

FARMLAND AUCTION

Busey Farm Brokerage

CURTIS FAMILY FIELDS, LLC

343.18 TAXABLE ACRES FOR SALE

NOVEMBER 8TH AT 10:00AM CST

Auction Location: Hudson Farm Weddings & Events

1341 County Rd 1800 East, Urbana, IL 61802

Online Bidding Platform: busey.bidwrangler.com

5 Tracts Selling By Choice and Privilege With Reserve

Tract	Taxable Acres	Tillable Acres	PI	Township	Section
1	122.14	120.62	140.7	Philo	1
2	62.15	64.52	143.1	Sidney	6
3	41.54	42.38	144.0	Sidney	6
4	40.00	38.63	131.0	Sidney	3
5	77.35	71.35	141.0	Sidney	15

Busey FARM
BROKERAGE

Contact Information

Steve Myers, *Managing Broker/Auctioneer* - 309.962.2901 : 309.275.4402

Steve.Myers@busey.com

Jacob Quaid, *Broker* - 309.962.2901 : 309.498.8377

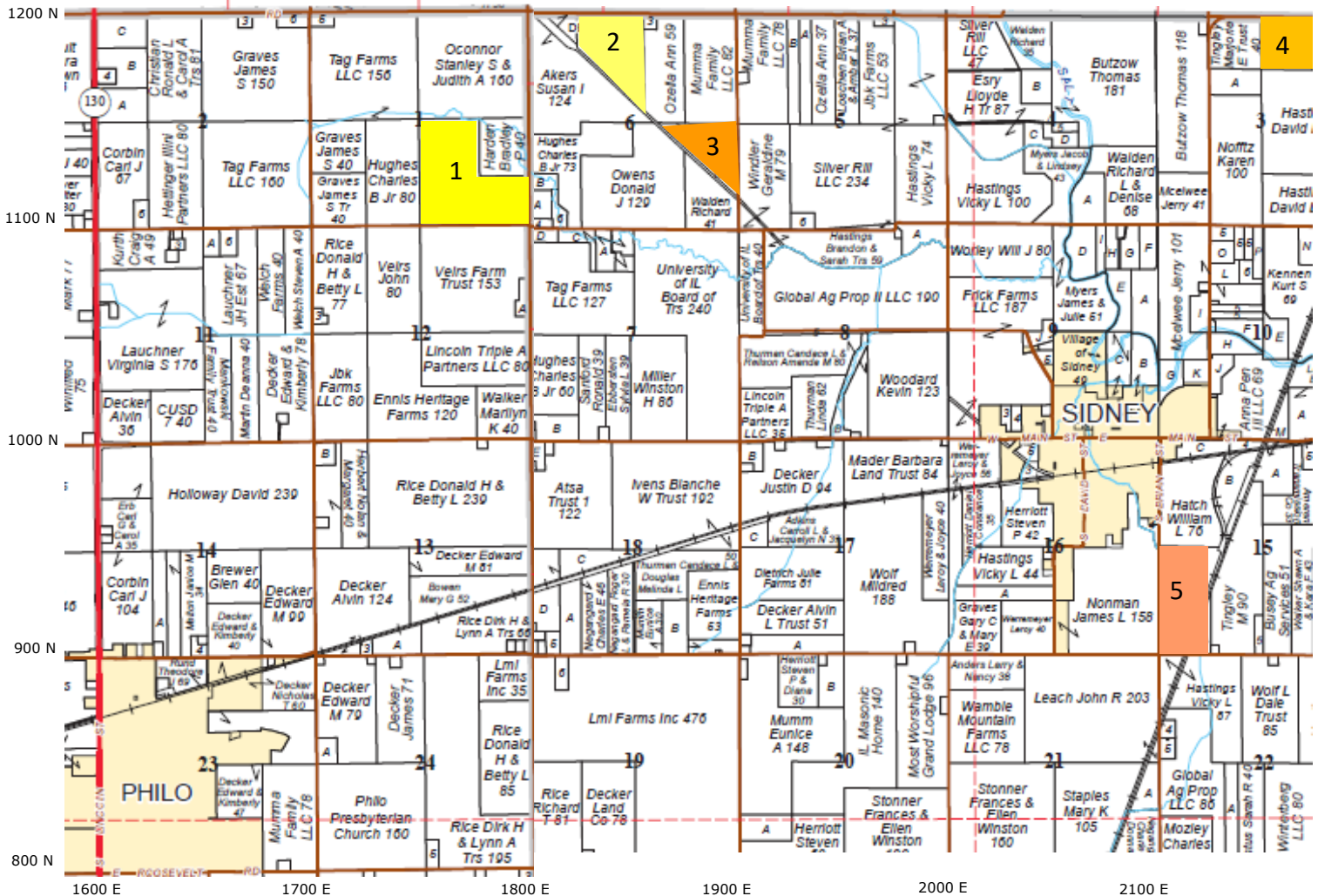
Jacob.Quaid@busey.com

Eric Roberts, *Broker* - 217.351.6555 : 217.772.1082

Eric.Roberts@busey.com

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.
Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

343.18 Acres For Sale



Reprinted with permission of Rockford Map Publishers, Inc.

Locations:

- Tract 1 is located Southeast of Urbana and Northwest of Sidney on County Road 1100 N and County Road 1800 E.
- Tract 2 is located Southeast of Urbana and Northwest of Sidney on County Road 1200 N.
- Tract 3 is located Southeast of Urbana and Northwest of Sidney on County Road 1900 E.
- Tract 4 is directly North of Sidney and South of St. Joseph on County Road 1200 N.
