

Land Auction

Busey Farm Brokerage

December 3rd, 2021 at 10:00 A.M.

In Person Location: Sadorus Community Center 117 East Market St, Sadorus, IL 61872

Online Location: Busey.BidWrangler.com



CHAMPAIGN COUNTY – FARM FOR SALE-BY AUCTION

The Shepherd Farm

80.50 Taxable Acres

Crittenden Township, Champaign County, Illinois

Location/General Information

The farm is located on County Road 600E 1.5 miles West of IL Route 130, 3 miles Southeast of Tolono, IL and 3 miles Southwest of Philo, IL.

Legal Description

The E ½ of the NW ¼ of Section 4, Township 17 North, Range 9 East of the 3rd Principal Meridian, Champaign County, IL (No Buildings)

Lease/Possession

The farm is lease free for the 2022 crop year.

Contact Information



Steve Myers Managing Broker/Auctioneer O: 309-962-2901 C: 309-275-4402	Hans Carmien Broker O: 217-351-2767 C: 217-840-7171
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busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Champaign County FSA Data

Farm #	753	Tract #	4783
Total Acres:	81.6	Tillable Acres:	81.6
Corn Base:	61.12	Soybean Base:	20.38
HEL:	None	Program:	PLC-Corn ARC-Co-SB
PLC Yield Corn:	185	PLC Yield SB:	51

Real Estate Tax Information

Parcel ID#	Acres	2020 Assessed Value	2020 Taxes Payable 2021
08-33-04-100-002	80.50	\$59,910.00	\$3,427.42

Yield History (Coming Soon!)

