

# Public Auction

Busey Farm Brokerage

**Tuesday, March 21, 2017 at 10:00 A.M.**

Wyndham Garden  
1001 W. Killarney Street, Urbana, Illinois, 61801



## CHAMPAIGN COUNTY – FARM FOR SALE BY AUCTION

### Shaff Trust Farm

232.00 +/- Acres (Acres Subject to Survey)

Offered in 3 tracts - Buyers Choice & Privilege

Stanton Township, Champaign County, Illinois

#### Location

The Shaff Farm is located on CR 2000 N (Ford Harris Rd.) between CR 1900 E and 2000 E. The Farm is three miles NW of St. Joseph and four miles NE of Urbana, IL.

#### Legal Description (Final by survey)

Tract 1: Pt. of the E ½ SW ¼, Sec. 20 - T20N - R10E  
Tract 2: The W ½ of the SE ¼, Sec. 20 - T20N - R10E  
Tract 3: Pt. of the N ½ NE ¼, Sec. 29 - T20N - R10E  
all located in Stanton Twp., Champaign County, Illinois.

**No Improvements included in sale.**

#### Contact Information



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Managing Broker  
Auctioneer Lic. #441-001837  
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C: 309-275-4402

Matt Rhodes  
Listing Broker  
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[busey.com](http://busey.com)

3002 W. Windsor Rd., Champaign, IL 61822  
Phone: 217-353-7101 Fax: 217-351-2848

#### Real Estate Tax Information

Tract	Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Pd in 2016
1	27-16-20-300-003	73.00	\$40,080	\$3,214.66
2	27-16-20-400-001	80.00	\$45,190	\$3,599.02
3	27-16-29-200-005	79.50	\$39,520	\$3,171.34

\*Taxes include drainage. Tract 1 pro-rated for farmland only.

#### Yield History & Soil Test Information

Tract	4 Year Average		Soil Test taken in 2016		
	C	SB	pH	P	K
1	232.1	69.4	6.51	100	463
2	246.3	74.9	6.32	109	479
3	259.4	51.5	6.28	155	405

\*Fall 16 Lime: 60.84 T applied VRT

#### Lease/Possession

The lease is open for the 2017 crop. Possession upon closing. Buyer is responsible for tillage and dry fertilizer reimbursements of: Tract 1 - \$5,362.46, Tract 2 - \$6,979.60, Tract 3 - \$10,396.38, or \$22,738.44 on the whole farm.

**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.

# Farm Information & Plat Map

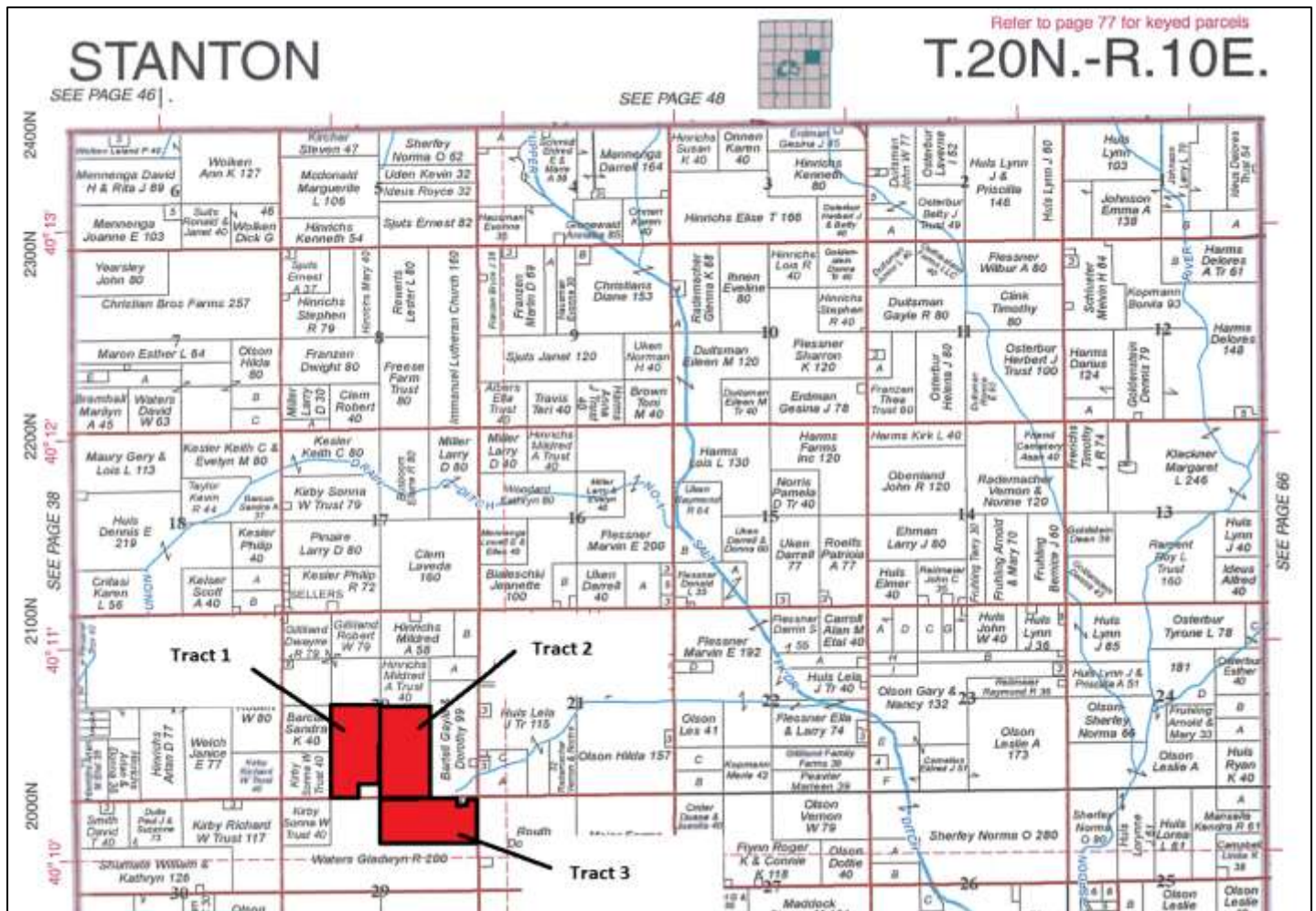
## Champaign County FSA Data Tract 1, 2 & 3 Combined



