NW1/4 of Section 13; thence N.00°-00'-00"E. 1518.00 feet on the west line of said NW1/4 of Section 13; thence N.89°-53'-22"E. 25.28 feet to the Point of Beginning on the east right of way line of IL Route 165, as recorded in Deed Book 392 on Page 101 in the McLean County Recorder of Deeds Office; thence N.00°-02'-07"E. 31.28 feet on said right of way line; thence N.07°-27'-51"E. 121.03 feet on said right of way line; thence N.22°-42'-15"E. 119.42 feet on said right of way line; thence N.37°-52'-45"E. 120.88 feet on said right of way line; thence N.53°-18'-01"E. 120.88 feet on said right of way line; thence N.68°-28'-31"E. 119.42 feet on said right of way line; thence N.82°-53'-47"E. 121.03 feet on said right of way line; thence S.89°-38'-33"E. 2'68.89 feet to the Point of Beginning. Containing 56.99 acres, more or less, with assumed bearings given for description purposes only.

Legal Description Tract 2
A part of the NW1/4 of Section 13, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of the NW1/4 of Section 13; thence N.00°-00'-00"E. 1518.00 feet on the west line of said NW1/4 of Section 13; thence N.89°-53'-22"E. 25.28 feet to the Point of Beginning on the east right of way line of IL Route 165, as recorded in Deed Book 392 on Page 101 in the McLean County Recorder of Deeds Office; thence N.00°-02'-07"E. 31.28 feet on said right of way line; thence N.07°-27'-51"E. 121.03 feet on said right of way line; thence N.22°-42'-15"E. 119.42 feet on said right of way line; thence N.37°-52'-45"E. 120.88 feet on said right of way line; thence N.53°-18'-01"E. 120.88 feet on said right of way line; thence N.68°-28'-31"E. 119.42 feet on said right of way line; thence N.82°-53'-47"E. 121.03 feet on said right of way line to the south right of way line of said IL Route 165, said point lying 33.00 feet South of the north line of said NW1/4 of Section 13; thence S.89°-38'-33"E. 2188.89 feet on said right of way line parallel with the north line of said NW1/4 of Section 13 to the east line of said NW1/4 of Section 13, said point lying 33.00 feet South of the northeast corner thereof; thence S.00°-03'-19"E. 1044.96 feet on the east line of said NW1/4 of Section 13; thence S.89°-53'-22"W. 1657.04 feet; thence N.00°-00'-00"E. 332.00 feet; thence S.89°-53'-22"W. 996.00 feet to the Point of Beginning on the east right of way line of IL Route 165, containing 7.59 acres, more or less, with assumed bearings given for description purposes only.

Legal Description Tract 3
A part of the NW1/4 of Section 13, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of the NW1/4 of Section 13; thence N.00°-00'-00"E. 1518.00 feet on the west line of said NW1/4 of Section 13; thence N.89°-53'-22"E. 25.28 feet to the east right of way line of IL Route 165, as recorded in Deed Book 392 on Page 101 in the McLean County Recorder of Deeds Office; thence N.00°-02'-07"E. 31.28 feet on said right of way line; thence N.07°-27'-51"E. 121.03 feet on said right of way line; thence N.22°-42'-15"E. 119.42 feet on said right of way line; thence N.37°-52'-45"E. 120.88 feet on said right of way line; thence N.53°-18'-01"E. 120.88 feet on said right of way line; thence N.68°-28'-31"E. 119.42 feet on said right of way line; thence N.82°-53'-47"E. 121.03 feet on said right of way line to the southeast corner of said NW1/4 of Section 13; thence N.89°-53'-22"W. 2882.81 feet to the Point of Beginning, containing 94.28 acres, more or less, with assumed bearings given for description purposes only.

Surveyor's Certificate
I, Bradley K. Shaffer, Illinois Professional Land Surveyor No. 3488, do hereby certify that to the best of my knowledge and belief the plat shown hereon is an accurate representation of a survey made under my direction for the above Show Estate. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Date: 07/23/2009
Signature: [Handwritten Signature]



Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #164000300
505 North Main Street, 212 East Center Street, 158 South Elm Street
Blomington, Illinois O Leary, Illinois O Leary, Illinois
Ph. (309) 824-2552 Ph. (309) 892-8151 Ph. (309) 827-2552

JANE SNOW ESTATE SURVEY
MCLEAN COUNTY, ILLINOIS

Prep.	BY	ESL
Drawn	BY	TYJ
Checked	BY	BKS
App.	BY	BKS

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Exhibit B (Page 4 of 4)