

Farmland For Sale

40.00^{+/-} acres

HW Twp. McLean County, IL

4.0^{+/-} miles SW of Bellflower, IL (Route 136 (200N) @ 3500 E)



Contact our Ag Services team today!

309-664-8941 wbasting@hbtbank.com

Warren Basting, Broker

200 W. College Ave. | Normal, IL 61761

C: 217-825-7238 | hbtbank.com/farms-for-sale



Agricultural Services

Farmland For Sale – McLean County, Illinois

Acres ¹	Price p/ac	Location ²	Section/Township/Range
40.00 ^{+/-}	\$9,800.00	4.0 ^{+/-} miles SW of Bellflower, IL	S35, T22N, R5E

Tillable Ac. ⁴	FSA#/Tract# ⁴	Corn Base Ac. ⁴	SB Base Ac. ⁴	Program ⁴
34.7	--	--	--	--

Soil PI ³	Major Soil Types ³	HEL ⁴ or CRP ⁴
134.4	Proctor, Osco, Ipava	--

Tax PIN # ¹		
31-35-400-004	20.00 ac	\$ 585.28 (2019, paid in '20)
31-35-400-005	20.00 ac	\$ 513.38 (2019, paid in '20)

Yields ⁶ (combined average of two tracts)						
Year	2019	2018	2017	2016	2015	
Corn	--	216.10	--	225.41	--	
Soybeans	57.10	--	64.43	--	62.25	

Farm Buildings ⁶ , Other
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Sale Terms ⁶ :	
Terms⁶:	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.
Crops⁶:	Variable Cash Rent lease, Tenant keeps the crop.
Title⁶:	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.
Taxes⁶:	2020 Real estate taxes, due in 2021, shall be prorated and given as a credit to the Buyer at the time of closing. All subsequent year taxes shall be the responsibility of the Buyer.
Possession⁶:	Seller will give possession after closing and following harvest subject to the Tenant's 2020 lease. Kenneth Builta and Wayne Builta are the excellent farm operators.
Agency⁶:	Warren Basting, Broker, is the designated agent with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, and represents the Seller of the subject property.
Disclosure⁶:	⁶ 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 and reserves the right to alter terms of the listing.
<ol style="list-style-type: none"> 1. Tract acres are approximate. Tract will be sold by tax acres. 2. Locations are approximate 3. Soils data provided by USDA, NRCS and Surety Maps are approximate 4. Data provided by USDA, McLean County FSA 5. Property borders are approximate 6. Disclosures 	

Aerial Map



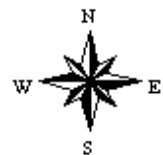
©2019 AgriData, Inc.



Map Center: 40° 18' 45.09, -88° 35' 46.38



35-22N-5E
McLean County
Illinois

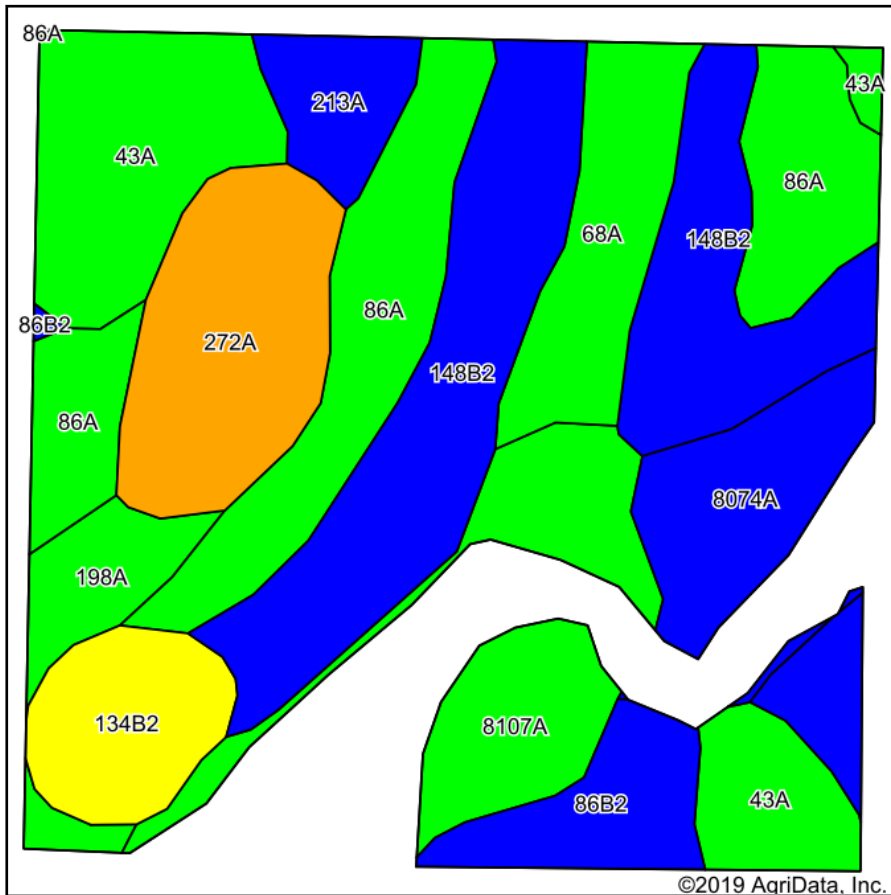


Acreeage and boundaries are approximate

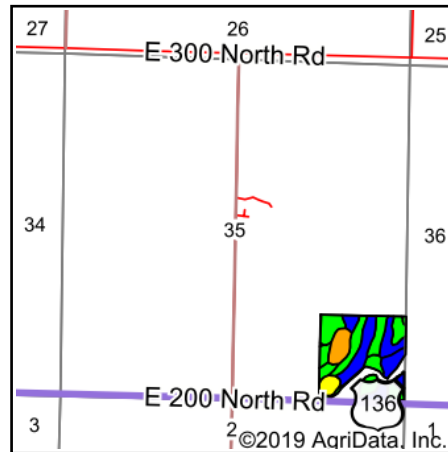
3/30/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McLean**
 Location: **35-22N-5E**
 Township: **West**
 Acres: **34.3**
 Date: **3/30/2020**



Maps Provided By:



Area Symbol: IL113. Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	7.15	20.8%		**176	**55	**128
86A	Osco silt loam, 0 to 2 percent slopes	5.78	16.9%		191	60	141
43A	Ipava silt loam, 0 to 2 percent slopes	4.31	12.6%		191	62	142
272A	Edgington silt loam, 0 to 2 percent slopes	3.24	9.4%		166	54	124
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.21	9.4%		189	60	139
68A	Sable silty clay loam, 0 to 2 percent slopes	2.24	6.5%		192	63	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.15	6.3%		**181	**57	**134
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.14	6.2%		186	58	136
**134B2	Camden silt loam, 2 to 5 percent slopes, eroded	1.79	5.2%		**158	**48	**113
198A	Elburn silt loam, 0 to 2 percent slopes	1.24	3.6%		197	61	143
213A	Normal silt loam, 0 to 2 percent slopes	1.05	3.1%		181	58	133
Weighted Average					182.6	57.9	134.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Acreage and boundaries are approximate