

Busey FARM BROKERAGE®

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
 - o 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
 - o 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

Tuesday
January 15th
6:00 pm
Holiday Inn
Bloomington-Airport

Buyer's Broker
Compensation
Available

654.57 +/- Acres in 8 Tracts



Public Auction

Busey Farm Brokerage

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**



**Buyer's
Brokers
Welcome!**

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
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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 A.V.	2017 Tx Pd 2018
1	09-08-27-200-002	127.55	\$35,380	\$3,061.10

Yield History

Year	2018	2017	2016	2015	2014
Corn	-	-	183	-	182
Beans	50	62	-	47	-

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.

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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

Farm #:	3559	Tract #	8917
Total Acres:	126.63	Tillable Acres:	121.34
Corn Base Acres:	52.3	Soybean Base Acres:	33.7
Wheat Base Acres:	19.1	2014 Farm Bill:	ARC-CO
HEL:	Conservation system actively applied		
PLC Yields			
Corn Yield:	116	Soybean Yield:	32
Wheat Yield:	54		
CRP:	16.2 acres on four contracts		

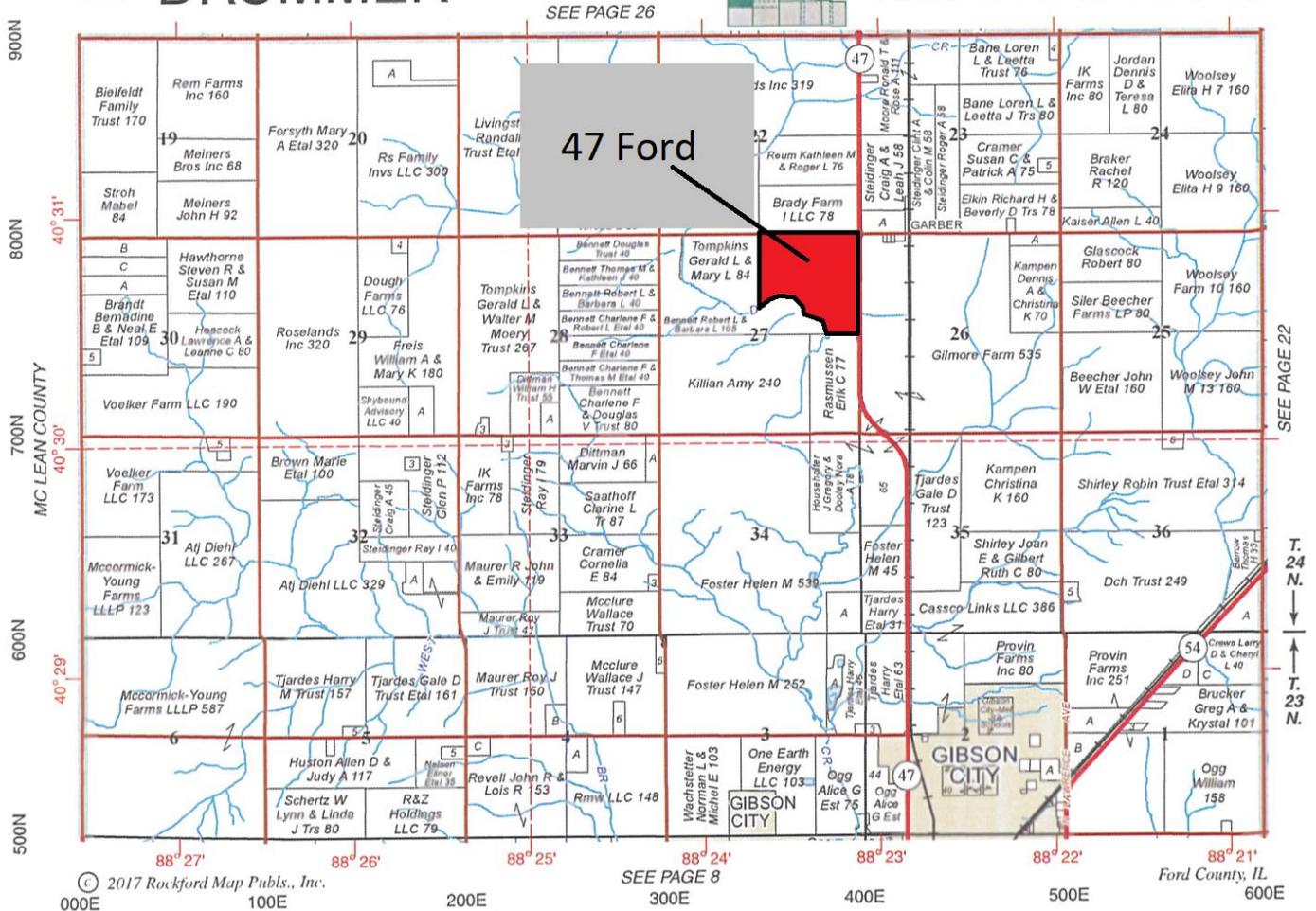
- #1343A - 5.8 Ac @ \$225/ac through 2020
- #1344A - 1.5 Ac @ \$179/ac through 2020
- #1345A - 3.3 Ac @ \$220/ac through 2020
- #1346A - 5.6 Ac @ \$189/ac through 2020



Refer to page 42 for keyed parcels

NORTH PART DRUMMER

T.23-24N.-R.7E.



