

Public Auction

Busey Farm Brokerage

March 13, 2018 at 10:00 A.M.

Evergreen FS Auditorium

402 N Hershey Rd, Bloomington, IL 61704

Broker Participation Welcome

McLean & DeWitt County – Farm For Sale by Auction

Odle Family Management Group LLC, Farm

240.00 +/- Acres Offered in 2 Tracts, Buyers Choice & Privilege

Funks Grove and Waynesville Townships, McLean and DeWitt County

Location

The Odle Farm is located at the Southwest corner of the intersection of 50 North Rd and 1075 East Rd. 160 acres in McLean County with the contiguous balance in DeWitt County.

Legal Description (Abbreviated)

The West ½ of the Southeast ¼ and the East ½ of the Southwest ¼, all in Section 11, Township 21 North, Range 1 East of the Third Principal Meridian in McLean County, Illinois. The Northwest ¼ of the Northeast ¼ and the Northeast ¼ of the Northwest ¼, all in Section 14, Township 21 North, Range 1 East of the Third Principal Meridian in De Witt County, Illinois.

Lease/Possession

The farm is lease free for the 2018 crop

Contact Information



Steve Myers	John Schuler
Managing Broker	Broker
309-962-2901	309-962-2901
Cell: 309-275-4402	Cell: 309-706-2427

busey.com

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

McLean County FSA Data

Total Acres:	240.09	Tillable Acres:	168.40
Corn Base:	113.00	Soybean Base Acres:	27.50
HEL/Wetlands:	1.1 A CRP	Program:	ARC-CO
PLC Corn Yield:	152	PLC Soybean Yield:	36
CRP Acres:	8.7	Payment Rate/Expiration:	\$262/A -2020

Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2015 Taxes Payable 2016
01-14-100-002	80.00	\$14,450.00	\$1,215.36
34-11-300-002	80.00	\$21,181.00	\$1,917.74
34-11-400-001	80.00	\$26,318.00	\$2,382.84

