

# Public Auction

Busey Farm Brokerage

**November 12, 2015 at 9:00 A.M.**

Lexington Community Center  
207 W Main St Lexington, Illinois 61753



## McLean County – FARM FOR SALE BY AUCTION

**Stewart Family Farm** 604.96 Acres (surveyed)

Offered in Five Tracts, Buyers Choice & Privilege

Gridley and Yates Township, McLean County, Illinois

### Location

Tracts 1-2 are located 5 miles Southeast of Gridley.  
Tracts 3-4 are located 2 miles Northwest of Weston.  
Tract 5 is located 2 miles South of Weston.

### Legal Description

(Abbreviated)

Tract 1: NW ¼ of Section 24, Gridley TWP.  
Tract 2: NE ¼ of Section 24, Gridley TWP.  
Tract 3: E ½ of NW ¼ of Section 4 Yates TWP.  
Tract 4: W ½ of NW ¼ of Section 4 Yates TWP.  
Tract 5: S ½ of SE ¼ and the S ½ of N ½ of SE ¼ of Section 15, Yates TWP.

### Contact Information



Dean Kyburz	Steve Myers	John Schuler
Managing Broker	Auctioneer/Broker	Listing Broker
217-425-8291	#441-001837	309-962-2901
	309-962-2901	309-706-2427
	309-275-4402	

**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	2014 Assessed Value	2014 Taxes Due in 2015
1-2	02-24-100-003	318.22	\$148,968	\$11,940.78
3-4	04-04-100-003	160.70	\$36,388	\$2,501.32
5	04-15-400-008	39.99	\$8,530	\$586.36
5	04-15-400-005	40.01	\$7,699	\$529.24
5	04-15-400-007	40.00	\$7,017	\$482.36

### Yield History

(5 year avg.)	Corn	Soybeans
Gridley	196.9	62.8
Yates 160	163.2	60.8
Yates 120	168.6	58.6

### Soil Test

	pH	P	K	Year Taken
East Gridley	6.1	114	470	Spring 14/15
West Gridley	6.1	98	444	Spring 14/15
East Yates 80	5.8	68	373	Fall 2013
West Yates 80	6.3	53	295	Fall 2012
Yates 120	6.4	72	368	Fall 12/13

### Lease/Possession

The farm is leased for the 2015 crop year. Seller will be responsible for all income and expenses for the 2015 crop. The lease is open for the 2016 crop.

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## Farm Information

Tracts 1-2 (combined) Survey has been completed

### McLean County FSA Data

Farm #:	2203	Tract #	307
Total Acres:	324.68	Tillable Acres:	321.44
Corn Base Acres:	160.4	Soybean Base Acres:	160.3
Wheat Base Acres:	None		
CRP:	None		

### PLC Yields

Corn Yield:	175	Soybean Yield:	49
Wheat Yield:	n/a		

Tracts 3-4 (combined) Survey has been completed

### McLean County FSA Data

Farm #:	4072	Tract #	173
Total Acres:	160.97	Tillable Acres:	156.82
Corn Base Acres:	78.7	Soybean Base Acres:	63.6
Wheat Base Acres:	None		
CRP Tract 1:	2.0 A +/- at \$355.22/A Expires 2025		
CRP Tract 2:	12.2 A +/- at \$355.22/A Expires 2025		

### PLC Yields

Corn Yield:	167	Soybean Yield:	56
Wheat Yield:	n/a		

Tract 5 – 120.00 Acres selling based on Taxable Acres

### McLean County FSA Data

Farm #:	6787	Tract #	36067
Total Acres:	117.37	Tillable Acres:	116.60
Corn Base Acres:	73.5	Soybean Base Acres:	43.1
Wheat Base Acres:	None		
CRP:	None		

