

RECREATIONAL / HUNTING LAND FOR SALE

36.99^{+/-} acres

Cheney's Grove Township
McLean County, Illinois



Contact our Ag Services team today!

Andrew Jolly, Broker
309-664-8933 or Atjolly@hbtbank.com

Timothy L. Woods,
Designated Managing Broker
309-664-8934 or twoods@hbtbank.com



Agricultural Services

200 W. College Ave. | Normal, IL 61761
hbtbank.com/farms-for-sale / Phone: 309-661-FARM



RECREATIONAL / HUNTING LAND FOR SALE MCLEAN COUNTY, IL

Surveyed Acres	Price/acre	Total Price	Location
36.99 ^{+/-}	\$3,800.00	\$140,562.00	3 miles SE of Saybrook, IL S36, T23N, R6E

Real Estate Tax Information		
Tax ID #	Acres	2022 Taxes paid in '23
25-36-100-004	36.99	\$258.18

Property Features
Hunting, Fishing, Camping, Timber, Outdoor Recreation

Sale Terms and Conditions:

Down Payment:	Ten percent (10%) down payment will be required from Buyer at execution of the purchase contract. Balance will be due Seller at closing.
Closing:	Closing will be scheduled within 30 days of the signing of the contract.
Title:	Seller will furnish Buyer(s) 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.
Real Estate Taxes:	2023 Real estate taxes, due in 2024 are paid in full. All subsequent year taxes shall be the responsibility of the Buyer(s).
Lease and Possession:	No current lease. Possession given after closing.
Agency:	Andrew Jolly, Broker & Timothy (Tim) L. Woods, Designated Managing Broker, are the designated agents with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, and represents the Seller of the subject property.
Disclosure:	While the information contained in the brochure is considered accurate, there are no warranties either expressed or implied made by the Seller or Broker; it is subject to the Buyer's own verification. The property is being sold in "as is" condition. 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 acreage is surveyed acres. Farm is being sold by surveyed acres. Tillable acres estimate from FSA information. 2. Soils data provided by USDA, NRCS and Surety Maps are approximate. 3. Data provided by USDA, McLean County FSA, Surety Maps. 4. Property locations and borders are approximate. 	

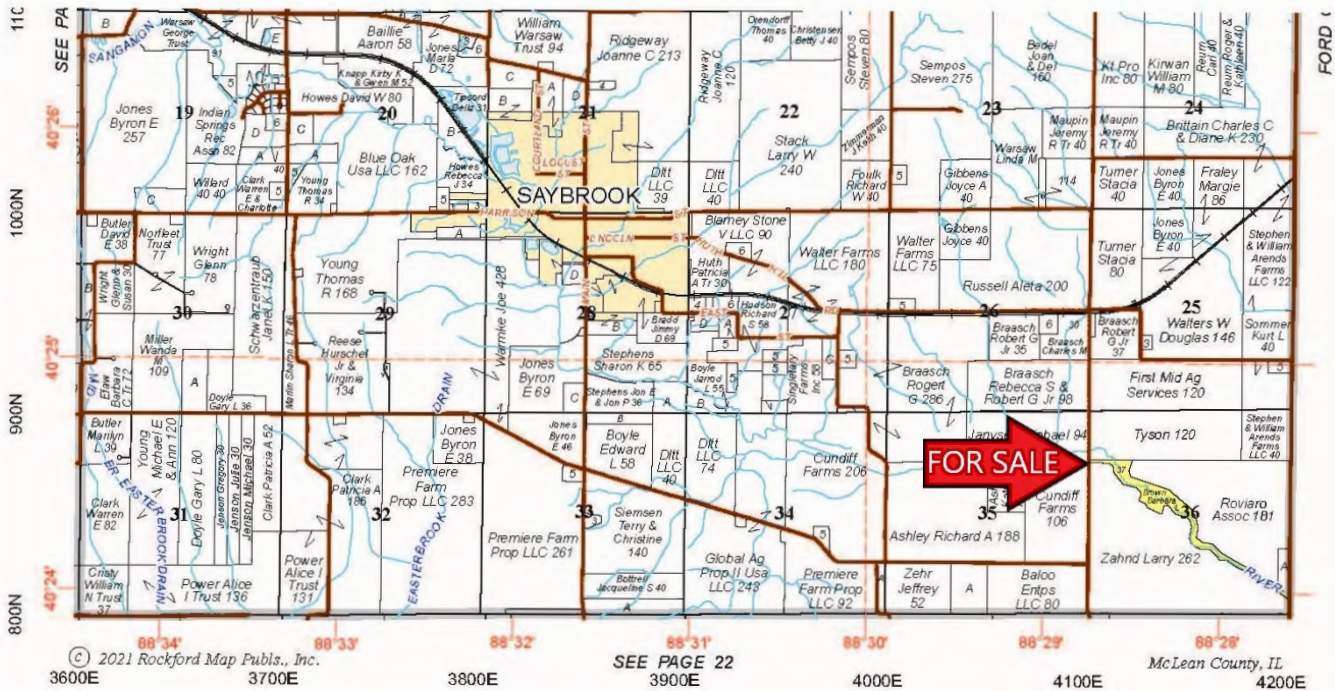
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PLAT MAP

CHENEYS GROVE

T.23N.-R.6E.

