

Public Auction

Busey Farm Brokerage

December 3, 2018 at 10:00 A.M.

Evergreen FS Auditorium
402 N Hershey Rd, Bloomington, IL 61704

Broker Participation Welcome

McLean County – Farm for Sale by Auction

Prosser Farm 155.80 Acres

Offered in Two Tracts, Buyers Choice & Privilege
Downs Township, McLean County, Illinois

Location

Tract 1 and 2 are located one mile South of Downs, Illinois. Tract 1 is accessed by 2000 E to the West and 650 North to the North and 600 North to the South. Tract 2 is accessed by 650 North to the North and 600 North to the South.

Legal Description

(Abbreviated)

Tract 1: The West ½ of the Southwest ¼ of Section 9, Township 22 North, Range 3 East.

Tract 2: Part of the East ½ of the Southwest ¼ of Section 9, Township 22 North, Range 3 East.

Contact Information



Steve Myers Auctioneer/Managing Broker #441-001837 309-962-2901 309-275-4402	John Schuler 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

Tract	Parcel ID#	Acres	2017 Assessed Value	2017 Taxes Due in 2018
1 Est.	29-09-300-002	80.00	\$39,988	\$3,453.20
2 Est.	29-09-300-002	75.80	\$47,469	\$4,099.23

Yield History

	Corn	Soybeans
2018	240	66
2017	236	66
2016	223	62
2015	205	68
2014	232	69

Soil Test

	pH	P	K	Year Taken
Tract 1				
Tract 2				

Coming Soon

Lease/Reimbursements

The farm is lease free for the 2019 crop year. The successful buyer will reimburse the owner for 2018 Fall Tillage and Lime applications.

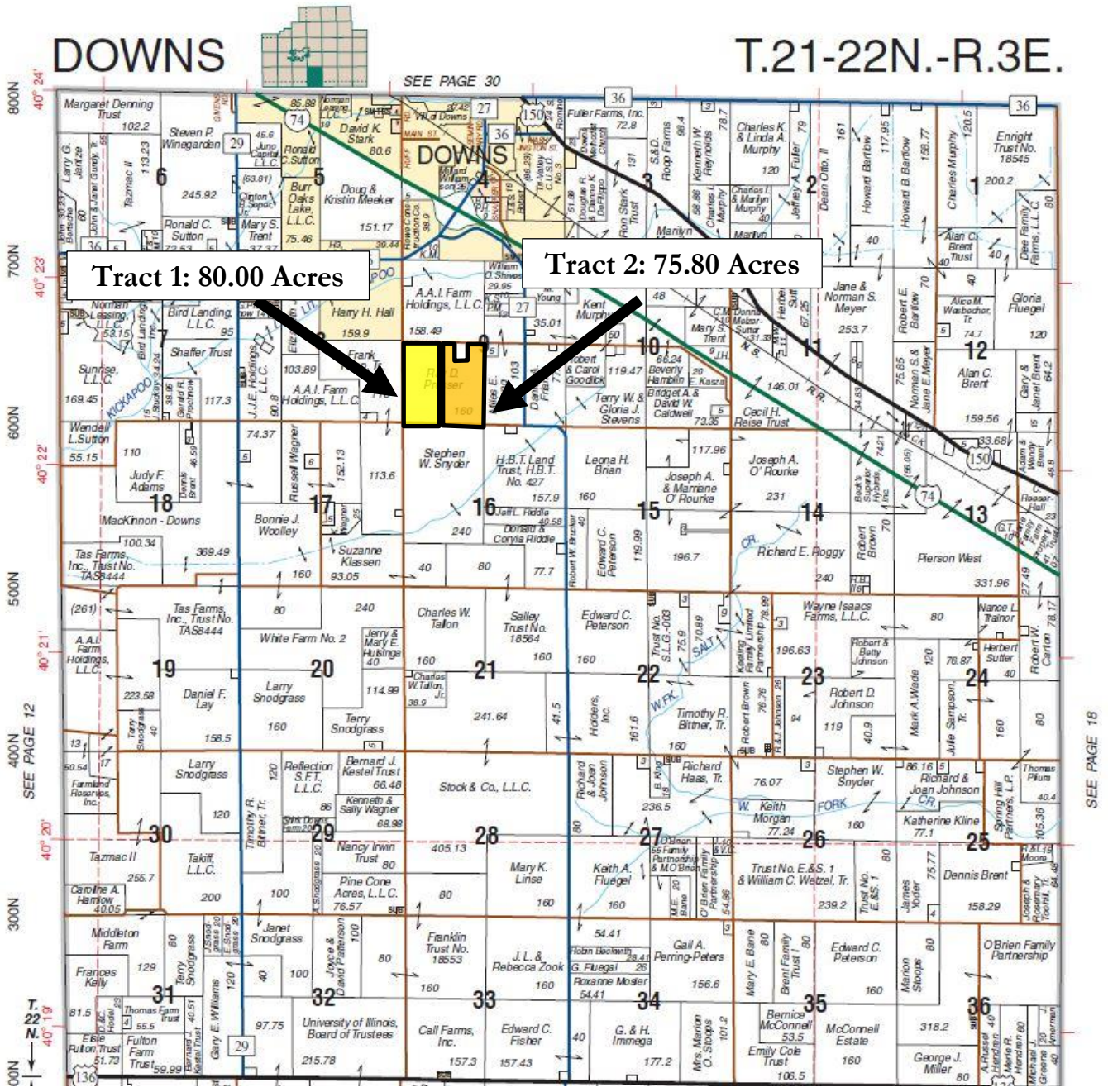
Survey

A survey will be completed if there are two different buyers.

