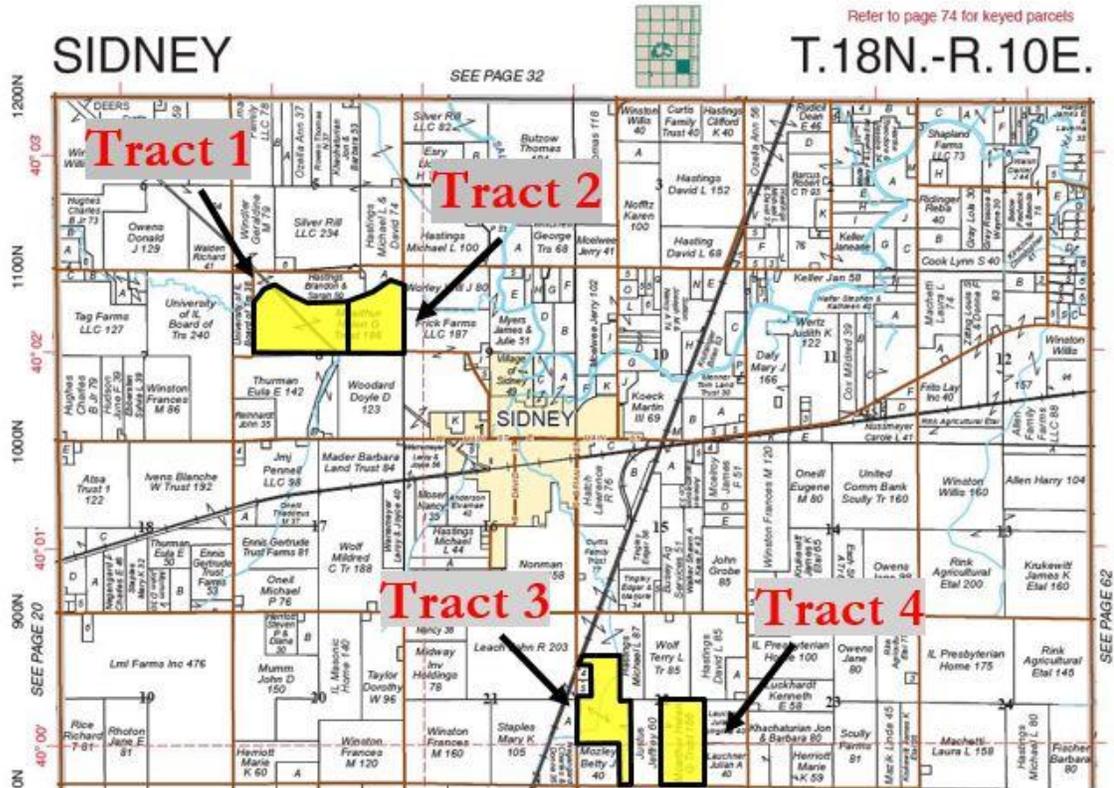


Public Auction

Busey Farm Brokerage



CHAMPAIGN COUNTY – FARM FOR SALE BY AUCTION

Helen McArthur Trust Farm

January 24th - Homer Village Hall at 10:00 A.M.
500 E 2nd St, Homer, IL 61849

CONTACT INFORMATION

Steve Myers

Managing Broker/Auctioneer
(309) 275-4402

Steve.Myers@busey.com

John Schuler

Broker
(309) 706-2427

John.Schuler@busey.com

Matt Rhodes

Broker
(217) 255-2018

Matt.Rhodes@busey.com

Daniel Herriott

Broker
(217) 722-5979

Daniel.Herriott@busey.com



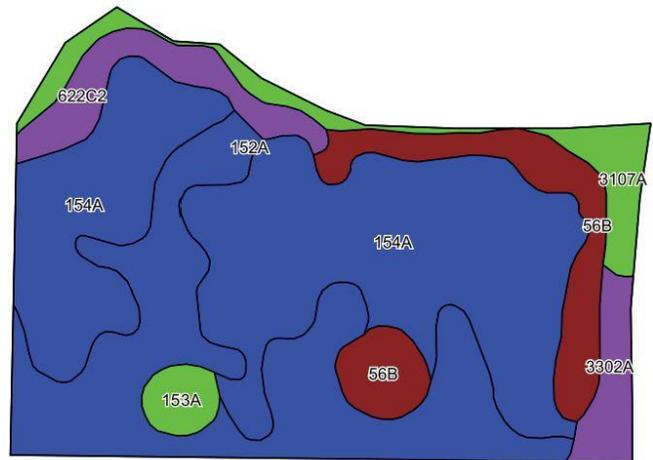
301 E. Cedar St. LeRoy, IL 61752
Phone: (309) 962-2901
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3002 W. Windsor Rd., Champaign, IL 61822
Phone: (217) 353-7101
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Aerial and Soil Map: Tract 1 – 113.11 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	51.98	46.00%	194	63	144
152A	Drummer silty clay loam	30.35	26.80%	195	63	144
56B	Dana silt loam	11.86	10.50%	178	55	130
3107A	Sawmill silty clay loam	6.72	5.90%	189	60	139
622C2	Wyanet silt loam	6.31	5.60%	150	49	112
3302A	Ambraw silty clay loam	3.70	3.30%	154	50	114
153A	Pella silty clay loam	2.19	1.90%	183	60	136
Weighted Average				188.3	60.7	139.3