- Tract 5 is directly South of Sidney on Longview Road (County Road 2100 E).

Lease/Possession:

The farms are lease free for the 2024 crop year.

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.
Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Selling as 122.14 Taxable Acres (120.62 Tillable) Philo Twp.



Champaign County FSA Data

Farm Number:	11339
Tract Number/CLU:	12873
Total Acres:	121.48
Cropland Acres:	120.62
Corn Base Acres	62.00
Corn PLC Yield	182
Corn Farm Program	PLC
Soybean Base Acres	55.50
Soybean PLC Yield	57
Soybean Farm Program	ARC County

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
19-27-01-400-006	122.14	\$82,600	\$5,586.20

Union DD 1 Philo & Urbana Main Assessment of \$610.70 included in total tax figure.

Location

Located 3.5 miles Northwest of Sidney Illinois and accessed via CR 1100 North and CR 1800 East.

Legal Description

The Southeast Quarter of Section 1, Township 18 North, Range 9 East of the Third Principal Meridian, except the North 1440.4 feet of the East 1209.88 feet of said Southeast Quarter, situated in Champaign County, Illinois.

Yield History

	Corn	Soybeans
2023	231	X
2022	X	70
2021	257	X
2020	X	59
2019	194	X
2018	X	80

Soil Test Information

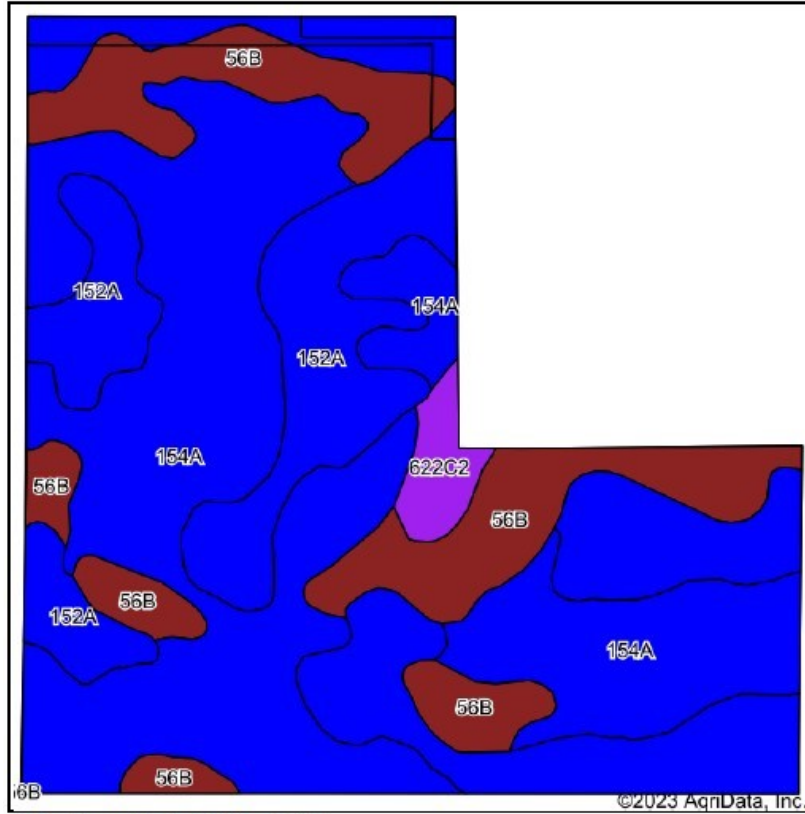
Year	PH	P	K
2020	6.5	67	340

46 Ton of Lime Applied Fall 2020

Drainage

Please contact broker for tile maps and information.

