

Public Auction

Busey Farm Brokerage

November 5, 2015 at 9:00 A.M.

Best Western Plus
917 Green Mill Road, Arcola, Illinois 61910



COLES COUNTY – FARM FOR SALE BY AUCTION

Okaw Valley Newby Farm

292.60+/- Acres (Tracts 3-4 Acres per Survey)

First Offering - Four Tracts, Buyers Choice & Privilege

Seven Hickory (N) & Humboldt (N) Township, Coles County, Illinois

Location

Tracts 1-4 are located approximately 7 miles North of Charleston, Illinois and 3-7 miles East of Humboldt, Illinois or ½ -5 miles West of Route 130.

Tract 1: 1600 N 1550 E CR, Coles County, IL

Tract 2: 1700 N 1450 E CR, Coles County, IL

Tract 3 & 4: 1700 N 1100 E CR, Coles County, IL

Legal Description

(Abbreviated)

Tract 1: The E ½ of the SW ¼, Sec. 34, T14N-R9E

Tract 2: Pt. of the E ½ of the NW ¼, Sec. 33, T14N-R9E.

Tracts 3&4: The SW 1/4, Sec. 25, T14N-R8E,

all located in Coles County, Illinois.

Contract Information



Dean Kyburz
Managing Broker
217-425-8291

Steve Myers
Auctioneer/Broker
Lic. #441-001837
309-962-2901
309-275-4402

Matt Rhodes
Broker
217-351-6555
217-255-2018

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	2014 Assessed Value	2014 Taxes Due in 2015
1	03-34-300-002	27.00	\$11,481	\$816.92
1	03-34-300-003	53.00	\$21,964	\$1,563.50
2	03-33-100-002	58.00	\$18,947	\$1,354.38
3&4	02-25-300-001	155.29	\$62,480	\$6,318.80

*Taxes paid includes drainage assessment.

Yield History & Soil Test Information

Tract	5 Year Average		Soil Test taken in 2012		
	C	SB	pH	P	K
1	153.0	62.3	6.0	68	369
2	163.2	62.3	5.7	101	427
3-4	158.6	59.9	5.7	89	347

*3T/Ac. lime applied to Tracts 3-4 in Fall 2012

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.

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

Farm Information

Tract 1

Coles County FSA Data

Farm #:	5704	Tract #	1471
Total Acres:	80.41	Tillable Acres:	80.41
Corn Base Acres:	80.4	Soybean Base Acres:	0.0
Wheat Base Acres:	None		
CRP:	None		

PLC Yields

Corn Yield:	150	Soybean Yield:	n/a
Wheat Yield:	n/a		



Tract 2

Coles County FSA Data

Farm #:	5704	Tract #	1466
Total Acres:	54.75	Tillable Acres:	54.75
Corn Base Acres:	26.9	Soybean Base Acres:	23.0
Wheat Base Acres:	None		
CRP:	3.3 Ac. @ \$176.60/Acre – Exp. 2016		

PLC Yields

Corn Yield:	150	Soybean Yield:	44
Wheat Yield:	n/a		



Tract 3 & 4

Coles County FSA Data

Farm #:	5704	Tract #	969
Total Acres:	158.35	Tillable Acres:	153.94
Corn Base Acres:	76.2	Soybean Base Acres:	77.7
Wheat Base Acres:	None		
CRP:	None		

PLC Yields

Corn Yield:	150	Soybean Yield:	44
Wheat Yield:	n/a		



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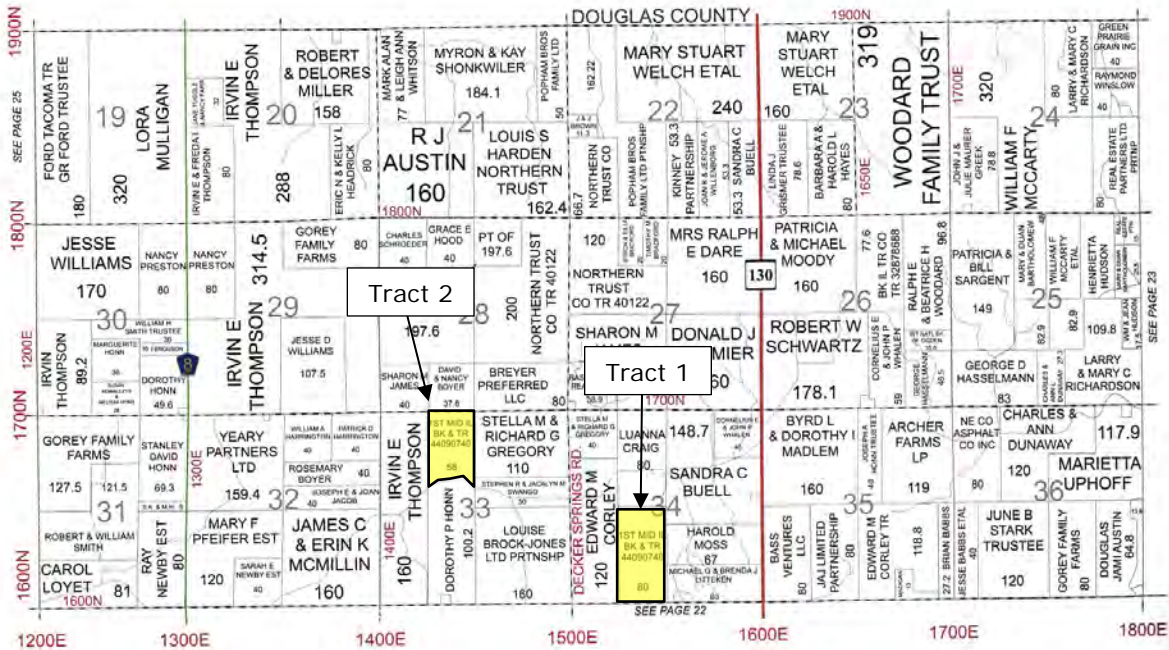
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15. SEVEN HICKORY (N)

T.14N.-R.9E.