Soil Test Data

Atlanta Ag Center 2009: pH: 7.0 p1:105 K:282

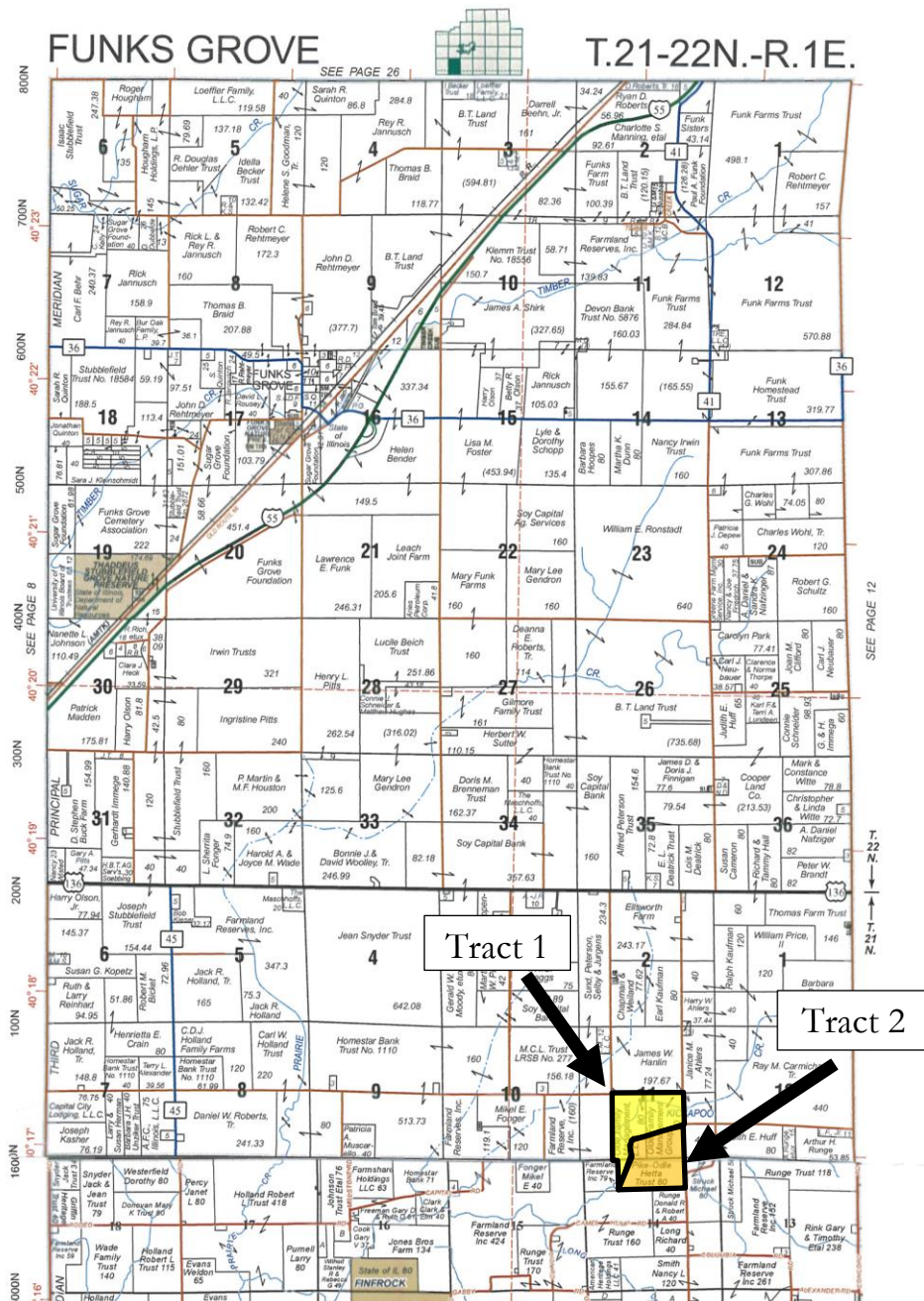
Yield History

	Corn*	SB*	Corn**	SB**
2017		Coming Soon		
2016	224	X	241	X
2015	124	61	X	60
2014	250	X	258	X
2013	204	67	X	52
2012	105	X	102	X
2011	165	59	X	47
2010	130	52	185	X
2009	199	63	X	63
2008	228	46	216	X
Average	184.4	59.4	198.5	55.5
	*Co-mingled	*Co-mingled	Section 14	Section 14

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



Reprinted with permission of Rockford Map Publishers, Inc.

Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation
Busey Farm Brokerage

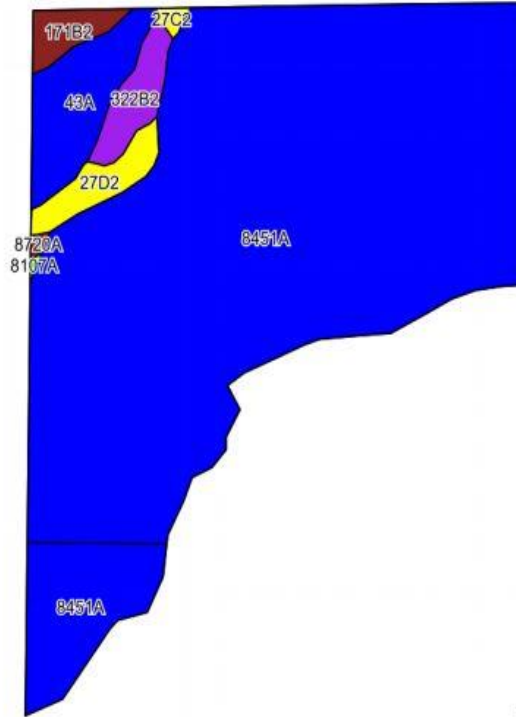
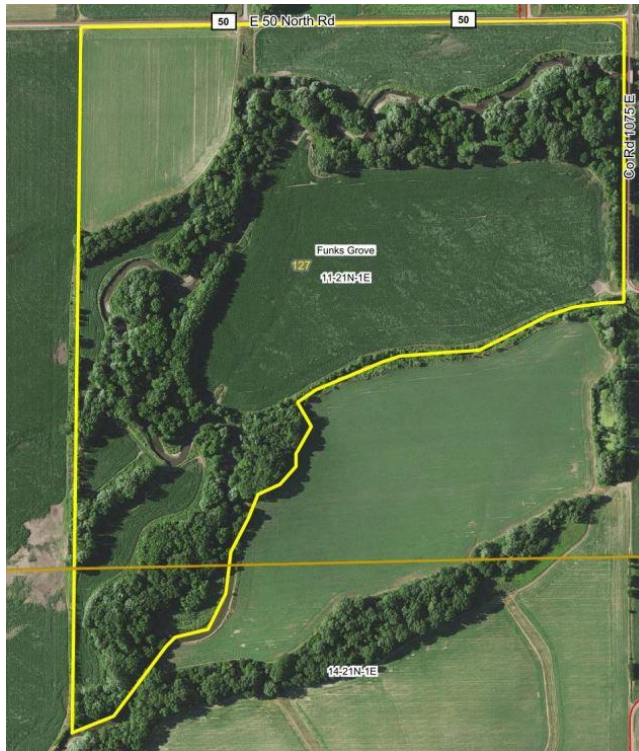
Phone: 309-962-2901