Selling as 122.14 Taxable Acres (120.62 Tillable) Philo Twp.



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
154A	Flanagan Silt Loam	55.45	45.7%		194	63	144
152A	Drummer Silty Clay Loam	40.82	33.6%		195	63	144
56B	Dana Silt Loam	22.64	18.7%		178	55	130
622C2	Wyamet Silt Loam	2.43	2.0%		150	49	112
				Weighted Average	190.5	61.2	140.7

Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402
Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377
Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082
Eric.Roberts@busey.com

Selling as 62.15 Taxable Acres (64.52 Tillable) Sidney Twp.



Champaign County FSA Data

Farm Number:	11339
Tract Number/CLU:	11946
Total Acres:	67.74
Cropland Acres:	64.52
Corn Base Acres	32.30
Corn PLC Yield	182
Corn Farm Program	PLC
Soybean Base Acres	32.20
Soybean PLC Yield	57
Soybean Farm Program	ARC County

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
24-28-06-100-003	62.15	\$47,910	\$2,774.52

Silver Creek DD Main Assessment of \$72.00 included in total tax figure.

Location

Located 4.0 mile Northwest of Sidney Illinois and accessed via CR 1200 North.

Legal Description

The West Half of the Northeast Quarter and the East Half of the Northwest Quarter, all in Section 6, Township 18 North, Range 10 East of the Third Principal Meridian, except that part South and West of the former right-of-way of the Wabash Railroad; and also except that part lying East of a line 3,066.24 feet due East of the West line of Said Section 6.

Yield History

	Corn	Soybeans
2023	X	79
2022	222	X
2021	X	74
2020	191	X
2019	X	61
2018	222	X

Soil Test Information

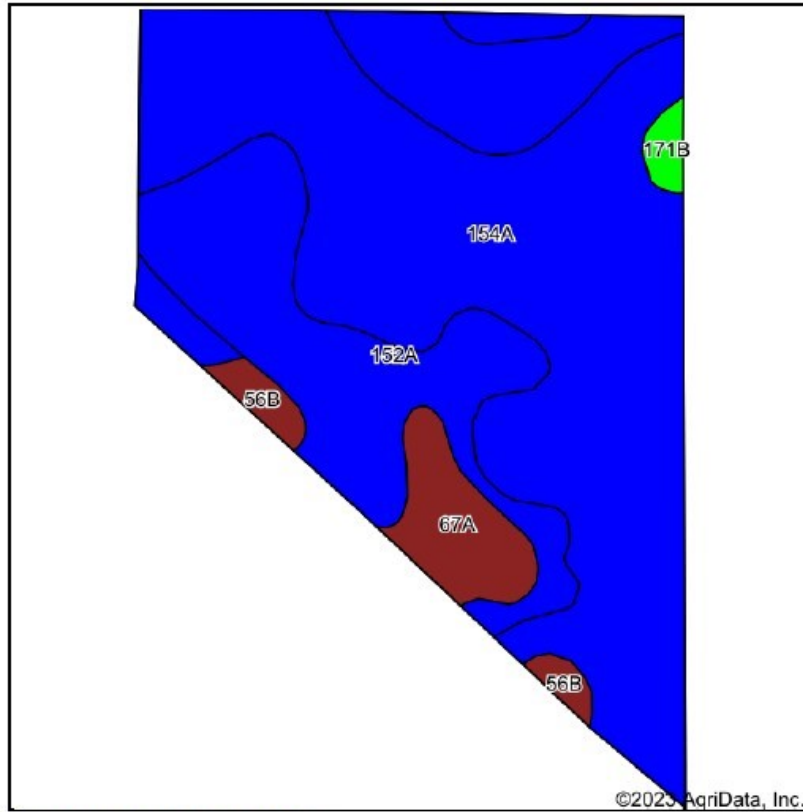
Year	PH	P	K
2023	6.4	96	399

56 Ton of Lime Applied Fall 2019

Drainage

Please contact broker for tile maps and information.

