

# Farmland For Sale

**TRACT #3 - 30.0<sup>+/-</sup> acres**

Funks Grove Twp. McLean County, IL

1.0 miles east of I-55 North ramp, McLean, IL (approximate coordinates US 136/200 N @ 675 E)



Contact our Ag Services team today!

**309-664-8934** [twoods@hbtbank.com](mailto:twoods@hbtbank.com)

Timothy L. Woods, Managing Broker  
200 W. College Ave. | Normal, IL 61761  
C: 217-871-3296 | [hbtbank.com/farms-for-sale](http://hbtbank.com/farms-for-sale)



# *Farmland For Sale – McLean County, Illinois*

Acres <sup>1</sup>	Price p/ac	Location <sup>2</sup>	Section/Township/Range
30.0 <sup>+/-</sup>	\$11,500.00	1.0 mile east of McLean, IL	S31, T22N, R1E

Tillable Ac. <sup>1</sup>	FSA# <sup>4</sup> /Tract# <sup>4</sup>	Corn Base Ac. <sup>4</sup>	SB Base Ac. <sup>4</sup>	Program <sup>4</sup>
29.02	3378 / 4563	21.46	7.56	ARC County SB – PLC Corn

Soil PI <sup>3</sup>	Major Soil Types <sup>3</sup>	HEL <sup>4</sup> or CRP <sup>4</sup>
142.2	Sable, Ipava, Catlin, Osco	N/A

Tax PIN # <sup>1</sup>		
27-31-400-003	30.0 ac	\$ 1,609.62 (2019, paid in '20)

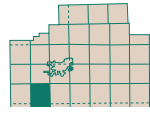
Yields <sup>6*</sup>						
*from combined tracts						
Year	2020	2019	2018	2017	2016	
Corn	241.0	215.0	244.8	248.8	231.4	
Soybeans	65-75**	65.0	82.0	75.1	92.8	**estimate in bins

Farm Buildings <sup>6</sup> , Other
N/A

Sale Terms <sup>6</sup> :	
<b>Terms<sup>6</sup>:</b>	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 30-45 days of the signing of the contract.
<b>Crops<sup>6</sup>:</b>	Seller and Tenant keep the 2020 crops per 2020 lease. Buyer will reimburse Seller for any 2021 crop expenses incurred for the 2021 50/50 crop share lease.
<b>Title<sup>6</sup>:</b>	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.
<b>Taxes<sup>6</sup>:</b>	2020 Real estate taxes, due in 2021, shall be paid by the Seller. The 2021 taxes will 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.
<b>Possession<sup>6</sup>:</b>	Seller will give possession after closing subject to the Tenant's 2020 lease. The 2021 lease is also with the excellent farm operator Jim Van Hoorn.
<b>Agency<sup>6</sup>:</b>	Timothy L. Woods, Designated Managing Broker, is the designated agent with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, and represents the Seller of the subject property.
<b>Disclosure<sup>6</sup>:</b>	<sup>6</sup> 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"> <li>1. Tract acres are approximate. Tract will be sold by tax acres. Tillable acres estimate from McLean County FSA.</li> <li>2. Locations are approximate</li> <li>3. Soils data provided by USDA, NRCS and Surety Maps are approximate</li> <li>4. Data provided by USDA, McLean County FSA, Surety Maps</li> <li>5. Property borders are approximate</li> <li>6. Disclosures</li> </ol>	