### PLC Yields

Corn Yield:	171	Soybean Yield:	55
Wheat Yield:	n/a		

From West looking East



From Southwest Looking Northeast



From South Road Looking North

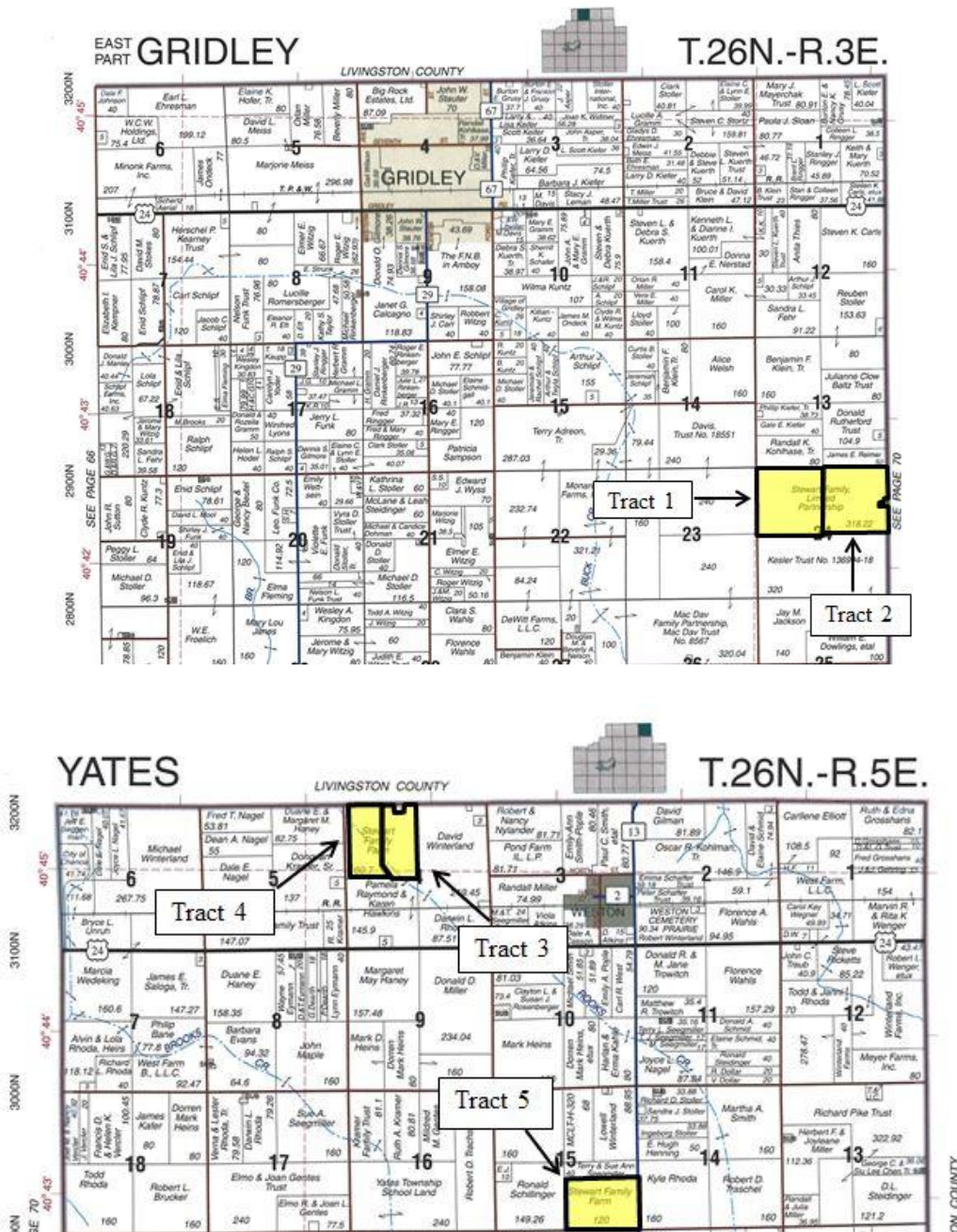


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# Plat Map



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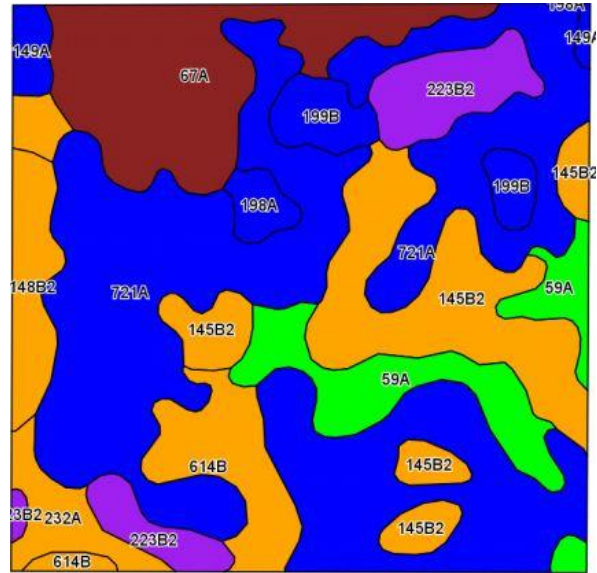
## Busey FARM BROKERAGE