Selling as 62.15 Taxable Acres (64.52 Tillable) Sidney Twp.



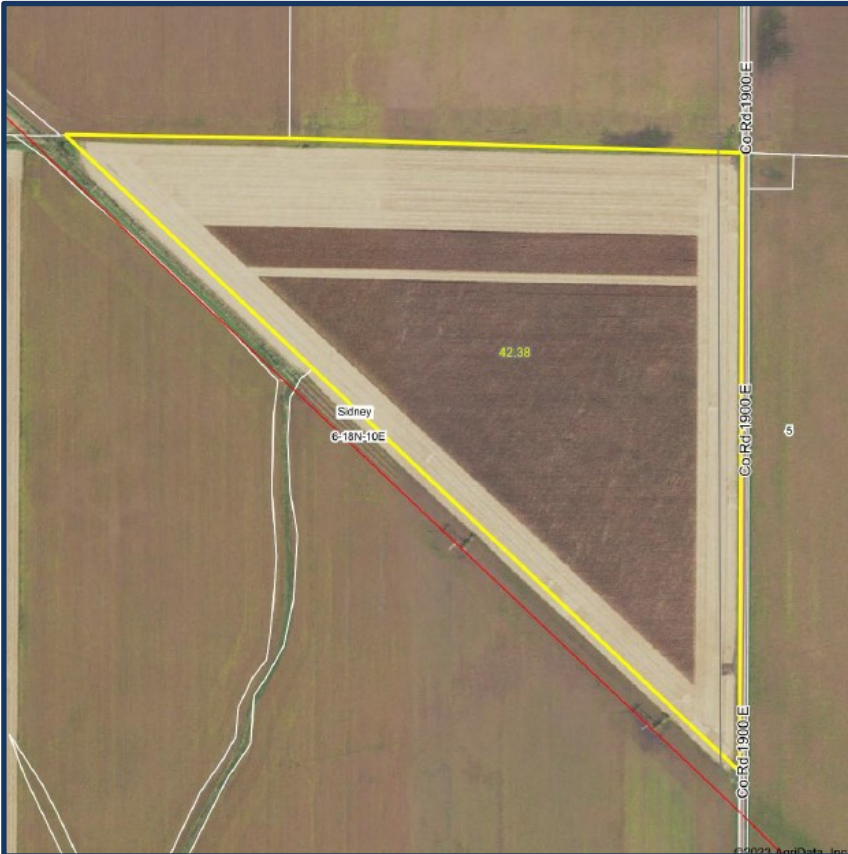
Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
154A	Flanagan Silt Loam	39.24	60.8%		194	63	144
152A	Drummer Silty Clay Loam	19.87	30.8%		195	63	144
67A	Harpster Silty Clay Loam	3.44	5.3%		182	57	133
56B	Dana Silt Loam	1.35	2.1%		178	55	130
171B	Catlin Silt Loam	0.62	1.0%		185	58	137
				Weighted Average	193.2	62.5	143.1

Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402
Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377
Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082
Eric.Roberts@busey.com

Selling as 41.54 Taxable Acres (42.38 Tillable) Sidney Twp.



Champaign County FSA Data

Farm Number:	11339
Tract Number/CLU:	3793
Total Acres:	42.38
Cropland Acres:	42.38
Corn Base Acres	20.90
Corn PLC Yield	182
Corn Farm Program	PLC
Soybean Base Acres	20.00
Soybean PLC Yield	57
Soybean Farm Program	ARC County

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
24-28-06-400-008	41.54	\$32,540	\$1,835.52

Location

Located 3.1 miles Northwest of Sidney Illinois and accessed via CR 1900 East.

Legal Description

All that part of the Southeast Quarter of Section 6, Township 18 North, Range 10 East of the Third Principal Meridian, lying North and East of the center line of the former right-of-way of the Wabash Railroad, which has now been abandoned, situated in Champaign County, Illinois.

