

Farmland Auction

Busey Farm Brokerage



Tuesday, January 27, 2015 at 1:00 p.m.

Travis Farm

107.6 Surveyed Acres

Dimmick Township, LaSalle County, Illinois

Auction Location

Holiday Inn Express
5253 Trompeter Road
Peru, IL 61354

Property Location

This farm is located Northwest of the intersection of Highway 251 and N 31st Rd immediately Northeast of Incorporated Peru, immediately West of Incorporated LaSalle, and less than 1.5 miles from the I-80 Exit for Peru!
Future development potential!

Legal Description

The Southwest Quarter of Section 28, Township 34 North, Range 1 East of the Third Principal Meridian, excepting the North 53 acres thereof, excepting the railroad right-of-way and except underlying coal and minerals and the right to mine and remove the same. 104.56 Surveyed Acres

All of the original 100 foot wide right of way of the Illinois Central Gulf Railroad Company's abandoned Amboy District situated in the South Half of the South Half of Section 28, Township 34 North, Range 1 East of the Third Principal Meridian, except underlying coal and minerals and the right to mine and remove the same. 3.04 Surveyed Acres



LaSalle County FSA Data

Farm #	631	Tract #	1771
Total Acres:	102.39	Tillable Acres:	101.62
Corn Base Acres:	50.9	Soybean Base Acres:	50.4
HEL/Wetlands:	No	Farm Program:	Open

Counter Cyclical Yields

Corn Yield:	177	Soybean Yield:	45
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Real Estate Tax Information

Parcel ID#	Tax Acres	Survey Acres	2014 Assessed Value	2013 Taxes Payable 2014
11-28-300-000	104.00	104.56	\$53,337	\$3,025.60
11-28-302-000	0.00	3.04	\$1,115	\$63.26

Lease/Possession

Lease is open for 2015. Possession upon closing.