Real Estate Tax Information: Combined with Tract 2

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-08-200-003	185.50	\$88,560.00	\$5,824.16

Soil Test Results – 2016/2017

pH	Phosphorous lbs/acre	Potassium lbs/acre
6.3	98	428

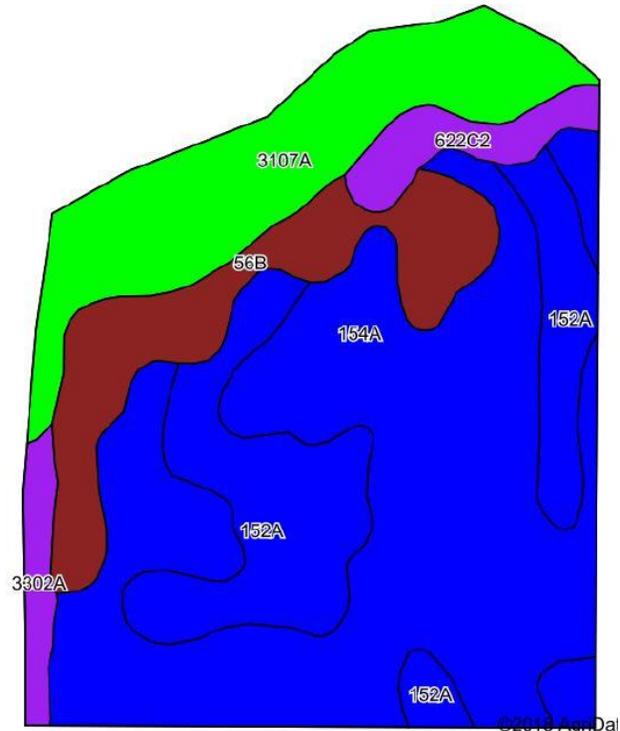
Conservation Reserve Program (CRP) Contract – Estimated*

Tract 1	Acres: 13.93	Payment: \$3,501.77*	Expiration: 9/30/2021
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Aerial and Soil Map: Tract 2 – 78.00 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	35.70	45.80%	194	63	144
152A	Drummer silty clay loam	14.73	18.90%	195	63	144
3107A	Sawmill silty clay loam	13.50	17.30%	189	60	139
56B	Dana silt loam	9.51	12.20%	178	55	130
622C2	Wyanet silt loam	2.74	3.50%	150	49	112
3302A	Ambraw silty clay loam	1.82	2.30%	154	50	114
Weighted Average				188.9	60.7	139.6

Real Estate Tax Information: Combined with Tract 1

Soil Test Results – 2016/2017

Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-08-200-003	185.50	\$88,560.00	\$5,824.16

pH	Phosphorous lbs/acre	Potassium lbs/acre
6.2	58	350

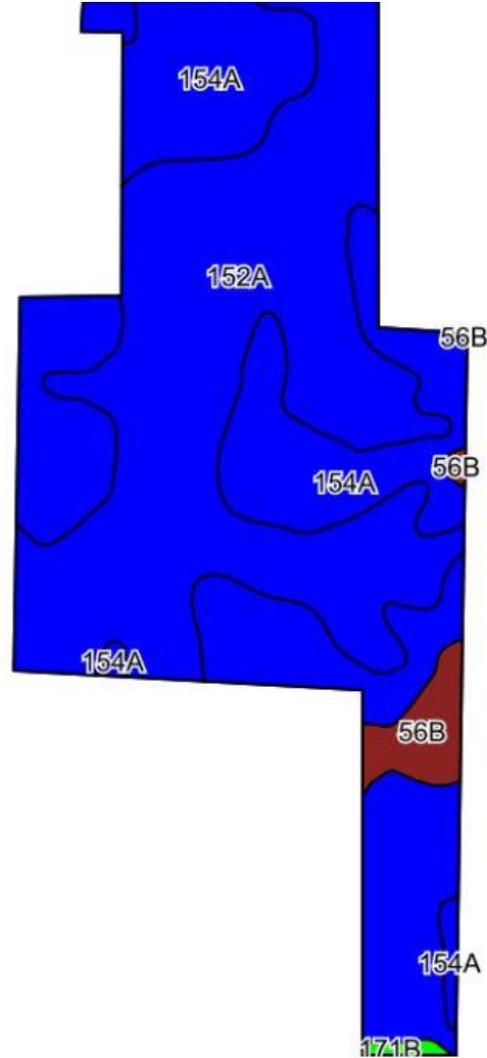
Conservation Reserve Program (CRP) Contract – Estimated*

