

# Public Auction

Busey Farm Brokerage

December 13, 2013 at 2:00 P.M.

Franks Meeting Center – Thelma Melohn Gym  
108 W. Madison Street, Philo, Illinois



## Farmland Auction

### Lehman/Yates Farm

74.00 +/- Acres

Philo Township, Champaign County, Illinois

#### Location

The farm is located 2 miles southeast of Philo, Illinois and 1.5 miles east of State Highway 130. The farm is on the north side of township road 600 N.

#### Legal Description

The Southwest ¼ of the Southeast ¼ and the South 34 acres of the Northwest ¼ of the Southeast ¼ in Section 36, Township 18 North, Range 9 East of the Third Principal Meridian, Philo Township, Champaign County, Illinois.

#### Contact Information



Matt Rhodes, Broker

Steve Myers

217-353-7101

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Dean Kyburz

Managing Broker

217-251-7067

**busey.com**

301 E. Cedar Street, LeRoy, IL 61752

Phone: 309.962.2901 – Fax: 309.962.6026

Attorney for Seller

John E. Thies, Webber and Thies, P.C.

#### Champaign County FSA Data

Farm #	2196	Tract #	4533
Total Acres:	73.46	Cropland Acres:	73.46
Corn Base:	41.90	Soybean Base:	29.90
CRP Acres:	1.70 – Field Border to 2015 @\$261.80/year		

#### Direct Payment Yields

Corn Yield:	133	Soybean Yield:	36
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#### Counter-Cyclical Payment Yields

Corn Yield:	133	Soybean Yield:	36
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#### Real Estate Tax Information

Parcel ID#	Acres	2013 Assessed Value	2012 Taxes Payable 2013
19-27-36-400-001	74.00	\$23,740	\$2,269.26

#### Lease/Possession

Possession of the farm is subject to the 2013 share rent lease. Seller will retain all income from the 2013 crop and will be responsible for the expenses attributable to the 2013 crop. The farm is lease free for 2014.

#### Crop Yield History

	Corn	Soybeans
2013	186.6	X
2012	X	45.7
2011	134.3	X
2010	155.5	X
2009	204.5	X
2008	209.2	X