Farm #:	3619	Tract #	2330
Total Acres:	242.49	Tillable Acres:	233.87
Corn Base Acres:	155.53	Soybean Base Acres:	77.97
2014 Farm Bill:	ARC-CO		
<b>PLC Yields</b>			
Corn Yield:	192	Soybean Yield:	58

## Yield History & Fertilizer Information

	2016		2015		2014		2013		Fall 16 Fertilizer	
<b>Tract 1</b>	Corn	242.3	Corn	221.1	Beans	69.4	Corn	232.9	130# 0-46-0, 150# 0-0-60	
<b>Tract 2</b>	Beans	77.5	Corn	221.1	Corn	271.4	Beans	72.4	235# 0-46-0, 120# 0-0-60	
<b>Tract 3</b>	Corn	280.8	Beans	51.5	Corn	268.6	Corn	228.9	260# 0-46-0, 240# 0-0-60	



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# Aerial Map and Soil Information

Tract 1



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	44.03	60.3%	195	63	144
154A	Flanagan Silt Loam	22.67	31.0%	194	63	144
171B	Catlin Silt Loam	4.29	5.9%	185	58	137
153A	Pella Silty Clay Loam	2.07	2.8%	183	60	136
<b>Weighted Average</b>		73.06		<b>193.8</b>	<b>62.6</b>	<b>143.4</b>

Tract 2



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	51.48	64.4%	195	63	144
154A	Flanagan Silt Loam	25.11	31.4%	194	63	144
171B	Catlin Silt Loam	3.37	4.2%	185	58	137
<b>Weighted Average</b>		79.96		<b>194.3</b>	<b>62.8</b>	<b>143.7</b>

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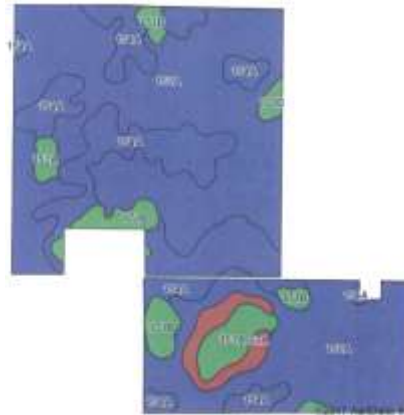
# Aerial Map and Soil Information

## Tract 3



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	49.68	63.3%	195	63	144
154A	Flanagan Silt Loam	8.94	11.4%	194	63	144
67A	Harpster Silty Clay Loam	7.20	9.2%	182	57	133
153A	Pella Silty Clay Loam	6.83	8.7%	183	60	136
171B	Catlin Silt Loam	5.78	7.4%	185	58	137
<b>Weighted Average</b>		78.43		<b>191.9</b>	<b>61.8</b>	<b>141.8</b>

## Whole Farm



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	145.45	62.6%	195	63	144
154A	Flanagan Silt Loam	56.98	24.5%	194	63	144
171B	Catlin Silt Loam	13.65	5.9%	185	58	137
153A	Pella Silty Clay Loam	8.90	3.8%	183	60	136
67A	Harpster Silty Clay Loam	7.20	3.1%	182	57	133
<b>Weighted Average</b>		232.18		<b>193.3</b>	<b>62.4</b>	<b>142.9</b>



Licensed Real Estate Broker Corporation

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# Auction Terms and Conditions

**Procedures:** Tracts 1-3 will be offered in 3 individual tracts 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 or any combination of tracts at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take any remaining parcels at the high bid amount. If any parcels are remaining, another round of bidding occurs until Tracts 1-3 are sold. All bidding will be on a dollars per acre basis and subject to 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 April 21, 2017, 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 2016 taxes payable in 2017, 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 2016 crop year and before. Buyer shall reimburse seller for tillage and fertilizer.

**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:** Matt Rhodes, Broker, and Steve Myers, Managing Broker and Auctioneer, and Busey Farm Brokerage 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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