Coles County Regional Planning & Development Commission

February 2012

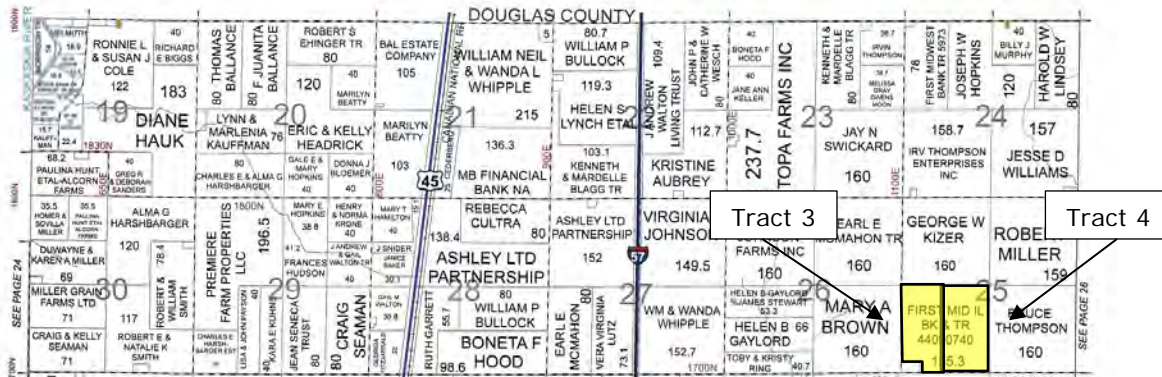


14. HUMBOLDT (N)

T.14N.-R.8E.

Coles County Regional Planning & Development Commission

February 2012



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Busey Farm Brokerage

Phone: 217-353-7101

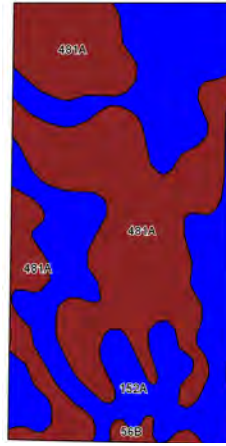
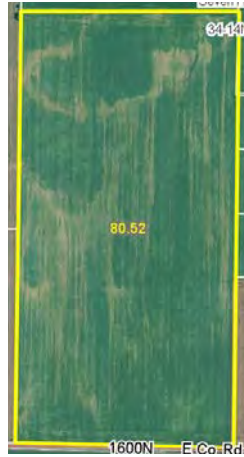
Fax: 217-351-2848

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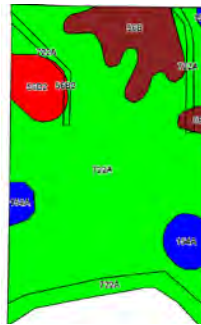
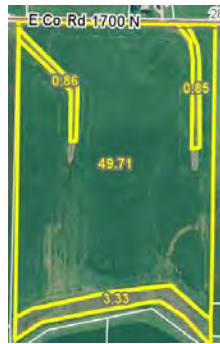
Aerial Map and Soil Information

Tract 1



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
481A	Raub silt loam	41.87	52.0%	183	58	134
152A	Drummer silty clay loam	37.55	46.6%	195	63	144
56B	Dana silt loam	1.10	1.4%	178	55	130
Weighted Average				188.5	60.3	138.6

Tract 2



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford silty clay loam	42.42	77.5%	184	60	137
56B	Dana silt loam	6.40	11.7%	178	55	130
154A	Flanagan silt loam	2.98	5.4%	194	63	144
56B2	Dana silt loam	2.95	5.4%	171	53	124
Weighted Average				183.1	59.2	135.9



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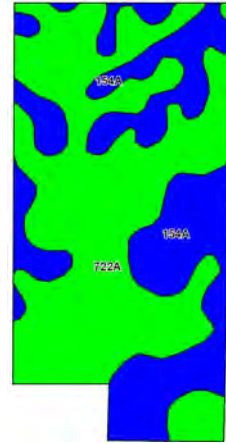
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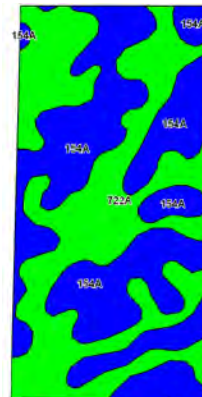
Aerial Map and Soil Information

Tract 3



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
722A	Drummer-Milford silty clay loam	46.61	62.5%	184	60	137
154A	Flanagan silt loam	27.93	37.5%	194	63	144
Weighted Average				187.7	61.1	139.6

Tract 4



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
154A	Flanagan silt loam	40.62	50.4%	194	63	144
722A	Drummer-Milford silty clay loam	40.00	49.6%	184	60	137
Weighted Average				189	61.5	140.5



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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 any remaining parcels at the high bid amount. If any parcels are 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 December 15, 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 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.

Agency: Matt Rhodes, Broker, and 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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