	Corn	SB
2020		
2019		
2018		69
2017	226	
2016	223	
2015		56
2014	235	

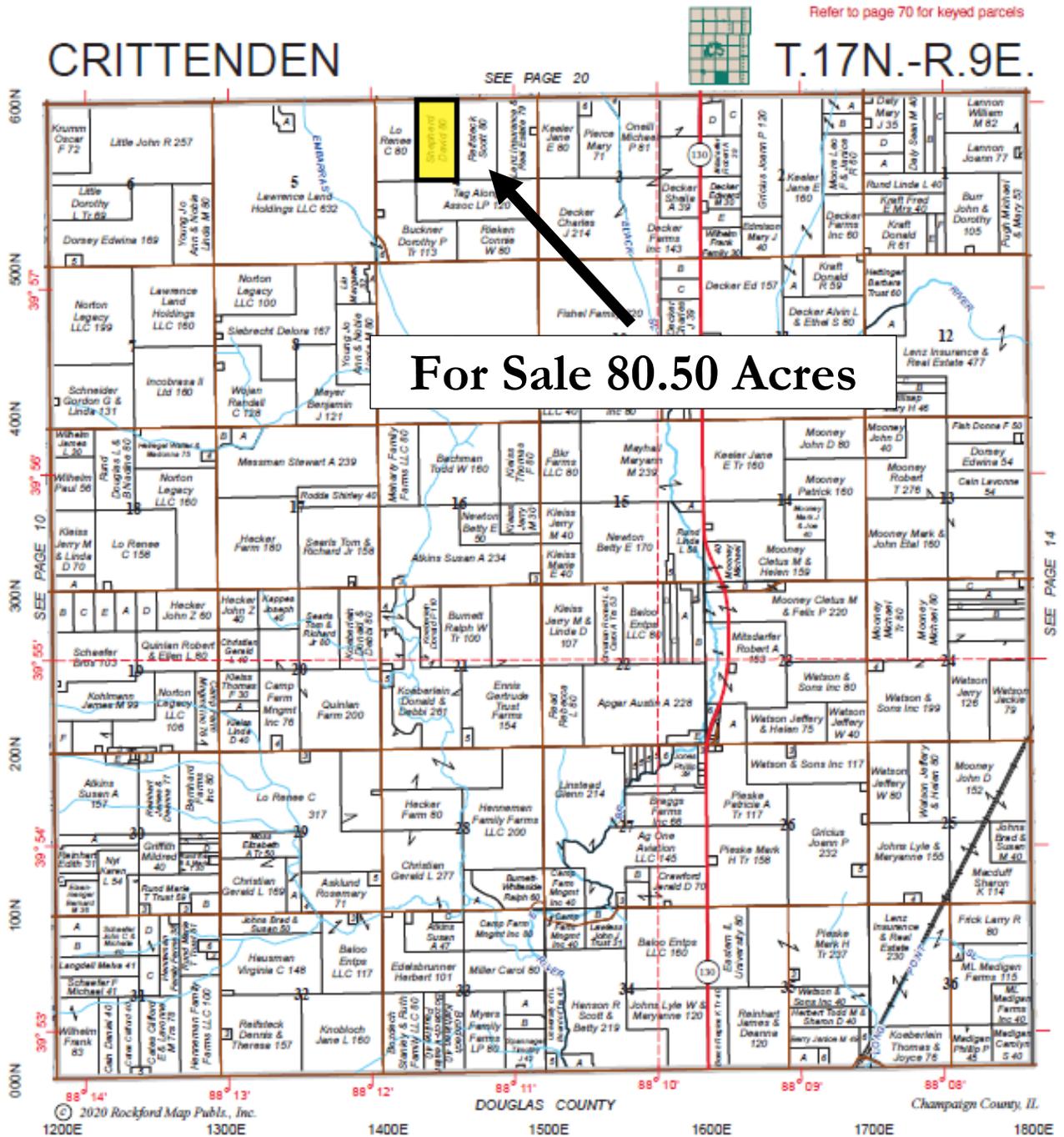
2021 Soil Test Data

pH: 6.6 P: 135.5 K: 302.9

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents, and representatives, are agents of the Seller

Plat Map

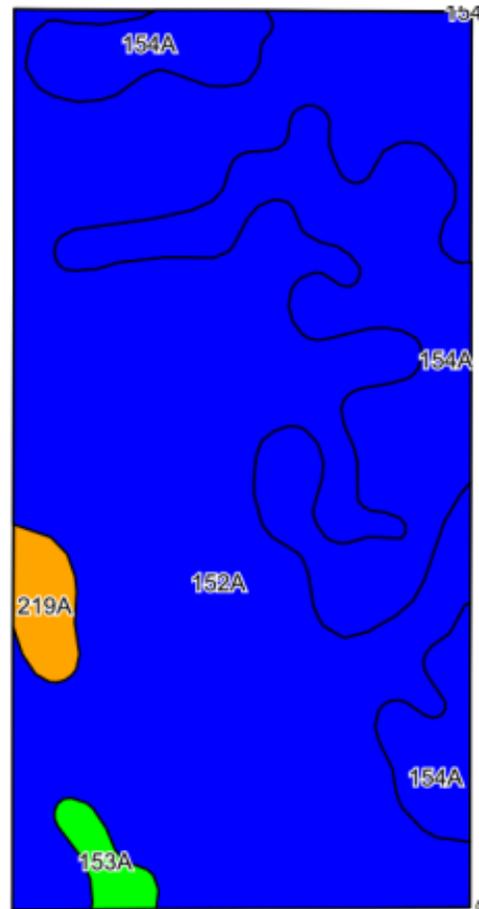


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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152 A	Drummer Silty Clay Loam	57.31	71.2%	195	63	144
154 A	Flanagan Silt Loam	20.50	25.5%	194	63	144
219 A	Millbrook Silt Loam	1.61	2.0%	177	55	129
153 A	Pella Silty Clay Loan	1.08	1.3%	183	60	136
Weighted Average				194.2	62.8	143.6



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

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Hans Carmien, Broker

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Auction Terms and Conditions

Procedures: The property will be offered in one tract as a whole. The property will be sold in a manner resulting in the highest total sales price, subject to the Seller's acceptance. All bidding will be in dollars per acre with the final result of that bid multiplied by the acres for sale.

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 December 30, 2021, or as soon thereafter as acceptable closing documents are completed.

Possession: Ownership and legal possession shall pass to buyer or buyer's nominee at closing. Operating possession will pass upon completion of harvest. Outgoing tenant has authorized access for Fall work.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2021 taxes payable in 2022, 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 2021 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. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) buyer's name and address; (ii) identifying tract(s) sold; and (iii) auction price. 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. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price at closing. Copies of the preliminary title commitment are available for review from Seller's attorney or the Auction Company, and copies will be available at auction. Every bid is made subject to acceptance of the state of title as disclosed in that title commitment.

Deed(s): Seller will convey merchantable title by good and sufficient Warranty Deed(s) to be delivered 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 making any representations or warranties regarding fitness for any 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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Online Bidding Information

Date: Friday, December 3rd, 2021

Time: Auction Starts at 10:00 a.m.

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder **at least one hour before** the auction starts.
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from Busey Farm Brokerage personnel.
- We encourage you to access the auction from a desktop or laptop computer located in an area where you know you will have a good internet connection on auction day.
- As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check or wire transfer of funds by 4:00 PM the day following the end of the auction.
- It is also highly encouraged to register and browse the website to familiarize yourself with the platform well before the auction starts. If you have any problems or questions, please contact Jacob Quaid at 309-962-2901.

Auction Live-Stream

- If you would like to spectate the auction online, you do not need to be a registered bidder. Simply click on the property link and view the live-stream.

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Online Bidding Procedure

- All bids on these tracts will be visible online, but the identity of bidders is confidential. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Technology Use

- Busey Farm Brokerage is not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, Busey Farm Brokerage reserves the right to extend, continue or close bidding. Neither the software provider, nor Busey Farm Brokerage shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.



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