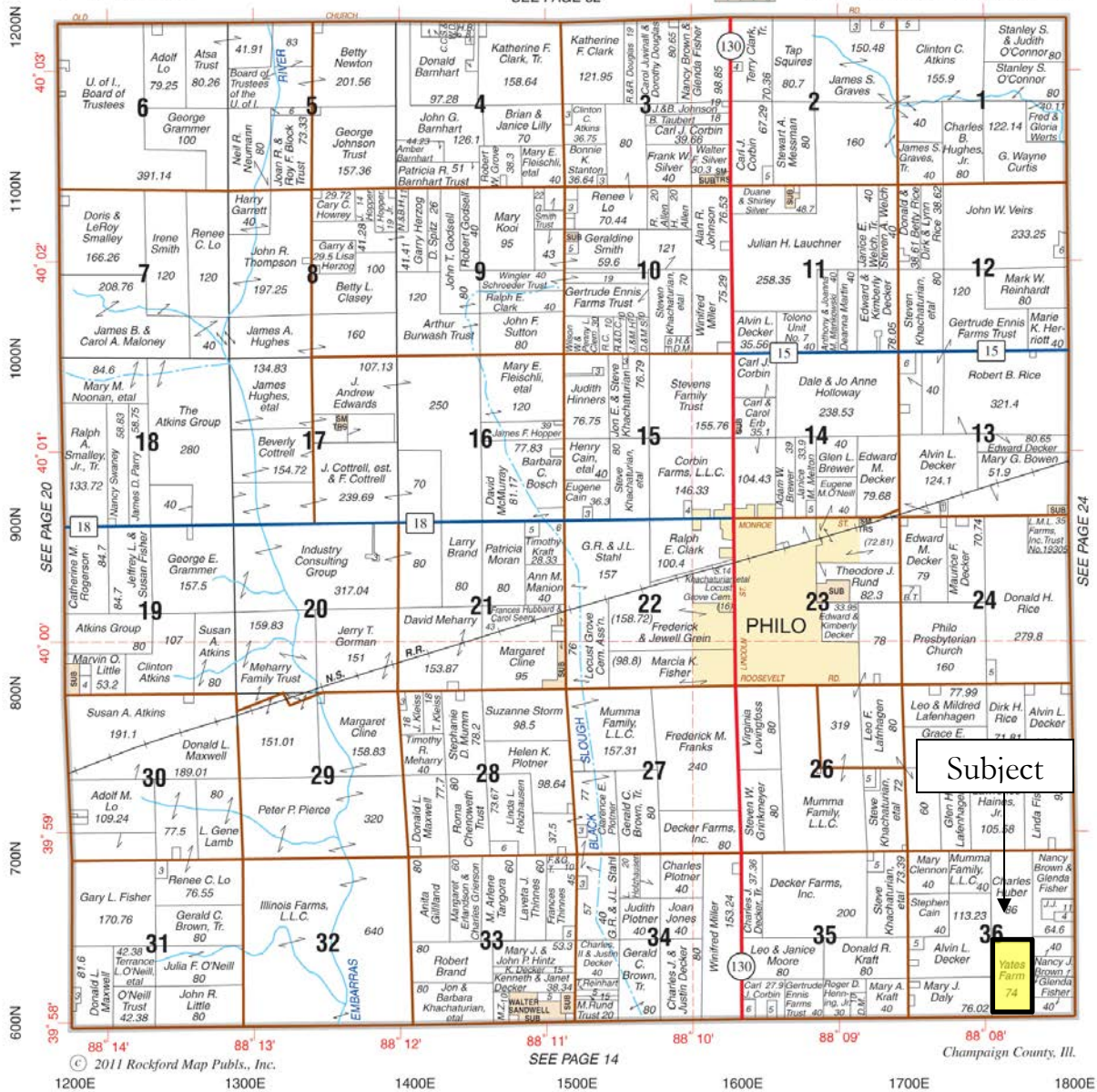
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**Agency:** Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

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SEE PAGE 32

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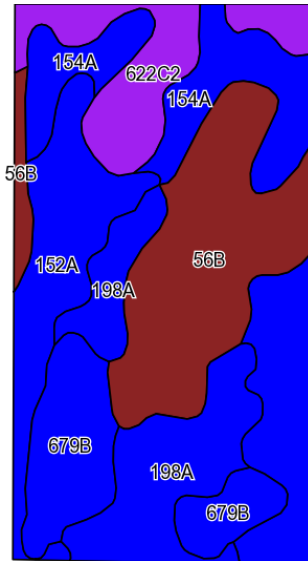
Licensed Real Estate Broker Corporation

**Dean Kyburz, Managing Broker**  
 Phone: 217.425.8290

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# Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
56B	Dana silt loam	17.8	23.9%	178	55	130
152A	Drummer silty clay loam	17.7	23.9%	195	63	144
198A	Elburn silt loam	11.8	16.0%	197	61	143
154A	Flanagan silt loam	9.8	13.2%	194	63	144
679B	Blackberry silt loam	9.1	12.3%	192	59	141
622C2	Wyanet silt loam	7.8	10.6%	150	49	112
<b>Weighted Average</b>		<b>74.0</b>		<b>185.8</b>	<b>58.7</b>	<b>136.6</b>

## Soil Test Information (2011) SGS Labs

pH – 5.4 (149 T Lime applied fall 2011)  
 P – 80  
 K – 302  
 O.M. – 3.3



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# Auction Terms & Conditions

**Procedures:** This property will be offered in one tract, as a whole. The property will be sold in the manner resulting in the highest total sales price, subject to the Seller's acceptance. All bidding will be in dollars per acre with the final result of that bid multiplied by the acres for sale.

**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 31, 2013, or as soon thereafter as acceptable closing documents are completed.

**Possession:** Possession of the land will be given when the 2013 lease expires. 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 2013 taxes payable in 2014, 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 2013 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, 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.

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