Yield History

	Corn	Soybeans
2023	219	X
2022	X	73
2021	245	X
2020	X	36
2019	215	X
2018	X	75

Soil Test Information

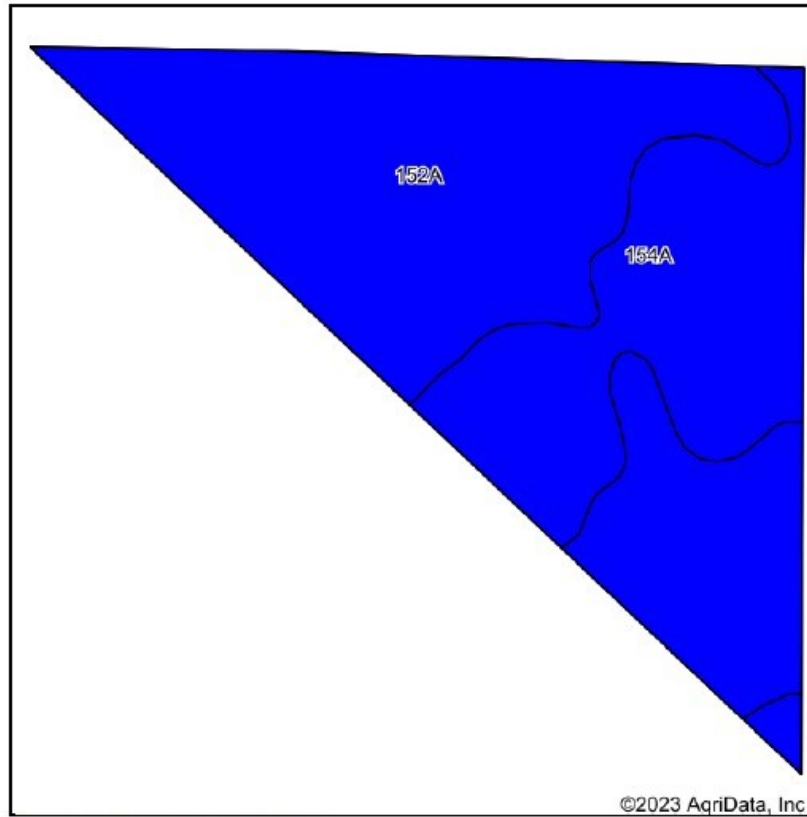
Year	PH	P	K
2022	6.4	72	377

38 Ton of Lime Applied Fall 2022

Drainage

Please contact broker for tile maps and information.

Selling as 41.54 Taxable Acres (42.38 Tillable) Sidney Twp.



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
152A	Drummer Silty Clay Loam	29.05	68.5%		195	63	144
154A	Flanagan Silt Loam	13.33	31.5%		194	63	144
				Weighted Average	194.7	63	144

Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402
Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377
Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082
Eric.Roberts@busey.com

Selling as 40.00 Taxable Acres (38.63 Tillable) Sidney Twp.



Champaign County FSA Data

Farm Number:	11339
Tract Number/CLU:	3825
Total Acres:	38.63
Cropland Acres:	38.63
Corn Base Acres	19.30
Corn PLC Yield	182
Corn Farm Program	PLC
Soybean Base Acres	18.40
Soybean PLC Yield	57
Soybean Farm Program	ARC County

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
24-28-03-200-001	40.00	\$22,880	\$1,290.62

Yield History

	Corn	Soybeans
2023	X	81
2022	230	X
2021	X	79
2020	205	X
2019	X	53
2018	226	X

Location

Located 2.9 miles Northeast of Sidney Illinois and accessed via CR 1200 North on the North side of the farm.

Legal Description

The Northwest Quarter of the Northeast Quarter of Section 3, Township 18 North, Range 10 East of the Third Principal Meridian, situated in Champaign County, Illinois.