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Aerial Map and Soil Information – Tract 1: 160.00



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer & El Paso	69.75	43.60%	194	63	143
145B2	Saybrook silt loam	22.17	13.90%	170	54	125
67A	Harpster silty clay loam	19.80	12.40%	182	57	133
59A	Lisbon silt loam	11.05	6.90%	188	59	136
223B2	Varna silt loam	9.27	5.80%	150	48	110
614B	Chenoa silty clay loam	8.59	5.40%	174	57	129
232A	Ashkum silty clay loam	5.69	3.60%	170	56	127
148B2	Proctor silt loam	5.25	3.30%	176	55	128
199B	Plano silt loam	4.85	3.00%	192	59	141
149A	Brenton silt loam	1.92	1.20%	195	60	141
198A	Elburn silt loam	1.73	1.10%	197	61	143
Weighted Average		160.07		183.7	58.*	135.0

\*In the event the Gridley Farm is purchased as separate tracts, the purchaser of the Northeast ¼ of Section 24 in Gridley Township acknowledges that such purchase shall be subject to an easement in favor of the purchaser of the Northwest ¼ of Section 24 in Gridley Township for drainage and access to the 24 inch drainage tile located in the Northeast Corner of the Northeast ¼ of Section 24.



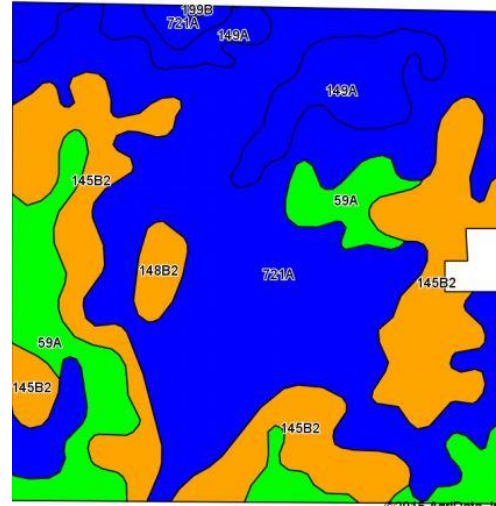
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## Aerial Map and Soil Information – Tract 2: 161.91



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer and El Paso	81.72	50.50%	194	63	143
145B2	Saybrook silt loam	41.60	25.70%	170	54	125
59A	Lisbon silt loam	21.95	13.60%	188	59	136
149A	Brenton silt loam	14.07	8.70%	195	60	141
148B2	Proctor silt loam	2.52	1.60%	176	55	128
199B	Plano silt loam	0.09	0.10%	192	59	141
<b>Weighted Average</b>		161.91		<b>186.8</b>	<b>59.8</b>	<b>137.0</b>

Tract 2 is improved with the following improvements: Grain bin – 7,500 bu., Grain bin – 12,000 bu., Grain bin – 12,000 bu., Grain bin – 17,700 bu., Morton Machine shed – 48' x 62', Barn – 20' x 33', Garage – 14' x 18'

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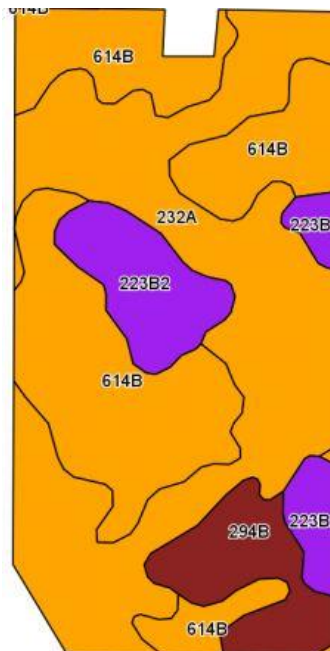
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## Aerial Map and Soil Information – Tract 3: 78.73



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
232A	Ashkum silty clay loam	34.07	43.30%	170	56	127
614B	Chenoa silty clam loam	28.22	35.80%	174	57	129
223B2	Varna Silt loam	9.35	11.90%	150	48	110
294B	Symerton silt loam	6.96	8.80%	177	55	130
614B	Chenoa silty clay loam	0.09	0.10%	174	57	129
232A	Ashkum silty clay loam	0.06	0.10%	170	56	126
<b>Weighted Average</b>		78.73		<b>169.7</b>	<b>55.3</b>	<b>126.0</b>

Tract 3 is improved with the following improvements:

Grain bin – 11,000 bu.

