

LAND AUCTION

Busey Farm Brokerage

81.175 ACRES FOR SALE BY AUCTION

August 24, 2021—2:00 PM

At Fox Creek Golf Course

6555 Fox Creek Drive
Edwardsville, IL



Farm for Sale

Henke Trust Farm 81.175 Surveyed Acres

Contact Information



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Steve Myers, Managing Broker/Auctioneer 309-962-2311

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Abbreviated Legal Description

The North half of the Northeast quarter of Section 23, Township 5 North, Range 8 West of the Third P.M., Madison County IL

Lease/Possession

The 2021 crop is being retained by the seller. The lease for this farms is currently open for 2022

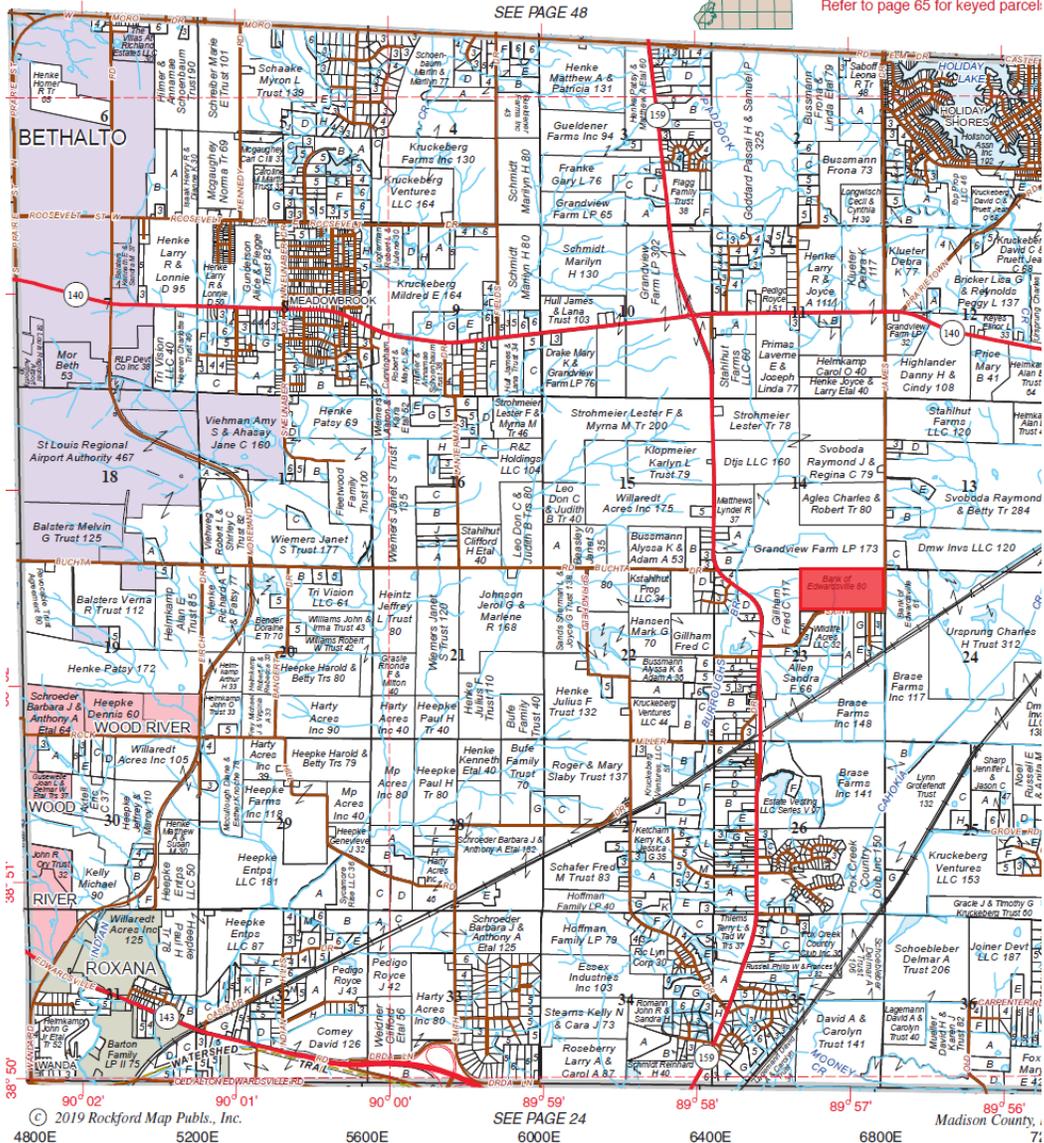
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