Soil Test Information

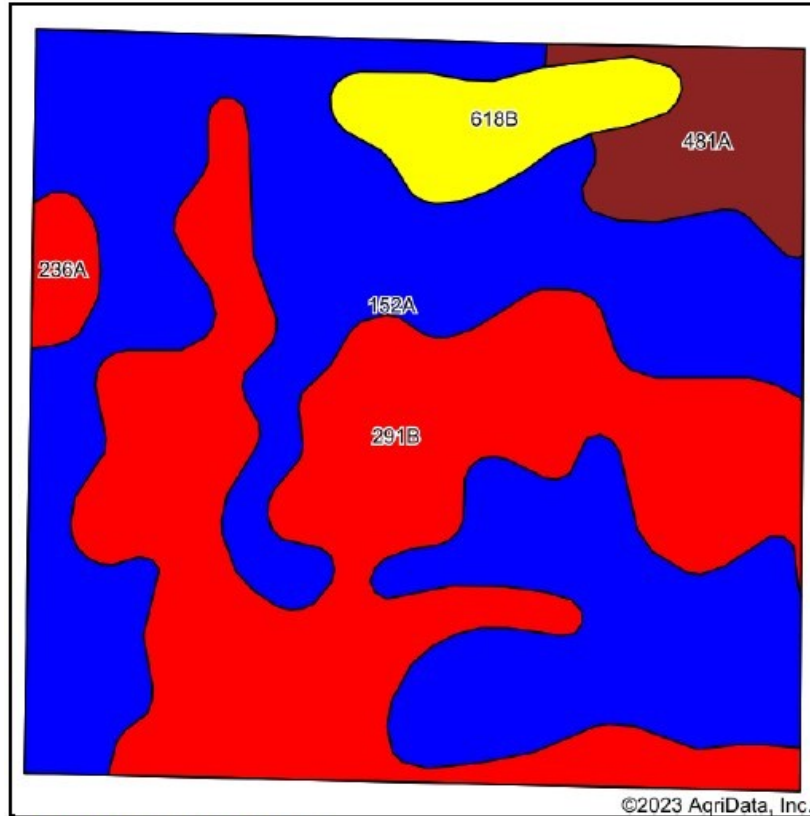
Year	PH	P	K
2023	6.3	106	371

19 Ton of Lime Applied Fall 2019

Drainage

Please contact broker for tile maps and information.

Selling as 40.00 Taxable Acres (38.63 Tillable) Sidney Twp.



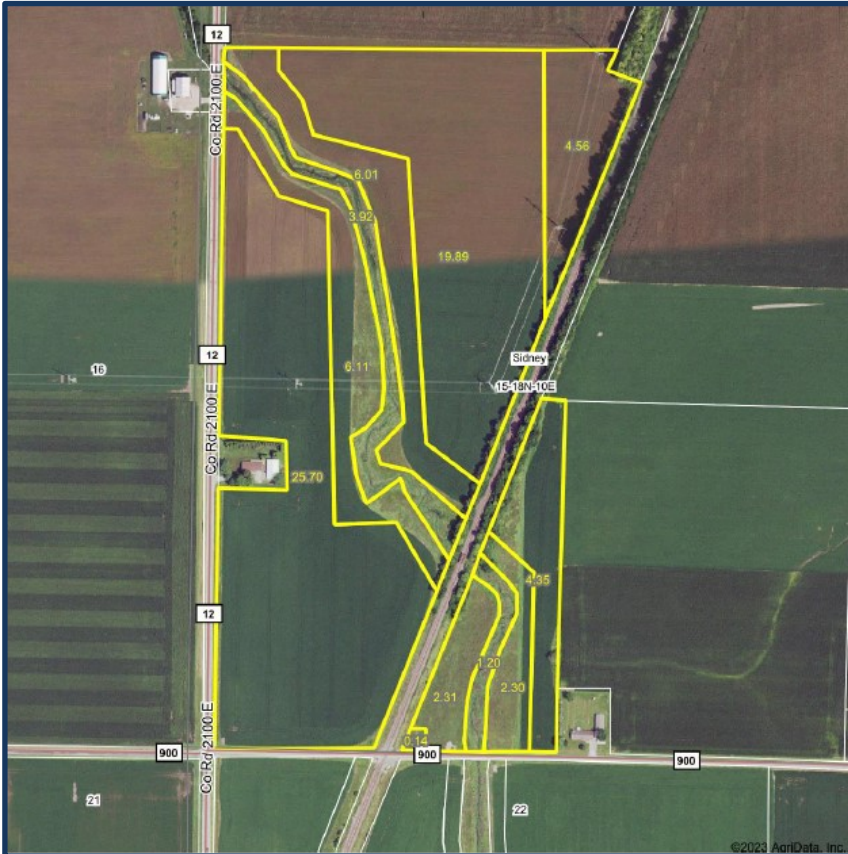
Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
152A	Drummer Silty Clay Loam	19.38	50.2%	Blue	195	63	144
291B	Xenia Silt Loam, Bloomington Ridged Plain	14.37	37.2%	Red	160	50	117
481A	Raub Silt Loam	2.23	5.8%	Brown	183	58	134
618B	Senachwine Silt Loam	2.04	5.3%	Yellow	145	47	106
236A	Sabina Silt Loam	0.61	1.6%	Orange	168	52	122
				Weighted Average	178.2	56.9	131

Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402
Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377
Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082
Eric.Roberts@busey.com

Selling as 77.35 Taxable Acres (71.35 Tillable) Sidney Twp.