Grain bin – 5,000 bu.

Barn – 40' x 40'



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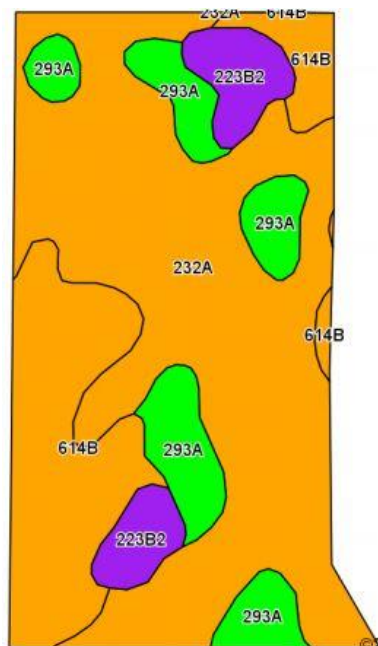
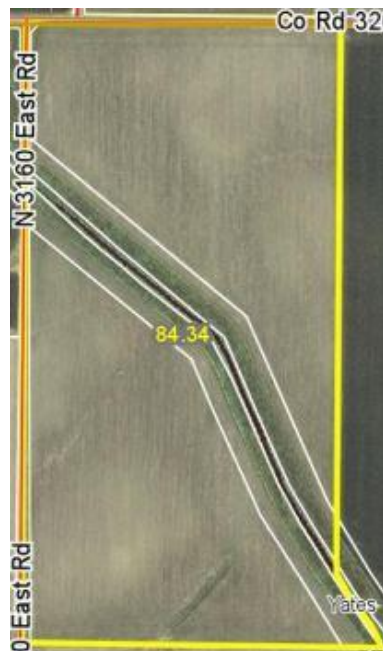
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## Aerial Map and Soil Information – Tract 4: 84.32



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
232A	Ashkum silty clay loam	47.65	56.60%	170	56	127
614B	Chenoa silty clay loam	19.03	23.1%	174	57	129
293A	Andres silt loam	11.40	13.50%	184	59	135
223B2	Varna silt loam	5.96	7.10%	150	48	110
232A	Ashkum silty clay loam	0.17	0.20%	170	56	129
614B	Chenoa silty clay loam	0.13	0.20%	174	57	129
<b>Weighted Average</b>		84.34		<b>171.4</b>	<b>56.1</b>	<b>127.3</b>



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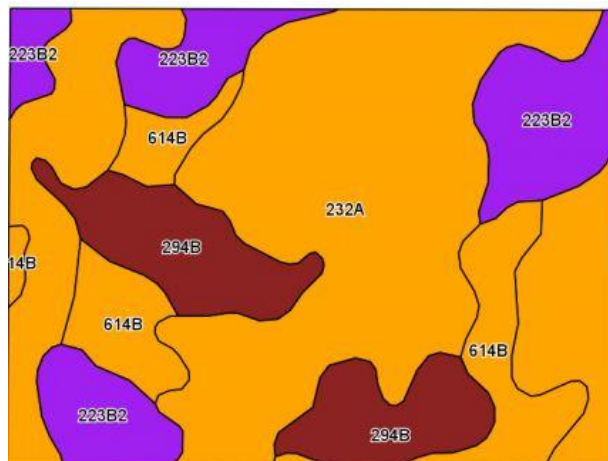
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## Aerial Map and Soil Information – Tract 5: 120.00



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
232A	Ashkum silty clay loam	68.12	56.80%	170	56	127
223B2	Varna silt loam	20.37	17.00%	150	48	110
294B	Symerton silt loam	16.18	13.50%	177	55	130
614B	Chenoa silty clay loam	15.33	12.80%	174	57	129
<b>Weighted Average</b>		120.00		<b>168.1</b>	<b>54.6</b>	<b>124.8</b>

Tract 5 is improved with the following improvements:

Barn – 20' x 30'

\*In 2014 a well head was capped off.



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# Auction Terms and Conditions

**Procedures:** Tracts 1-5 will be offered in 5 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 Tracts 1-5 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 January 5, 2016, or as soon thereafter as acceptable closing documents are completed.

**Possession:** Possession of the land will be given subject to the current 2015 lease ending January 1, 2016. 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 2015 taxes payable in 2016, 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 2015 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:** John Schuler Listing Broker, and 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.

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