

FOR SALE

Rural Home Site and Acreage

20^{+/-} acres in Peoria County

Chillicothe, IL



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Office Location: 2231 West Market Street, Bloomington, IL

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Farm Information: This farm is located directly West of Chillicothe and adjoins the Galena Knolls Subdivision.

Legal Description: NE 1/4 SEC 1-10N-8E 20.235 AC BEG 1985.41' N OF CEN SEC 1: TH N 665.99' E 1320.24' S 667.2' W 1324.36' TO POB Medina Township, Peoria County, Illinois, containing 20 acres more or less.

Soil Types: Plainfield, Dickinson

FSA Data* **:

Farm Number:	2663
Corn Direct Yield:	96
Corn Counter Cyclical Yield:	96
Corn base acres:	3.8
Corn Direct Annual Payment:	\$ 84.82*
Soybean Direct Yield:	28
Soybean Counter Cyclical Yield:	28
Soybean base acres:	1.7
Soybean Direct Annual Payment:	\$ 17.28*
Wheat Direct Yield:	47
Wheat Counter Cyclical Yield:	47
Wheat base acres:	13.7
Wheat Direct Annual Payment:	\$ 277.85*
Total Annual Direct Corn/SB/Wheat	\$ 379.95*

* FSA data includes estimated percentage of payment per base acres on 20 acre parcel vs. whole FSA payment in which other acres are included.

** FSA, Real Estate & Yield information is believed to be accurate but no warranty is expressed or implied for the information contained herein.

Yield ranges furnished by Farm Tenant:**

Wheat 35-40 bu. per acre historically
Corn 85-125 bu. per acre historically
Soybeans 30-40 bu. per acre historically
Crops are rotated Corn, Soybeans, Wheat
2009 Crop is Corn

Real Estate Tax Information:**

Parcel Number	0901201007
Acres:	20
2008 Assessment	\$ 381.00
2008 Tax (pay '09)	\$ 26.32
Tax per acre	\$ 1.31

Sale Terms:

Acreage: 20 +/- more or less

Price: \$ 4,900.00 per acre (\$ 98,000.00)

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: 2008 taxes payable in 2009 shall be paid by Seller. 2009 real estate taxes, due in 2010, shall be prorated between Seller and Buyer. That portion paid by the Seller may be 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 2009 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.