Fax: 309-962-6026

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

Aerial Map and Soil Information – Tract 1: 127.00 +/- Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum managment
8451A	Lawson silt loam	111.23	87.60%	190	61	140
43A	Ipava silt loam	7.05	5.60%	191	62	142
322B2	Russell silt loam	3.02	2.40%	152	48	110
27D2	Miami silt loam	2.99	2.40%	136	44	100
171B2	Catlin silt loam	2.06	1.60%	176	56	131
27C2	Miami silt loam	0.38	0.30%	142	46	104
8720A	Aetna silt loam	0.19	0.10%	183	58	133
8107A	Sawmill silty clay loam	0.08	0.10%	189	60	139
Weighted Average				187.5	60.2	138.2



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

John Schuler Broker

Phone: 309-962-2901

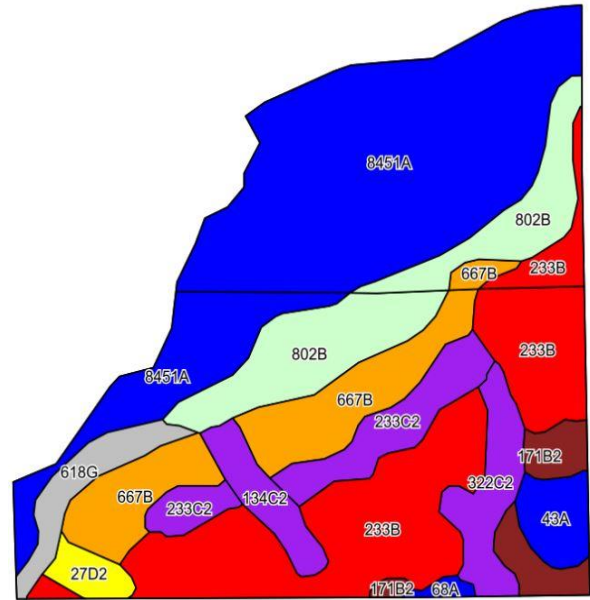
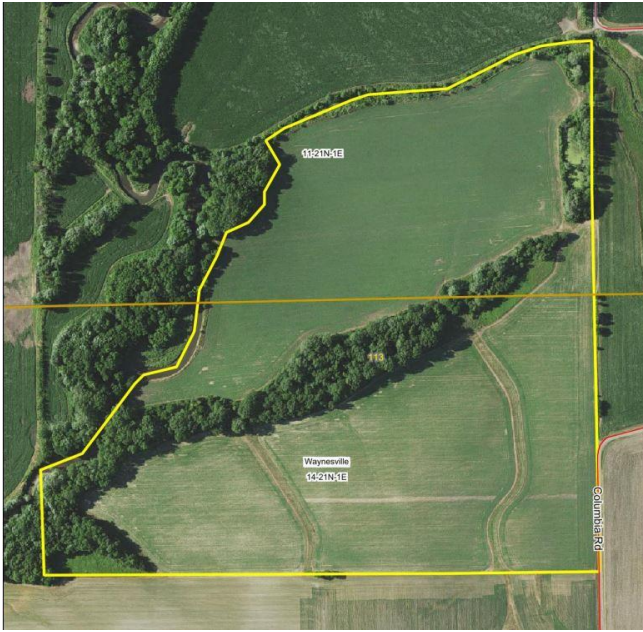
Cell: 309-706-2427

john.schuler@busey.com

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

Aerial Map and Soil Information – Tract 2: 113.00 +/- Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
8451A	Lawson silt loam	39.47	34.90%	190	61	140
233B	Birkbeck silt loam	21.95	19.40%	165	51	121
667B	Kaneville silt loam	10.94	9.70%	176	54	127
233C2	Birkbeck silt loam	6.22	5.50%	155	48	113
322C2	Russell silt loam	4.43	3.90%	149	47	108
171B2	Catlin Silt loam	3.63	3.20%	178	56	131
618G	Senachwine silt loam	3.24	2.90%	70	23	51
134C2	Camden silt loam	2.97	2.60%	154	47	111
43A	Ipava silt loam	2.72	2.40%	191	62	142
233B	Birkbeck silt loam	1.97	1.70%	165	51	121
27D2	Miami silt loam	1.59	1.40%	136	44	100
667B	Kaneville silt loam	0.64	0.60%	176	54	127
68A	Sable silty clay loam	0.45	0.40%	192	63	143
802B	Orthents, loamy, undulating	12.78	11.30%	N/A	N/A	N/A
Weighted Average				172.2	54.3	126.2



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

John Schuler Broker

Phone: 309-962-2901

Cell: 309-706-2427

john.schuler@busey.com

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

Auction Terms and Conditions

Procedures: Tracts 1 and 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 any remaining parcels at the high bid amount. If any parcels are remaining, another round of bidding occurs until both tracts 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 13, 2018, 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 2017 taxes payable in 2018, 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 2017 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.

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