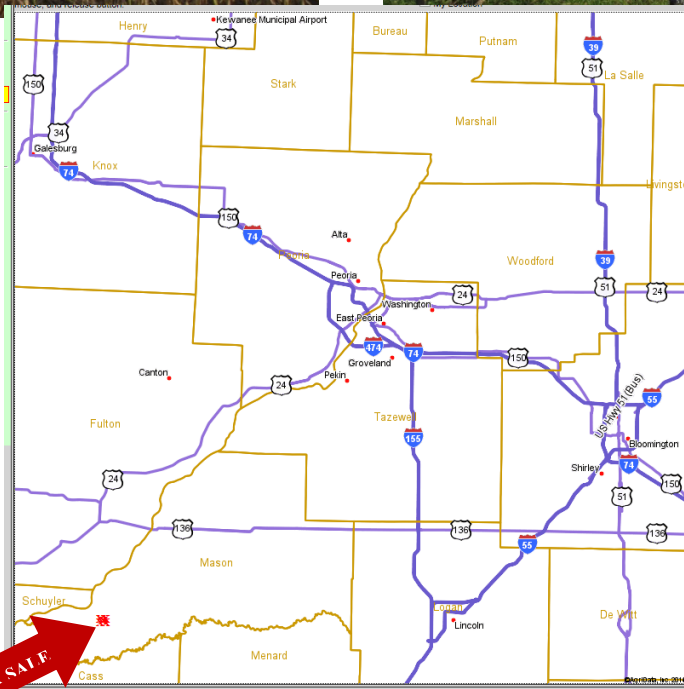


For Sale Irrigated Farmland

TRACT #1 - 242.66 acres – Mason County, Illinois

8.25 miles Southwest of Bath–Section 1, T19N, R10W



Heartland
Bank and Trust
Company

Agricultural Services

Contact our Ag Services team today!

Marty Thornton, Managing Broker – 309-242-7299

Warren Basting, Broker

Tim Woods, Broker

200 W. College Ave. | Normal, IL 61761

P: 309-662-4444 | F: 309-661-7934 | hbtagservices.com

Farmland For Sale – Mason County, Illinois

Price/Acre	PIN # ¹	Soil Types³
\$ 10,212.50	22-01-200-001-0011 22-01-200-003-0021 22-01-100-002-0021 22-01-100-003-0021 22-01-100-001-0021	Sparta, Maumee, Watseka, Onarga

CRP⁴	
Contract / Acres	10132A / 14.7 acres
Period	10/1/2012 – 9/30/2022
Rental Rate	\$ 185.15 /ac / \$ 2,722 p/yr



Sale Terms⁶:

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. Owner is retaining the 2014 crop. Irrigation pivots will be included in the purchase.
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. Hunting rights were retained by previous owners when purchased by current owner in 1991.
Taxes⁶:	2014 Real estate taxes, due in 2015, shall be 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 2014 lease.
Agency⁶:	Marty Thornton, Managing Broker, designated agent with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, 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.

1. Acreage taken from tax bills; PIN #'s taken from property tax bills
2. Locations are approximate
3. Soils data provided by USDA , NRCS and Surety Maps are approximate
4. Data provided by USDA , Mason County FSA
5. Property borders from surety maps approximate, and may NOT reflect actual boundary lines
6. Disclosures

FSA Data*	
Farm Number:	3109*
Corn Counter Cyclical Yield:	149.0*
Corn base acres:	321.5*
Soybean Counter Cyclical Yield:	43.0*
Soybean base acres:	216.7*
Tract:	14817
Tillable acres:	236.79
HEL	217.23

*FSA info provided is on 603.1 acres.

** Yield Information from crop insurance

Yield History**:

Year	Corn**	SB**	Pumpkins
2013	172	--	Y
2012	144	38	--
2011	169	--	Y
2010	124	--	Y
2009	131	--	Y
2008	163	--	--
2007	190	--	
2006	162	38	
2005	163	41	
Average	157.6	39.0	

Aerial Map



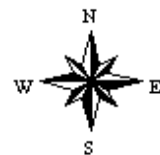
 **Heartland Bank** and Trust Company
Agricultural Services

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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1-19N-10W
Mason County
Illinois

