

Public Auction

Busey Farm Brokerage

November 13, 2015 at 9:00 A.M.

iHotel and Conference Center
1900 South First Street, Champaign, Illinois 61820



Champaign County – FARM FOR SALE BY AUCTION

Stewart Family Farm 59.55 Surveyed Acres

Offered in One Tract

Crittenden Township, Champaign County, Illinois

Location

The Stewart farm is located 3 miles southeast of Philo, Illinois at the Southeast corner intersection of CR 1700 E and 500 N.

Legal Description

(Abbreviated)

59.55 acres lying north of the ditch in the West ½ of the Northwest ¼ of Section 12, Township 17 North, Range 9 East of the Third Principal Meridian, Crittenden Township, Champaign County, Illinois.

Contact Information



Dean Kyburz Managing Broker 217-425-8291	Steve Myers Auctioneer/Broker #441-001837 309-962-2901 309-275-4402	John Schuler Listing Broker 309-962-2901 309-706-2427
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busey.com

301 E Cedar St. Leroy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

Real Estate Tax Information

Parcel ID#	Acres	2014 Assessed Value	2014 Taxes Due in 2015
08-33-12-100-001	79.88	\$26,940	\$2067.70*

*Drainage tax of \$159.76 for the Embarras River SPL DD main

Yield History

	Corn	Soybeans
(5 year avg.)	140.0	54.7

Soil Test

pH	P	K	Year Taken
6.3	90	370	Spring 2014

Lease/Possession

The farm is leased for the 2015 crop year. Seller will be responsible for all income and expenses for the 2015 crop. The lease is open for the 2016 crop.

Champaign County FSA Data*

Farm #:	737	Tract #	4834
Total Acres:	80.98	Tillable Acres:	77.83
Corn Base Acres:	41.8	Soybean Base Acres:	25.9
Wheat Base Acres:	None		
CRP:	3.2 A +/-	\$171.01/acre. Expires 2018	

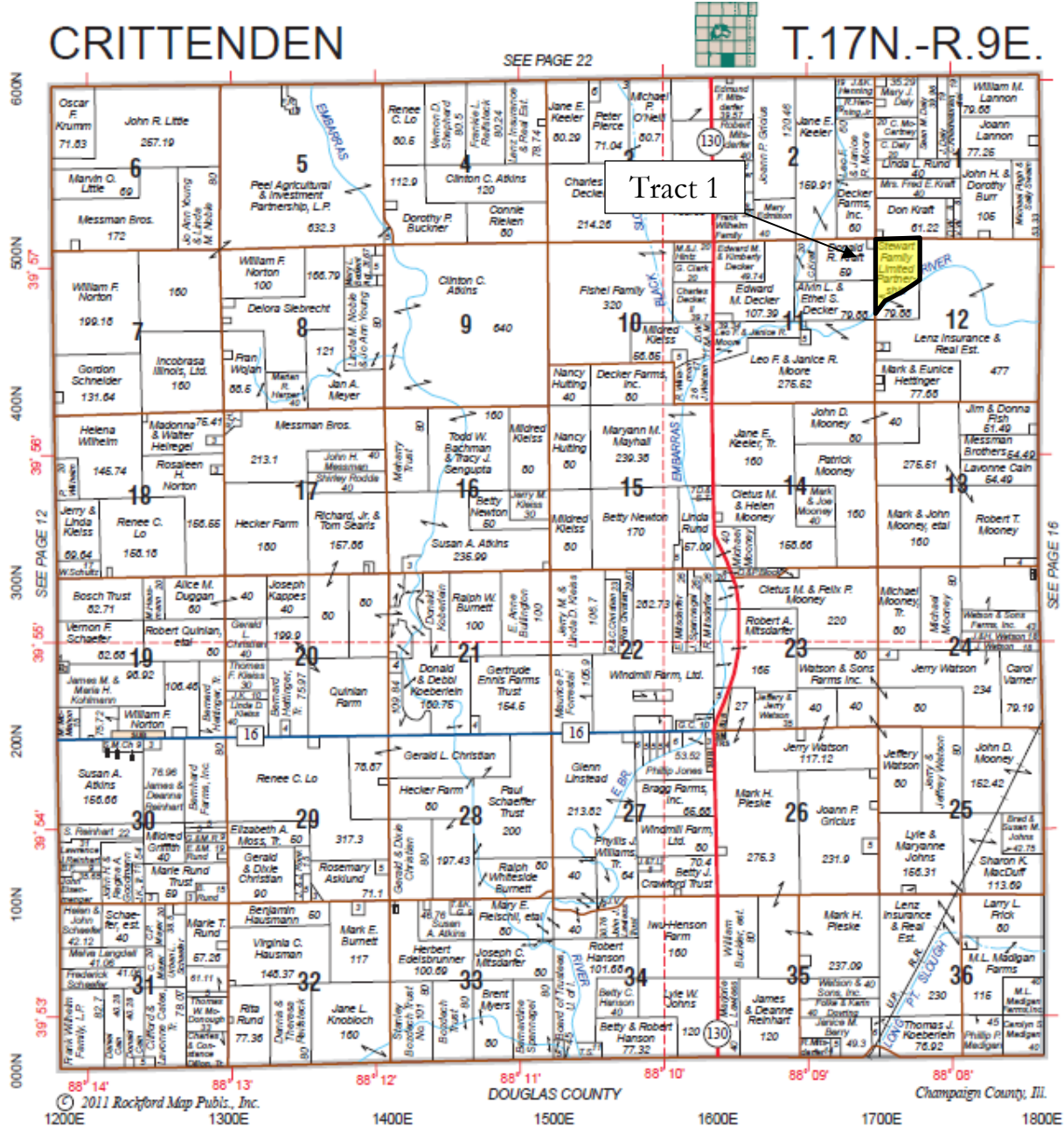
PLC Yields

Corn Yield:	170	Soybean Yield:	52
Wheat Yield:	n/a		

*South 21.54 acres was sold prior to auction

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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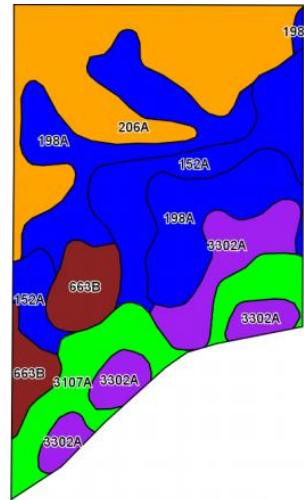


Licensed Real Estate Broker Corporation
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Aerial Map and Soil Information – Tract 1: Approximate Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
206A	Thorp silt loam	15.10	25.80%	170	55	126
198A	Elburn silt loam	13.97	23.90%	197	61	143
152A	Drummer silty clay loam	9.44	16.20%	195	63	144
3302A	Ambraw silty clay loam	8.16	14.00%	154	50	114
3107	Sawmill silty clay loam	7.49	12.80%	189	60	139
663B	Clare silt loam	4.27	7.30%	180	56	133
Weighted Average		58.43		181.8	57.8	133.7



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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 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 January 5, 2016, or as soon thereafter as acceptable closing documents are completed.

Possession: Possession of the land will be given subject to the current 2015 lease ending January 1, 2016. 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 2015 taxes payable in 2016, 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 2015 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.

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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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