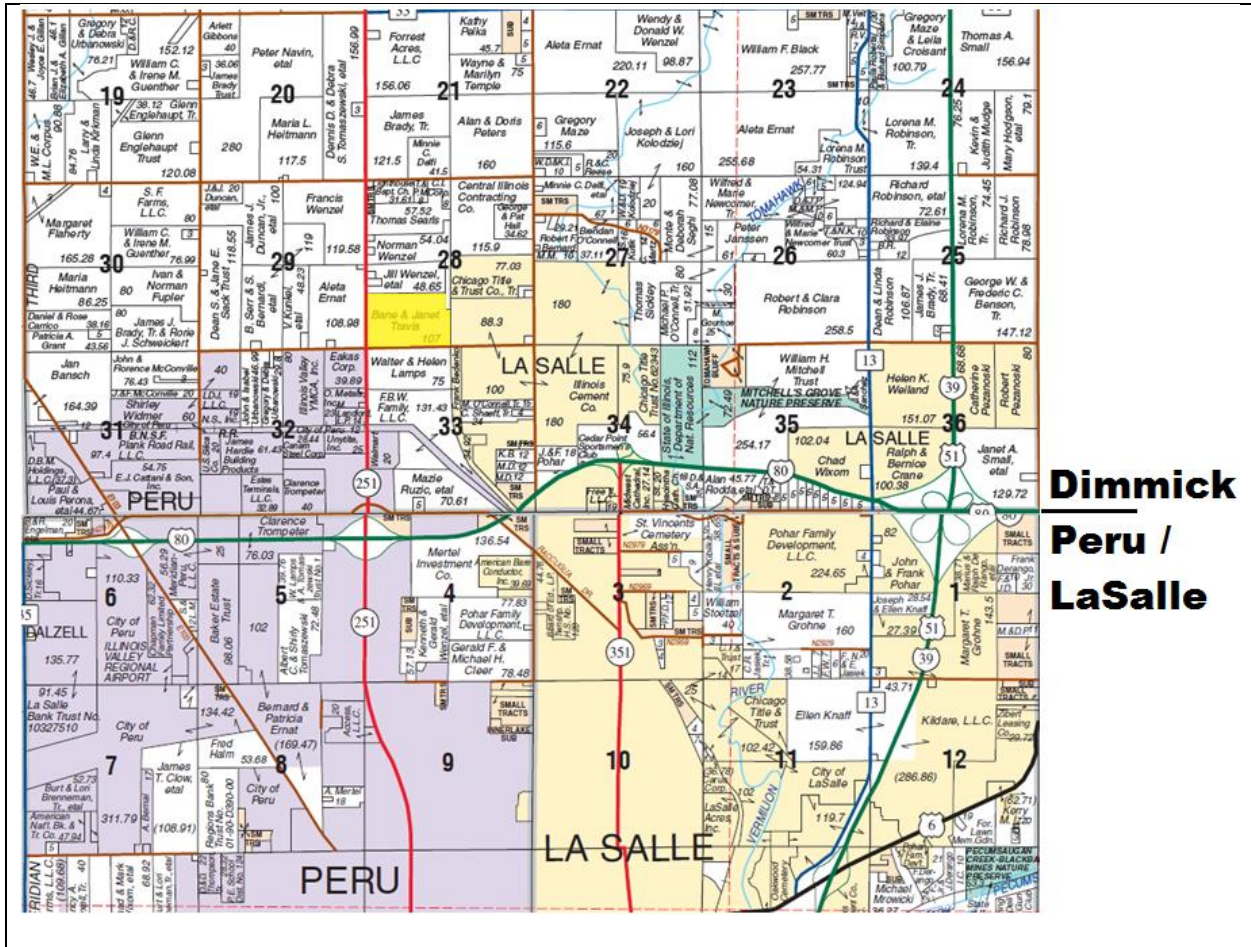
Soil Test Results

Soil Test – Pro-Ag Consulting (May, 2012)
PH – 6.5
P1 – 43.4
K – 370.9

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

Travis Farm – Section 28, Dimmick Township



**Dimmick
Peru /
LaSalle**

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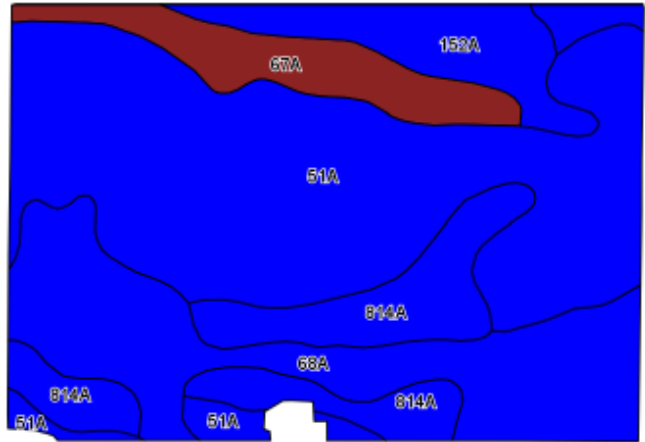
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Aerial Map and Soils Information



Soil Code	Soil Description	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
51A	Muscature silt loam	48.0%	200	64	147
68A	Sable silty clay loam	22.7%	192	63	143
814A	Muscature-Buckhart silt loams	13.7%	193	62	145
67A	Harpster silty clay loam	7.9%	182	57	133
152A	Drummer silty clay loam	7.7%	195	63	144
Weighted Average			195.4	62.9	144.5

Soils information is from Bulletin 811, University of Illinois Extension Service.

Yield History		
Crop	2013 Yield	2014 Yield
Corn	213.02	220.6
Soybeans	63.3	47.7

Improvements: Corn Crib and Shed



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AUCTION TERMS AND 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 gross surveyed 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 February 27, 2015, or as soon thereafter as acceptable closing documents are completed.

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 2014 taxes payable in 2015, 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 2014 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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