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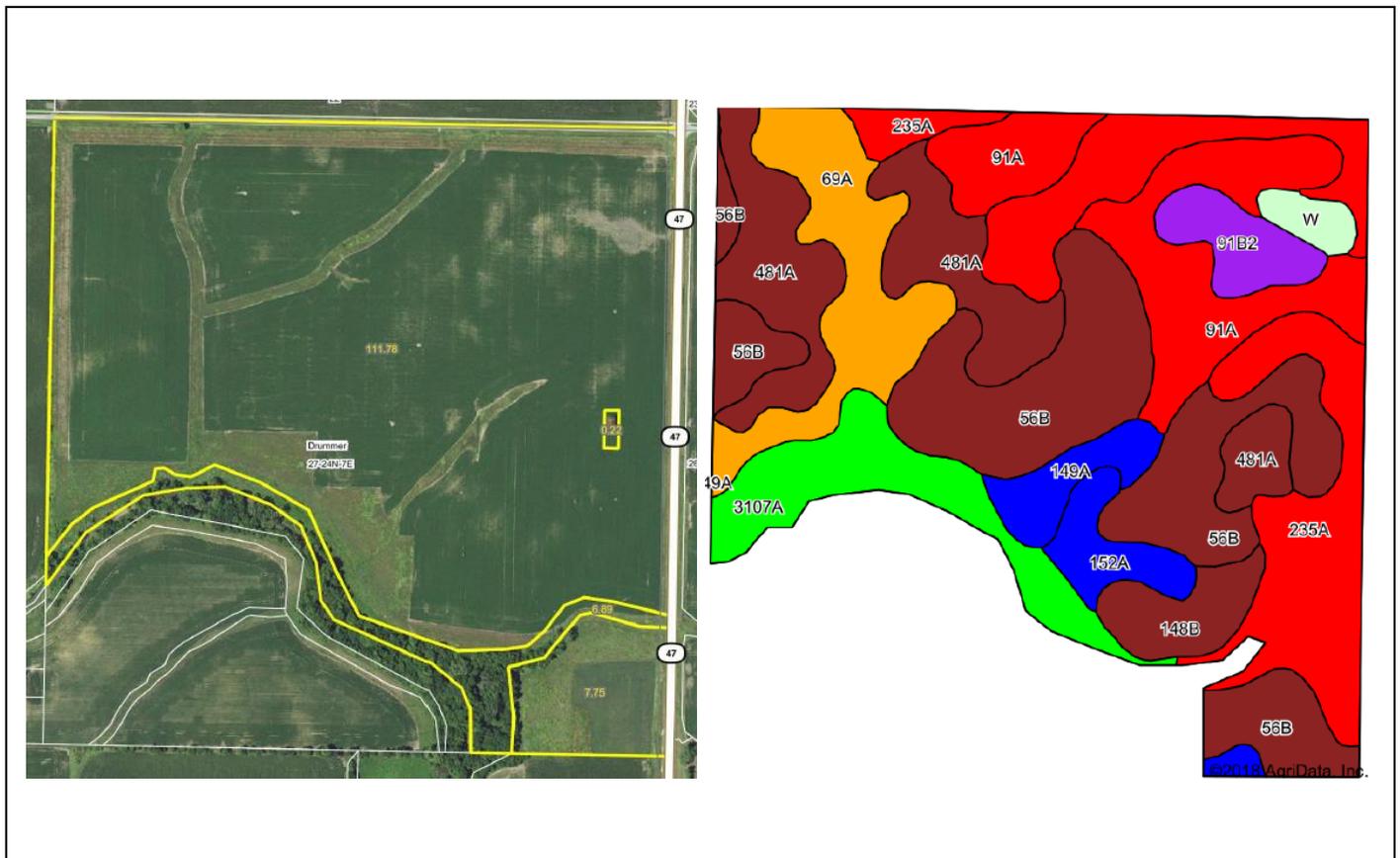
FSA Aerial Map



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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
56B	Dana Silt Loam	28.03	23.1%	178	55	130
235A	Bryce Silty Clay	22.49	18.5%	162	54	121
481A	Raub Silt Loam	16.88	13.9%	183	58	134
91A	Swygert Silty Clay Loam	16.07	13.2%	158	52	118
69A	Milford Silty Clay Loam	11.39	9.4%	171	57	128
3107A	Sawmill Silty Clay Loam	9.67	8.0%	189	60	139
148B	Proctor Silt Loam	4.05	3.3%	183	57	134
152A	Drummer Silty Clay Loam	4.02	3.3%	195	63	144
91B2	Swygert Silty Clay Loam	3.91	3.2%	147	48	110
149A	Brenton Silt Loam	3.32	2.7%	195	60	141
W	Water	1.56	1.3%			
Weighted Average				171.2	55	126.4

The Farm is 95.82% tillable per FSA records

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Agency: Bushey Farm Brokerage, a division of Bushey 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.

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