Tract 2	Acres: 11.37	Payment: \$2,858.23*	Expiration: 9/30/2021
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Aerial and Soil Map: Tract 3 – 87.50 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	52.12	60.30%	195	63	144
154A	Flanagan silt loam	31.25	36.20%	194	63	144
56B	Dana silt loam	2.79	3.20%	178	55	130
171B	Catlin silt loam	0.25	0.30%	185	58	137
Weighted Average				194.1	62.7	143.5

Real Estate Tax Information			
Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-22-300-005	86.41	\$42,910.00	\$3,045.56

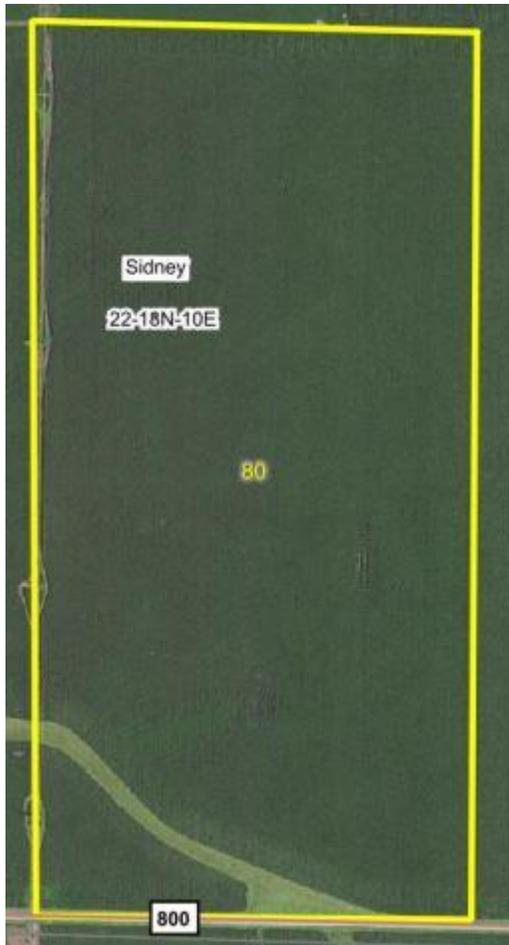
Soil Test Results – 2014		
pH	Phosphorous lbs/acre	Potassium lbs/acre
6.2	62	367

Conservation Reserve Program (CRP) Contract			
Tract 3	Acres: 8.90	Payment: \$2,606.00	Expiration: 9/30/2021
Tract 3	Acres: 1.32	Payment: \$288.00	Expiration: 9/30/2025

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Aerial and Soil Map: Tract 4 – 80.88 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	41.04	51.30%	194	63	144
152A	Drummer silty clay loam	33.24	41.60%	195	63	144
56B	Dana silt loam	5.72	7.20%	178	55	130
Weighted Average				193.3	62.4	143.0

Real Estate Tax Information			
Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Payable 2018
24-28-22-400-002	80.00	\$47,900.00	\$3,358.12

Soil Test Results – 2015		
pH	Phosphorous lbs/acre	Potassium lbs/acre
6.1	94	412

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Farm Information

CHAMPAIGN COUNTY FSA DATA TRACT 1 & 2

Farm #	2999	Tract #	3805
Total Acres:	184.01	Tillable Acres:	183.32
Corn Base:	93.40	Soybean Base Acres:	62.30
HEL:	No	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	161	Soybean Yield:	54
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YIELD HISTORY

	<u>Corn</u>	<u>SB</u>
Year: 2018	210	70
Year: 2017	223	72
Year: 2016	221	73
Year: 2015	220	69
Year: 2014	251	69
Average	225.0	70.6

CHAMPAIGN COUNTY FSA DATA TRACT 3 & 4

Farm #	3192	Tract #	4220/25
Total Acres:	175.06	Tillable Acres:	161.45
Corn Base:	94.70	Soybean Base Acres:	54.20
HEL:	No	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	162	Soybean Yield:	50
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YIELD HISTORY

	<u>Corn</u>	<u>SB</u>
Year: 2018	228	79
Year: 2017	228	62
Year: 2016	218	71
Year: 2015	247	75
Year: 2014	226	75
Average	229.4	72.4

Summary

The McArthur farms have an average P.I. of 142.0 and have 344.77 tillable acres (96% tillable) according to the FSA records. All three tracts are unimproved. Tracts 3-4 are a part of the Town of Sidney Drainage District #2. Tile and Survey maps can be provided upon request.



Licensed Real Estate Broker Corporation

Managing Broker: Steve Myers

301 E. Cedar St. LeRoy, Illinois 61752

Phone: 309-962-2901

Fax: 309-962-6026

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Auction Terms and Conditions

Procedures: Tracts 1-4 will be offered in 4 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 the remaining parcel at the high bid amount. If a parcel is remaining, another round of bidding occurs until Tracts 1-4 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 February 22, 2019.

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 2018 taxes payable in 2019, 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 2018 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.

Buyers Broker's: Listing Broker willing to cooperate, call in advance for details.

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