Champaign County FSA Data

Farm Number:	11339
Tract Number/CLU:	13785
Total Acres:	77.61
Cropland Acres:	71.35
Corn Base Acres	33.90
Corn PLC Yield	182
Corn Farm Program	PLC
Soybean Base Acres	17.10
Soybean PLC Yield	57
Soybean Farm Program	ARC County

11.64 Acres enrolled in CRP
\$3,981.00/year
Expires 9/30/2024

Real Estate Tax Information

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023
24-28-15-300-009	77.35	\$40,080	\$2,260.84

DD 2 Town of Sidney Main Assessment of \$0.00 included in total tax figure.

Location

Located 0.9 miles directly South of Sidney Illinois and accessed via CR 900 North and CR 2100 East and CR 900 North.

Legal Description

That part of the East Half of the Southwest Quarter of Section 15, lying West of the right-of-way of the Union Pacific Railroad (formerly Chicago and Eastern Illinois Railway Company); and, the West Half of the Southwest Quarter of said Section 15, in Township 18 North, Range 10 East of the Third Principal Meridian, except the West 273 feet of the North 160 feet of the South 1,181 feet and the said right-of-way of the Union Pacific Railroad Company, all situated in Champaign County, Illinois.

Yield History

	Corn	Soybeans
2023	X	80
2022	208	X
2021	X	80
2020	217	X
2019	X	78
2018	238	X

Soil Test Information

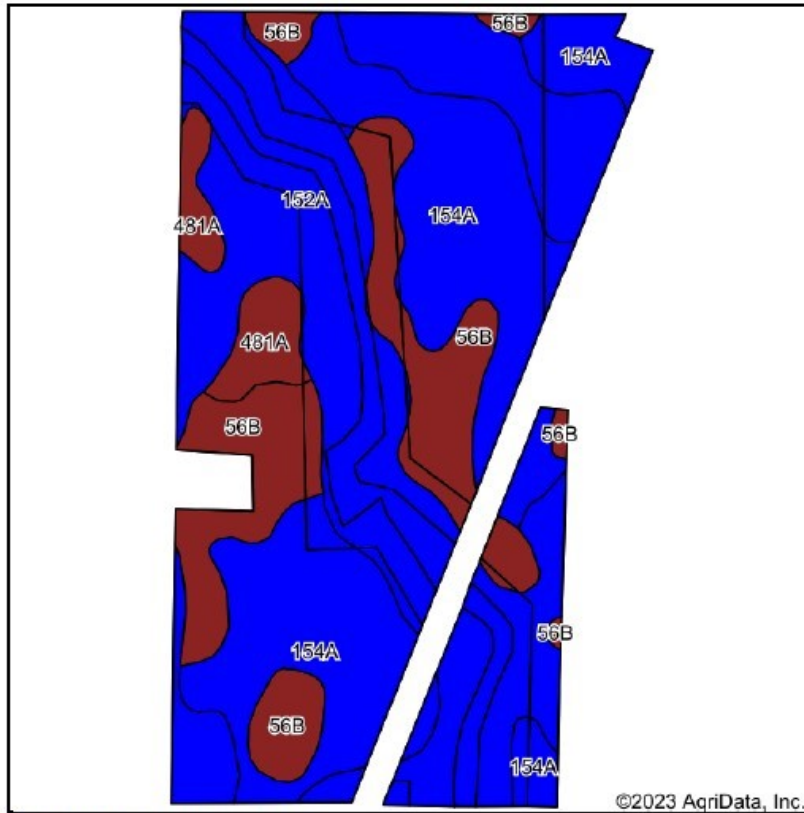
Year	PH	P	K
2021	6.3	65	334

62 Ton of Lime Applied Fall 2021

Drainage

Please contact broker for tile maps and information.

Selling as 77.35 Taxable Acres (71.35 Tillable) Sidney Twp.



