FARMLAND AUCTION

RJL Farms, LLC. - McLean & Ford County, Illinois

Kerber, LLC. - Henline Farm (2 tracts)
- 154.19 +/- Ac. - Sections 20, 29, 30, Lawndale Twsp.

Kerber, LLC. - Mac Farm
- 52.83 +/- Ac. - Section 3, Martin Twsp.

R Pond, LLC.
- 160.00 +/- Ac. - Section 15, Martin Twsp.
- 2.25 +/- Ac. Custom Built Lake
- 17.3 Ac. CRP @ $280/ac or $360/ac rate

Lake Isabel, LLC. (3 tracts)
- 160.00 +/- Ac. - Section 26, Anchor Twsp.
- 5.10 +/- Ac. Custom Built Lake w/Island & Dock
- 3,200 SF Metal Frame Shed
- 1,088 SF Recreational Bldg. - 2 BR, Kitchen, Bath
  - Includes 2 stall Garage & Brick Patio Overlooking Lake
- 16.2 Ac. CRP @ $142/ac, $149/ac, $268/ac, $281/ac or $318/ac

RJL 47 Ford, LLC.
- 127.55 +/- Ac. - Section 27, Drummer (N) Twsp., Ford County
- 11.2 Ac. CRP @ $179/ac, $189/ac, $220/ac or $224/ac
  - All CRP expires in 2020

Date: Tuesday, January 15, 2019 (6:00PM)
Location: Holiday Inn Bloomington-Airport · 3202 E. Empire St. · Bloomington, IL 61704
Contact: Matt Rhodes - Broker - 217-251-7067
        Steve Myers - Auctioneer/Broker - 309-275-4402
Or visit www.busey.com/home/farmbrokerage for more details
Busey Farm Brokerage - 301 East Cedar Street, LeRoy, IL 61752

654.57 +/- Acres in 8 Tracts
Tuesday, January 15, 2019 at 6:00 P.M.
Holiday Inn Bloomington-Airport
3202 E. Empire Street (Route 9), Bloomington, Illinois, 61704

Shown By Appt. Only

FORD COUNTY – FARM FOR SALE BY AUCTION

RJL Farms, LLC. – 47 Ford
127.55 +/- Acres
Offered as 1 individual tract
Drummer Township (N), Ford County, Illinois

Location
The 47 Ford Farm is located along Route 47 at CR 800 N approximately 2 miles north of Gibson City.

Legal Description
The NE ¼ of Sec. 27, lying North and East of Drummer Creek, T24N, R7E of the 3rd P.M. in Ford County, IL.

Contact Information
Steve Myers
Managing Broker & Auctioneer
Auct. License. #441-001837
O: 309-962-2901
C: 309-275-4402

Matt Rhodes
Listing Broker
C: 217-251-7067

John Schuler, Broker
C: 309-706-2427

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

Real Estate Tax Information

<table>
<thead>
<tr>
<th>Tract</th>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2017 A.V.</th>
<th>2017 Tx Pd</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>09-08-27-200-002</td>
<td>127.55</td>
<td>$35,380</td>
<td>$3,061.10</td>
</tr>
</tbody>
</table>

Yield History

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn</td>
<td>-</td>
<td>-</td>
<td>183</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Beans</td>
<td>50</td>
<td>62</td>
<td>-</td>
<td>47</td>
<td>-</td>
</tr>
</tbody>
</table>

Lease/Possession
The lease is open for the 2019 crop. Possession upon closing.

RJL Farms Auction Information
The 47 Ford Farm is 1 of 5 different farms for sale at this auction. Each farm will be sold as a stand-alone property.

Improvements & Drainage
The 47 Ford Farm is improved with a wood crib. The farm contains drainage tile through the NE corner and along the east waterway. Both lines angle to the SW towards Drummer Creek. The farm has good, natural drainage to the south and west towards the Creek.

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.
Farm Information & Plat Map

### Ford County FSA Data

<table>
<thead>
<tr>
<th></th>
<th>Farm #: 3559</th>
<th>Tract #: 8917</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acres:</td>
<td>126.63</td>
<td></td>
</tr>
<tr>
<td>Tillable Acres:</td>
<td>121.34</td>
<td></td>
</tr>
<tr>
<td>Corn Base Acres:</td>
<td>52.3</td>
<td></td>
</tr>
<tr>
<td>Soybean Base Acres:</td>
<td>33.7</td>
<td></td>
</tr>
<tr>
<td>Wheat Base Acres:</td>
<td>19.1</td>
<td></td>
</tr>
<tr>
<td>2014 Farm Bill:</td>
<td>ARC-CO</td>
<td></td>
</tr>
<tr>
<td>HEL:</td>
<td>Conservation system actively applied</td>
<td></td>
</tr>
</tbody>
</table>

**PLC Yields**

- **Corn Yield:** 116
- **Soybean Yield:** 32
- **Wheat Yield:** 54

**CRP:** 16.2 acres on four contracts

- #1343A - 5.8 Ac @ $225/ac through 2020
- #1344A - 1.5 Ac @ $179/ac through 2020
- #1345A - 3.3 Ac @ $220/ac through 2020
- #1346A - 5.6 Ac @ $189/ac through 2020

---

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.
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**

### Soil Information Table

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Approximate 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>56B</td>
<td>Dana Silt Loam</td>
<td>28.03</td>
<td>23.1%</td>
<td>178</td>
<td>55</td>
<td>130</td>
</tr>
<tr>
<td>235A</td>
<td>Bryce Silty Clay</td>
<td>22.49</td>
<td>18.5%</td>
<td>162</td>
<td>54</td>
<td>121</td>
</tr>
<tr>
<td>481A</td>
<td>Raub Silt Loam</td>
<td>16.88</td>
<td>13.9%</td>
<td>183</td>
<td>58</td>
<td>134</td>
</tr>
<tr>
<td>91A</td>
<td>Swygert Silty Clay Loam</td>
<td>16.07</td>
<td>13.2%</td>
<td>158</td>
<td>52</td>
<td>118</td>
</tr>
<tr>
<td>69A</td>
<td>Milford Silty Clay Loam</td>
<td>11.39</td>
<td>9.4%</td>
<td>171</td>
<td>57</td>
<td>128</td>
</tr>
<tr>
<td>3107A</td>
<td>Sawmill Silty Clay Loam</td>
<td>9.67</td>
<td>8.0%</td>
<td>189</td>
<td>60</td>
<td>139</td>
</tr>
<tr>
<td>148B</td>
<td>Proctor Silt Loam</td>
<td>4.05</td>
<td>3.3%</td>
<td>183</td>
<td>57</td>
<td>134</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer Silty Clay Loam</td>
<td>4.02</td>
<td>3.3%</td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td>91B2</td>
<td>Swygert Silty Clay Loam</td>
<td>3.91</td>
<td>3.2%</td>
<td>147</td>
<td>48</td>
<td>110</td>
</tr>
<tr>
<td>149A</td>
<td>Brenton Silt Loam</td>
<td>3.32</td>
<td>2.7%</td>
<td>195</td>
<td>60</td>
<td>141</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td>1.56</td>
<td>1.3%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Weighted Average</strong></td>
<td></td>
<td><strong>171.2</strong></td>
<td><strong>55</strong></td>
<td><strong>126.4</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*The Farm is 95.82% tillable per FSA records*

**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: The 47 Ford Farm will be offered as one stand-alone tract and sold to the highest bidder 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 February 19, 2019, 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 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. Buyer will assume all responsibility for any and all CRP contract(s) associated with the farm.

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 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, Managing Broker and Auctioneer, and Busey Farm Brokerage 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.

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.