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FORT RUSSELL

T.5N.-R.8W



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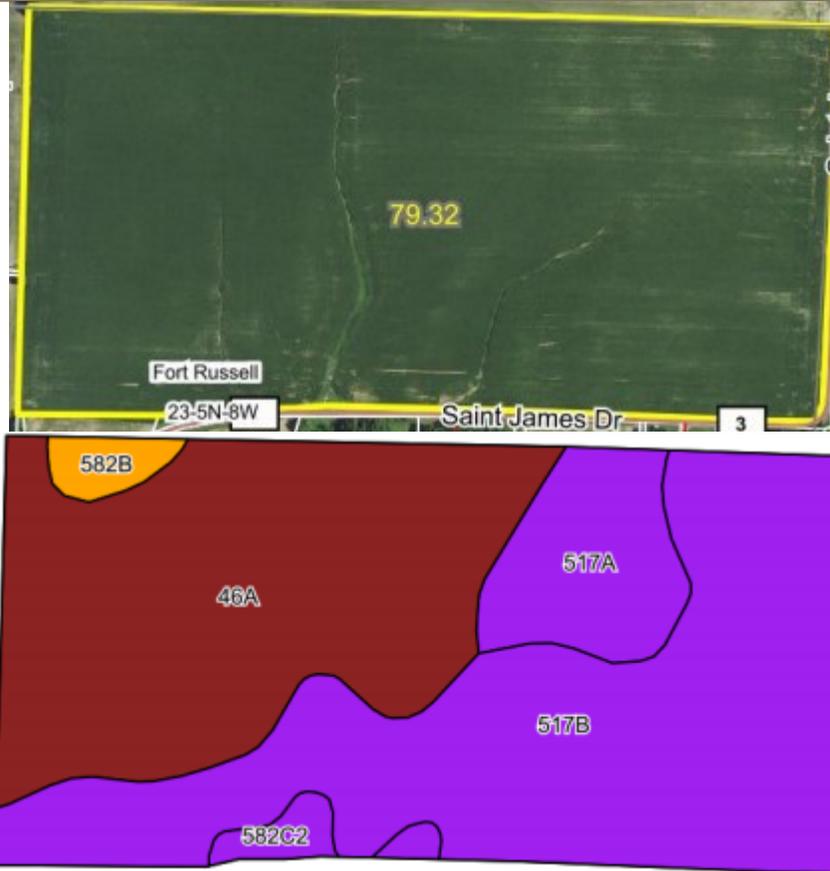
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Area Symbol: IL119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**517B	Marine silt loam, 2 to 5 percent slopes	37.08	46.7%		**143	**45	**103
46A	Herrick silt loam, 0 to 2 percent slopes	31.74	40.0%		181	58	133
517A	Marine silt loam, 0 to 2 percent slopes	7.48	9.4%		144	45	104
**582C2	Homen silt loam, 5 to 10 percent slopes, eroded	1.58	2.0%		**140	**44	**101
**582B	Homen silt loam, 2 to 5 percent slopes	1.44	1.8%		**149	**47	**108
Weighted Average					158.3	50.2	115.1

Madison County FSA Data

Farm #: 12315

Tract #: 16201

Cropland Acres: 79.32

Real Estate Tax Information

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable 2021
15-1-09-23-00-000-007	80.00	\$20,210	\$1,373.04



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AUCTION TERMS

Procedures: This property will be offered as a single tract. All bidding will be on a dollars per acre basis and subject to the Seller's acceptance.

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 October 1, 2021.

Possession: Possession of the land will be given at closing. Note-Any personal property owned by the tenants and/or owners will be removed prior to the date of possession.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2021 taxes payable in 2022, 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 2021 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. 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.

Title: Seller will furnish the successful bidder(s) an Owner's Policy of Title Insurance in the amount of purchase price and will execute a recordable Trustee's Deed or Warranty Deed providing merchantable title conveying the real estate to the Buyer(s).

Mineral Rights: All mineral rights owned by the Seller will be transferred to the Buyer(s) at closing.

Agency: Steve Myers, Auctioneer, Nick Suess, listing broker, Corey Zelhart, listing broker, 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 warranting and specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a 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.