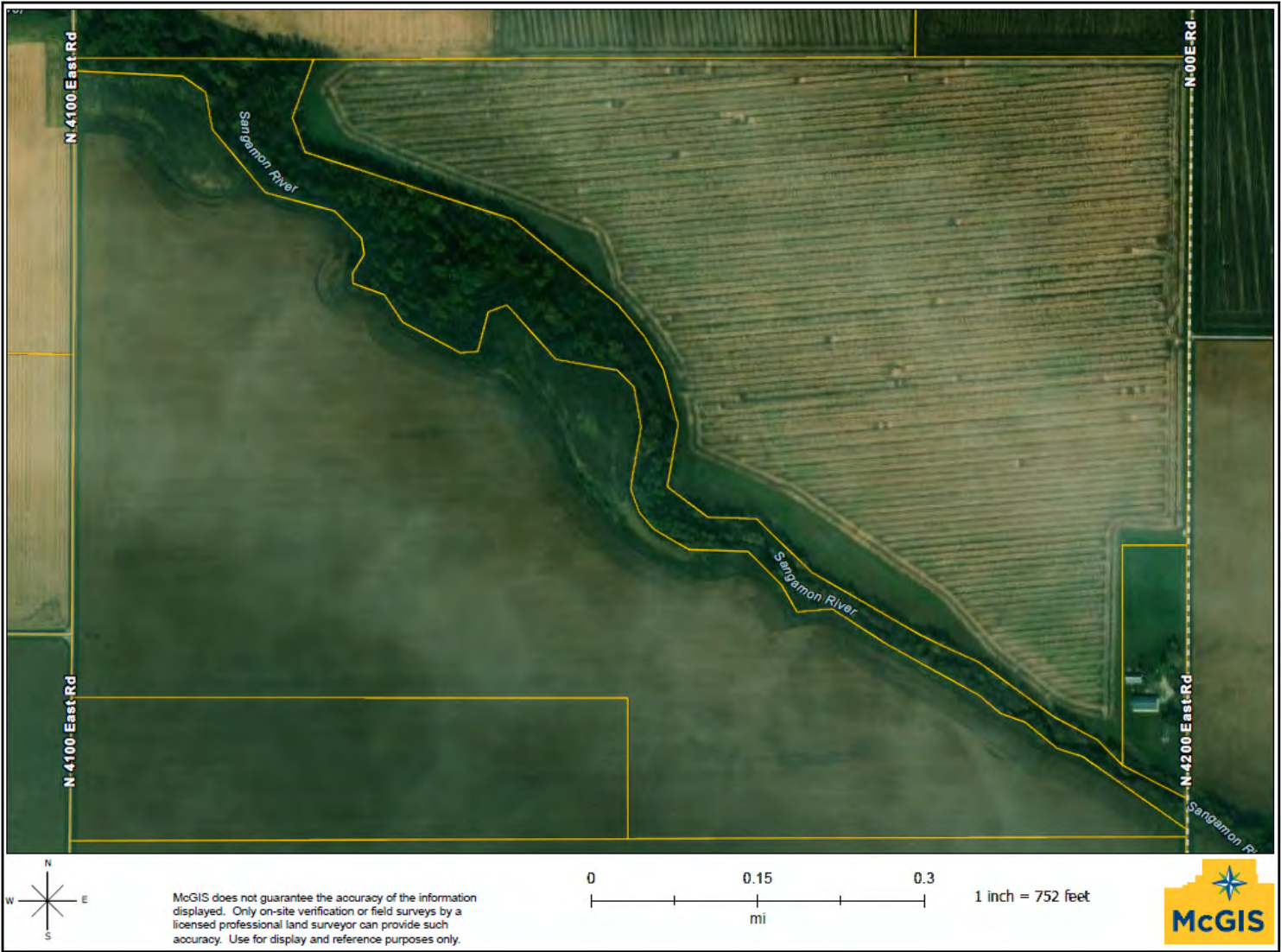
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Reproduced with permission from Rockford Map Publishers, Inc. Rockford, Illinois
Acreage and boundaries are approximate



AERIAL MAP



Acreeage and boundaries are approximate

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DRONE PROPERTY VIEWS



DRONE PROPERTY VIEWS