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
152A	Drummer Silty Clay Loam	33.73	44.1%		195	63	144
154A	Flanagan Silt Loam	25.30	33.1%		194	63	144
56B	Dana Silt Loam	14.23	18.6%		178	55	130
481A	Raub Silt Loam	3.23	4.2%		183	58	134
				Weighted Average	191	61.3	141

Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402
Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377
Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082
Eric.Roberts@busey.com



TRACT 1



TRACT 2



TRACT 3

Tract 4



Tract 5

Auction Terms

Procedures: Parcels 1-5 will be sold with reserve in one offering in 5 individual parcels or in combination via the bidder's choice and privilege auction system. The high bidder in the first round of bidding can take their choice of one, all, or any combination of parcels at the high bid amount. If a tract remains after the high bidder's selection, the runner-up bidder can take the remaining parcel at the high bid amount. If any parcels are remaining, another round of bidding occurs. All bidding will be on a dollars per acre basis and subject to Seller's acceptance. Parcels will be sold by taxable acres. Tillable acres are provided for informational purposes and are estimates provided from FSA information. Parcel locations, boundaries and borders are approximate.

Down Payment: 10% down payment due on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash or by personal check, corporate check, or cashier's check.

Financing: Keep in mind that YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be certain that you have arranged financing if you need it and are capable of paying cash on the day of the auction and at closing.

Closing: Closing will take place on or before December 8, 2023, or as soon thereafter as acceptable closing documents are completed.

Possession: Ownership shall pass to buyer or buyer's nominee at closing. Possession will pass upon completion of harvest. Outgoing tenant has authorized access for Fall work.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2023 taxes payable in 2024, based on the most recent ascertainable tax figures. All subsequent years shall be the responsibility of the Buyer(s).

Income/Expenses: The Seller/Tenant will retain all income attributable to the 2023 crop year and before and will pay all expenses for the same.

Acceptance of Bid Prices: The successful bidder(s) will sign a contract to purchase immediately following the close of bidding at the auction. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) buyer's name and address; (ii) identifying tract(s) sold; and (iii) auction price. The final bid is subject to approval by the Seller, and Seller reserves the right to withdraw the property from sale at any time prior to receiving an acceptable bid. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract.

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price at closing. Copies of the preliminary title commitment are available for review from Seller's attorney or the Auction Company, and copies will be available at auction. Every bid is made subject to acceptance of the state of title as disclosed in that title commitment.

Deed(s): Seller will convey merchantable title by good and sufficient Warranty Deed(s) to be delivered at closing.

Agency: Steve Myers, Auctioneer, and Busey Farm Brokerage Services representatives are exclusive agents of the Seller.

Easements and Leases: Sale of said property is subject to any and all easements and leases of record.

Disclaimer and Absence of Warranties: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or the Auction Company. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company are making any representations or warranties regarding fitness for any particular use, access, water quantity or quality, or physical or environmental condition. Diagrams and dimensions in this brochure are approximate. All acres are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

New Data, Corrections, and Changes: Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

Note: Videotaping, photography, and/or announcements will be allowed on auction day ONLY with PRIOR approval from Steve Myers, Auctioneer.



Online Bidding Terms

Date: November 8, 2023

Time: Auction Starts at 10:00 a.m. CST

Website: Busey.BidWrangler.com

- To bid on these properties, you must be registered as an online bidder **at least one hour before** the auction starts.
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from Busey Farm Brokerage personnel.
- We encourage you to access the auction from a desktop or laptop computer located in an area where you know you will have a good internet connection on auction day.
- As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check or wire transfer of funds by 4:00 PM CST the day following the end of the auction.
- It is also highly encouraged to register and browse the website to familiarize yourself with the platform well before the auction starts. If you have any problems or questions, please contact Jacob Quaid at the phone number provided below.

Auction Live-Stream

- If you would like to spectate the auction online, you do not need to be a registered bidder. Simply click on the property link and view the live-stream.

Online Bidding Procedure

- All bids on these tracts will be visible online, but the identity of bidders is confidential. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Technology Use

- Busey Farm Brokerage is not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, Busey Farm Brokerage reserves the right to extend, continue or close bidding. Neither the software provider, nor Busey Farm Brokerage shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.



Steve Myers, Managing Broker/Auctioneer - 309.962.2901 : 309.275.4402

Steve.Myers@busey.com

Jacob Quaid, Broker - 309.962.2901 : 309.498.8377

Jacob.Quaid@busey.com

Eric Roberts, Broker - 217.351.6555 : 217.772.1082

Eric.Roberts@busey.com