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

Plat Map



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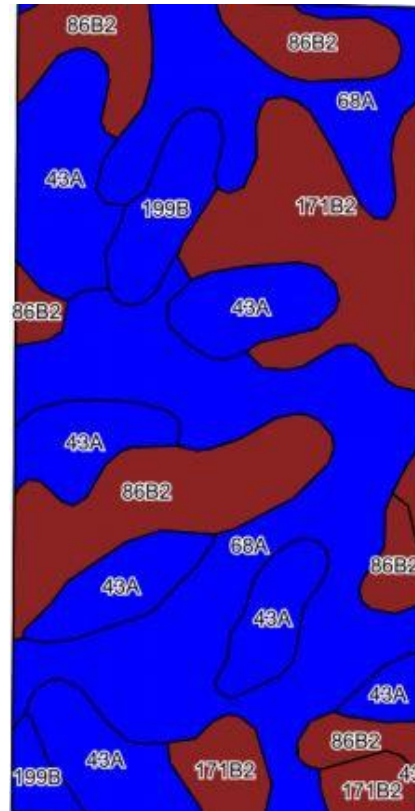


Licensed Real Estate Broker Corporation
 Busey Farm Brokerage
 Phone: 309-962-2901

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Aerial Map and Soil Information – Tract 1: 80.00 Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68A	Sable silty clay loam	29.43	36.80%	192	63	143
43A	Ipava silt loam	19.06	23.80%	191	62	142
86B2	Oscos silt loam	14.98	18.70%	181	57	134
171B2	Catlin silt loam	12.68	15.80%	178	56	131
199B	Plano silt loam	3.85	4.80%	192	59	141
Weighted Average				187.5	60.3	139.1

McLean County FSA Data Co-mingled with Tract 2

Farm #:	1677	Tract #	4006
Total Acres:	157.09	Tillable Acres:	153.40
Corn Base Acres:	109.60	Soybean Base Acres:	43.80
Wheat Base Acres:	0.0		
CRP:	None		

PLC Yields

Corn Yield:	148	Soybean Yield:	49
Wheat Yield:	N/A		

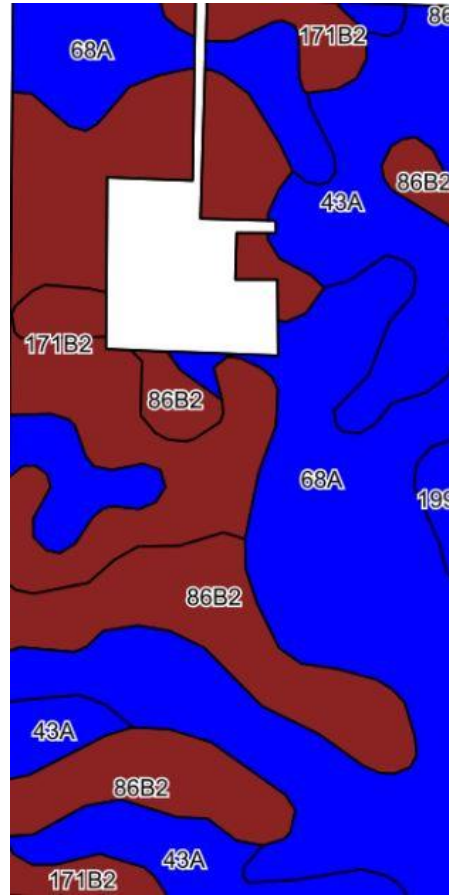
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Aerial Map and Soil Information – Tract 2: 75.80 Acres



Approximately 250 feet between building site property line and proposed boundary line.



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
68A	Sable silty clay loam	30.10	39.70%	192	63	143
171B2	Catlin silt loam	18.04	23.80%	178	56	131
43A	Ipava silt loam	13.50	17.80%	191	62	142
86B2	Osco silt loam	13.26	17.50%	181	57	134
199B	Plano silt loam	0.90	1.20%	192	59	141
Weighted Average				186.6	60.1	138.4

McLean County FSA Data Co-mingled with Tract 1			
Farm #:	1677	Tract #	4006
Total Acres:	157.09	Tillable Acres:	153.40
Corn Base Acres:	109.60	Soybean Base Acres:	43.80
Wheat Base Acres:	0.0		
CRP:	None		
PLC Yields			
Corn Yield:	148	Soybean Yield:	49
Wheat Yield:	N/A		

The following grain storage is located on Tract 2:

- 1 – 12,000 bushel grain bin
- 1 – 11,300 bushel grain bin
- 1 – 9,000 bushel grain bin
- 1 – 6,000 bushel grain bin
- 1 – Grain Leg

Accessed to bin site via easement through gravel lane.

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Auction Terms and Conditions

Procedures: Tracts 1-2 will be offered in 2 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 1-2 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 31, 2018.

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. Buyer will reimburse seller for Fall Tillage and Lime on Tracts 1 and 2.

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.