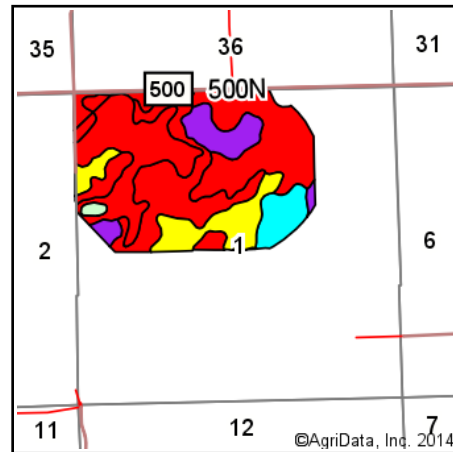
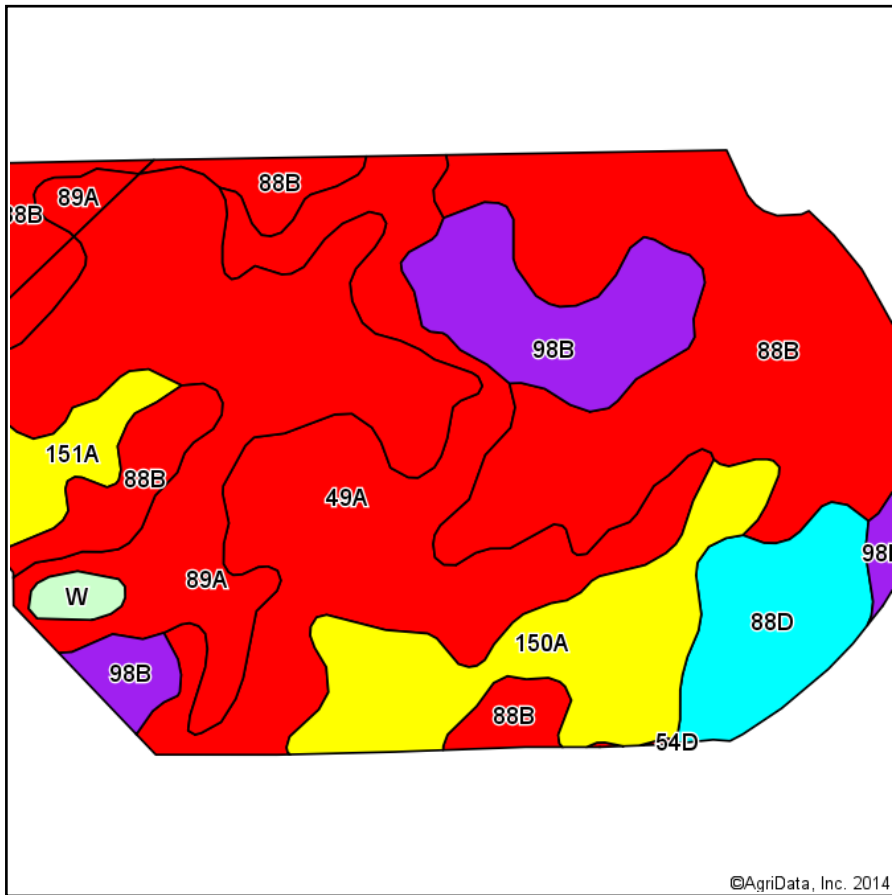
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scale: 8369

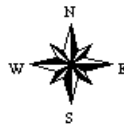


7/8/2014

Soil Map



State: **Illinois**
 County: **Mason**
 Location: **1-19N-10W**
 Township: **Lynchburg**
 Acres: **222.18**
 Date: **7/8/2014**



Soils data provided by USDA and NRCS.

Area Symbol: IL125. Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Crop productivity index for optimum management
**88B	Sparta loamy sand, 1 to 6 percent slopes	68.04	30.6%		**118	**91
89A	Maumee loamy sand, 0 to 2 percent slopes	46.53	20.9%		124	94
49A	Watseka loamy sand, 0 to 2 percent slopes	43.65	19.6%		122	93
150A	Onarga sandy loam, 0 to 2 percent slopes	23.08	10.4%		148	110
**98B	Ade loamy fine sand, 1 to 6 percent slopes	19.67	8.9%		**134	**102
**88D	Sparta loamy sand, 6 to 15 percent slopes	13.85	6.2%		**111	**86
151A	Ridgeville sandy loam, 0 to 2 percent slopes	5.66	2.5%		151	114
W	Water	1.70	0.8%			
Weighted Average					124.1	94.5

Area Symbol: IL125, Soil Area Version: 7

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 (Updated 1/10/2012)

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.