

# McLean County Farmland

## FOR SALE

Harber-Brenneman Farm, 81.52<sup>+/-</sup> acres

Bellflower, IL



**Mailing Address:**

**P.O. Box 67**

**Bloomington, IL 61702-0067**

**Office Location: 2231 West Market Street**

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

**Phone: 309-662-4444**

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**Fax: 309-828-2339**

**Farm Information:** The Harber-Brenneman farm is located 4 miles west of Bellflower.

**Legal Description:** The BroMenn Healthcare farm, et al described as, the E ½ of the SW ¼ of Section 23, T22N, R5E, commonly known as the Harber-Brenneman farm in West Township, McLean County, Illinois, containing 81.52 acres more or less.

**Soil Types:** Ipava, Sable, Elkhart, Osco

**FSA Data:**

Farm Number:	3685
Corn Direct Yield:	136
Corn Counter Cyclical Yield:	136
Corn base acres:	49.5
<b>Corn Direct Annual Payment:</b>	<b>\$ 1,604</b>
Soybean Direct Yield:	38
Soybean Counter Cyclical Yield:	38
Soybean base acres:	31.1
<b>Soybean Direct Annual Payment:</b>	<b>\$ 442</b>
<b>Total Annual Direct Corn/Soybean</b>	<b>\$ 2,046</b>

**Real Estate Tax Information:**

<b>Parcel Number</b>	<b>31-23-300-002</b>
<b>Parcel Number</b>	<b>31-23-100-005</b>
<b>Acres:</b>	<b>80.01 &amp; 1.52</b>
<b>2006 Assessment</b>	<b>\$ 16,123 &amp; \$ 162</b>
<b>2006 Tax (pay '07)</b>	<b>\$ 1,125.60 &amp; \$ 10.96</b>
<b>Tax per acre</b>	<b>\$ 13.94</b>

**Yields:**

<b>Year</b>	<b>Corn</b>	<b>Soybeans</b>
<b>2007</b>		<b>47</b>
<b>2006</b>	<b>163.2</b>	
<b>2005</b>	<b>176.5</b>	
<b>2004</b>	<b>170</b>	

**Sale Terms:**

**Acres:** **81.52** +/- more or less

**Price:** **\$ 5,750.00** per acre ( **\$ 468,740.00** )

**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.

**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:** 2007 real estate taxes, due in 2008, 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 2007 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.