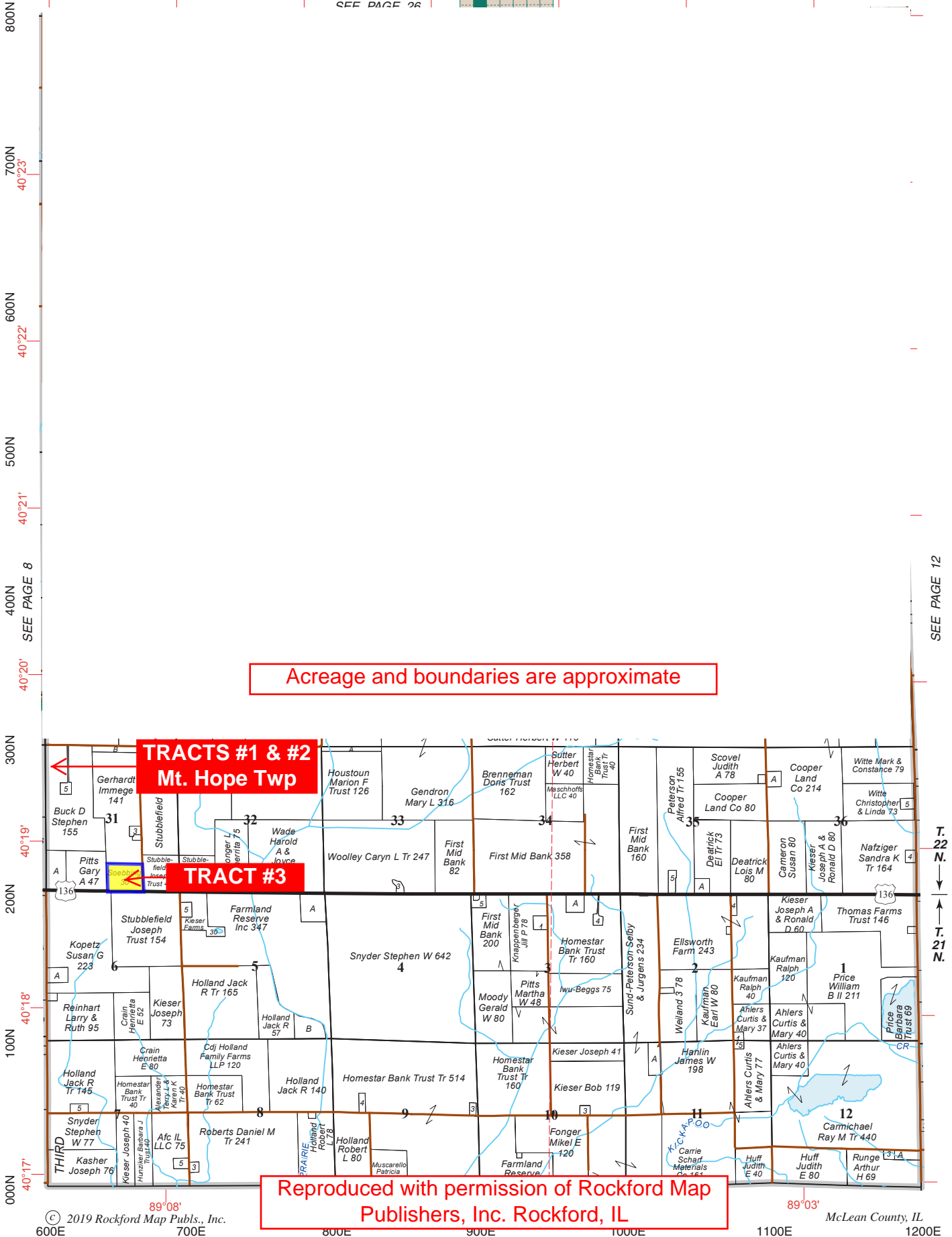
# FUNKS GROVE

SEE PAGE 26



Refer to page 78 for keyed parcels

# T.21-22N.-R.1E.



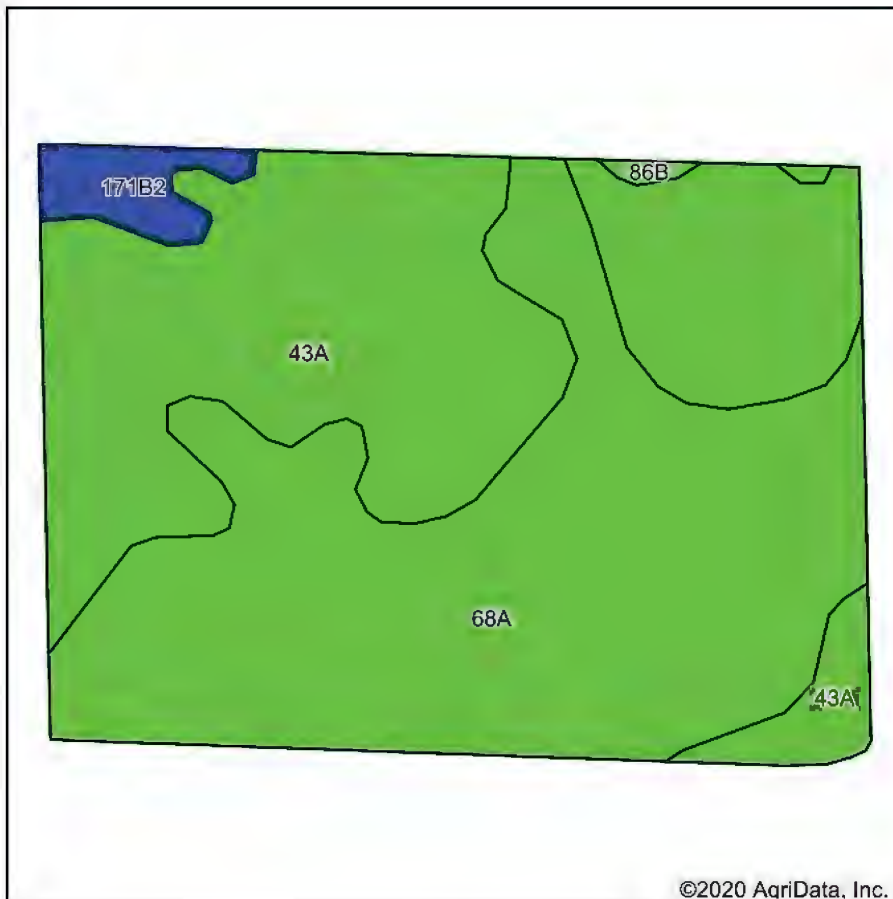
Acreage and boundaries are approximate

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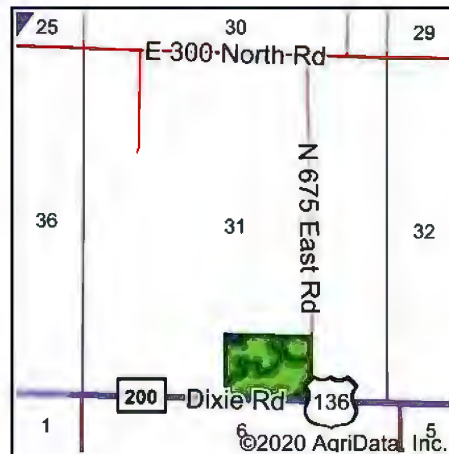
SEE PAGE 12

T. 22 N.  
T. 21 N.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **McLean**  
 Location: **31-22N-1E**  
 Township: **Funks Grove**  
 Acres: **28.59**  
 Date: **11/18/2020**



Area Symbol: IL113, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	14.55	50.9%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	13.07	45.7%		191	62	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.84	2.9%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	0.13	0.5%		**189	**59	**140
<b>Weighted Average</b>					<b>191.1</b>	<b>62.3</b>	<b>142.2</b>

**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.

Acreeage and boundaries are approximate



# Aerial Map

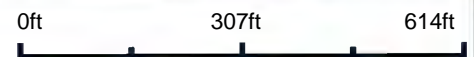


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Agricultural Services

Map Center: 40° 18' 48.22, -89° 8' 21.17



**31-22N-1E**  
**McLean County**  
**Illinois**



11/18/2020



Acreeage and boundaries are approximate

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