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 DeWitt County, Illinois.

Lease/Possession
The farm is lease free for the 2018 crop

Contact Information
Steve Myers
Managing Broker
309-962-2901
Cell: 309-275-4402

John Schuler
Broker
309-962-2901
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 Acers: 240.09
- Tillable Acres: 168.40
- Corn Base: 113.00
- Soybean Base Acres: 27.50
- HEL/Wetlands: 1.1 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

<table>
<thead>
<tr>
<th>Year</th>
<th>Corn*</th>
<th>SB*</th>
<th>Corn**</th>
<th>SB**</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Coming Soon</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>224</td>
<td>X</td>
<td>241</td>
<td>X</td>
</tr>
<tr>
<td>2015</td>
<td>124</td>
<td>61</td>
<td>X</td>
<td>60</td>
</tr>
<tr>
<td>2014</td>
<td>250</td>
<td>X</td>
<td>258</td>
<td>X</td>
</tr>
<tr>
<td>2013</td>
<td>204</td>
<td>67</td>
<td>X</td>
<td>52</td>
</tr>
<tr>
<td>2012</td>
<td>105</td>
<td>X</td>
<td>102</td>
<td>X</td>
</tr>
<tr>
<td>2011</td>
<td>165</td>
<td>59</td>
<td>X</td>
<td>47</td>
</tr>
<tr>
<td>2010</td>
<td>130</td>
<td>52</td>
<td>185</td>
<td>X</td>
</tr>
<tr>
<td>2009</td>
<td>199</td>
<td>63</td>
<td>X</td>
<td>63</td>
</tr>
<tr>
<td>2008</td>
<td>228</td>
<td>46</td>
<td>216</td>
<td>X</td>
</tr>
</tbody>
</table>

Average 184.4 59.4 198.5 55.5

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Tract 1

Tract 2

Reprinted with permission of Rockford Map Publishers, Inc.
Aerial Map and Soil Information – Tract 1: 127.00 +/- Acres

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

Licensed Real Estate Broker Corporation

**Steve Myers, Managing Broker**
Phone: 309-962-2901
Cell: 309-275-4402
steve.myers@busey.com

**John Schuler Broker**
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</tr>
</thead>
<tbody>
<tr>
<td>8451A</td>
<td>Lawson silt loam</td>
<td>39.47</td>
<td>34.90%</td>
<td>190</td>
<td>61</td>
<td>140</td>
</tr>
<tr>
<td>233B</td>
<td>Birkbeck silt loam</td>
<td>21.95</td>
<td>19.40%</td>
<td>165</td>
<td>51</td>
<td>121</td>
</tr>
<tr>
<td>667B</td>
<td>Kaneville silt loam</td>
<td>10.94</td>
<td>9.70%</td>
<td>176</td>
<td>54</td>
<td>127</td>
</tr>
<tr>
<td>233C2</td>
<td>Birkbeck silt loam</td>
<td>6.22</td>
<td>5.50%</td>
<td>155</td>
<td>48</td>
<td>113</td>
</tr>
<tr>
<td>322C2</td>
<td>Russell silt loam</td>
<td>4.43</td>
<td>3.90%</td>
<td>149</td>
<td>47</td>
<td>108</td>
</tr>
<tr>
<td>171B2</td>
<td>Catlin Silt loam</td>
<td>3.63</td>
<td>3.20%</td>
<td>178</td>
<td>56</td>
<td>131</td>
</tr>
<tr>
<td>618G</td>
<td>Senachwine silt loam</td>
<td>3.24</td>
<td>2.90%</td>
<td>70</td>
<td>23</td>
<td>51</td>
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<td>134C2</td>
<td>Camden silt loam</td>
<td>2.97</td>
<td>2.60%</td>
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<td>47</td>
<td>111</td>
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<tr>
<td>43A</td>
<td>Ipava silt loam</td>
<td>2.72</td>
<td>2.40%</td>
<td>191</td>
<td>62</td>
<td>142</td>
</tr>
<tr>
<td>233B</td>
<td>Birkbeck silt loam</td>
<td>1.97</td>
<td>1.70%</td>
<td>165</td>
<td>51</td>
<td>121</td>
</tr>
<tr>
<td>27D2</td>
<td>Miami silt loam</td>
<td>1.59</td>
<td>1.40%</td>
<td>136</td>
<td>44</td>
<td>100</td>
</tr>
<tr>
<td>667B</td>
<td>Kaneville silt loam</td>
<td>0.64</td>
<td>0.60%</td>
<td>176</td>
<td>54</td>
<td>127</td>
</tr>
<tr>
<td>68A</td>
<td>Sable silty clay loam</td>
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<td>0.40%</td>
<td>192</td>
<td>63</td>
<td>143</td>
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<tr>
<td>802B</td>
<td>Orthents, loamy, undulating</td>
<td>12.78</td>
<td>11.30%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td><strong>Weighted Average</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>172.2</strong></td>
<td><strong>54.3</strong></td>
<td><strong>126.2</strong></td>
</tr>
</tbody>
</table>

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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 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, 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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