

# North Central Illinois Farmland FOR SALE

**Koopman Farm LLC, 100 +/- acres in Livingston County  
Flanagan, IL**



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

**Office Location: 2231 West Market Street**

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**Farm Information:** This high quality farm is located 1/2 mile West and then 1/2 mile South of Flanagan Illinois.

**Legal Description:** The farm is known as the Koopman Farm, LLC, et al described as, the North Half (1/2) of the South West Quarter (N 1/2 of SW 1/4), and the South twenty acres of the North West Quarter (South 20 acres of the NW 1/4) all in Section 27, Township 28 North, Range 3 East of the Third Principal Meridian, Nebraska Township, Livingston County, Illinois containing 100 acres more or less.

**Soil Types:** Andres, Symerton, Rooks, Ashkum, Graymont, Sawmill

**FSA Data:**

Farm Number:	10252
Corn Direct Yield:	138
Corn Counter Cyclical Yield:	138
Corn base acres:	52.5
<b>Corn Direct Annual Payment:</b>	<b>\$ 1,723</b>
Soybean Direct Yield:	37
Soybean Counter Cyclical Yield:	37
Soybean base acres:	32.4
<b>Soybean Direct Annual Payment:</b>	<b>\$ 448</b>
Cropland-total:	93.1
CRP Cropland:	8.2
<b>Total Annual Direct Corn/Soybean, and CRP Payments</b>	<b>\$ 3,568</b>

**CRP Contract:**

<b>Contract Period:</b>	<b>10-01-1997 to 09-30-2012</b>
<b>CRP Acres:</b>	<b>8.2</b>
<b>CRP Rental Rate:</b>	<b>\$ 170.42 per acre</b>
<b>CRP Payment:</b>	<b>\$ 1,397.00 annually</b>

**Real Estate Tax Information:**

<b>Parcel Number</b>	<b>13-27-300-001</b>
<b>Acres:</b>	<b>100</b>
<b>2005 Assessment</b>	<b>\$ 15,496</b>
<b>2005 Tax (pay '06)</b>	<b>\$ 1,473.98</b>
<b>Tax per acre</b>	<b>\$ 14.74</b>

**Sale Terms:**

**Acres:** 100 +/- more or less\*

**Price:** \$ 4,400.00 per acre ( \$ 440,000.00)

**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:** 2006 real estate taxes, due in 2007, 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 2006 Crop year cash-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.