

# Public Auction

Busey Farm Brokerage

February 19, 2015 at 10:00 A.M.

Wyndham Garden Hotel  
1001 W. Killarney St., Urbana, Illinois 61801



## CHAMPAIGN COUNTY – FARM FOR SALE BY AUCTION

### Kuder Estate Farm

Tract 1 – 29.78+/- Acres

Tract 2 – 33.03+/- Acres

St. Joseph Township, Champaign County, Illinois

(Survey available upon request)

#### Location

The Kuder Farms are located 1.75 miles south of St. Joseph on the east and west side of the St. Joseph-Sidney Blacktop.

#### Lease/Possession

Lease open for 2015 crop year. Possession immediate upon closing.

#### Champaign County FSA Data

##### Tract 1 & 2 Combined

Farm #	10755	Tract #	13652
Total Acres:	106.4	Tillable Acres:	85.28
Updated Base Acres & Yields:			
Corn Base Acres:	41.7	Soybean Base Acres:	43.2
PLC Corn Yield:	143	PLC Bean Yield:	44
HEL/Wetlands:	Yes	Farm Program:	Open

\*Farm will need to be reconstituted at FSA office as total FSA acreage includes land not available for purchase.

#### Legal Description

(Abbreviated)

Tract 1: Pt. of SE ¼, NE ¼, Sec. 27, T19N-R10E  
Tract 2: Pt. of SW ¼, NW ¼, Sec. 26, T19N-R10E,  
St. Joseph Twp., Champaign Co., IL.  
No improvements.

#### Contact Information



##### Dean Kyburz

Managing Broker  
217-425-8291

##### Matt Rhodes

Broker  
217-351-6555  
Cell: 217-255-2018

##### Steve Myers

Auctioneer/Broker  
#441-001837  
217-351-2767  
Cell: 309-275-4402

#### **busey.com**

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

**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

### Real Estate Tax Information

Tract	Parcel ID#	Acres	2013 Assessed Value	2013 Taxes Payable 2014
1	28-22-27-200-008	38.77	\$ 6,700	\$ 466.18
2	28-22-26-100-006	56.01	\$21,110	\$1,468.82

(Tax information includes acreage and building assessment not included in sale)

### Yield History (tracts combined)

	Corn	SB
2014	200.2	60.2
2013	177.0	51.7
2012	167.5	63.2
2011	162.6	52.7
2010	140.5	39.5
5 Year Average	169.5	53.5

### Soil Test Information (2014)

	West	East
pH	5.1	5.6
P	114	113
K	278	344
OM	2.5	3.1



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Busey Farm Brokerage

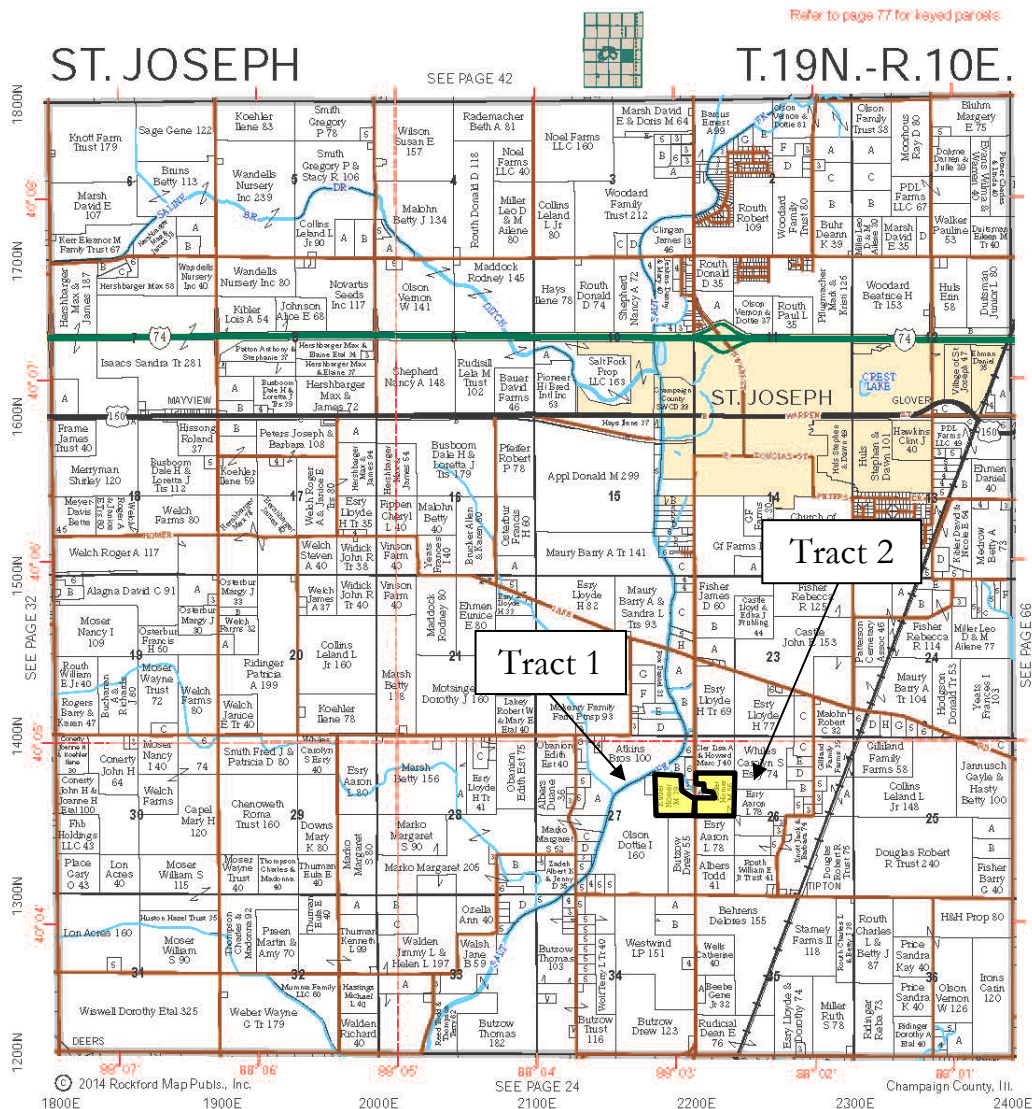
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# Plat Map



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**Busey** FARM  
BROKERAGE

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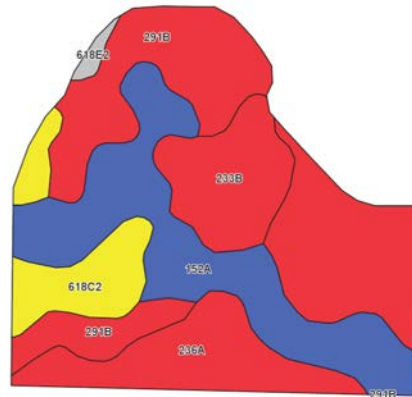
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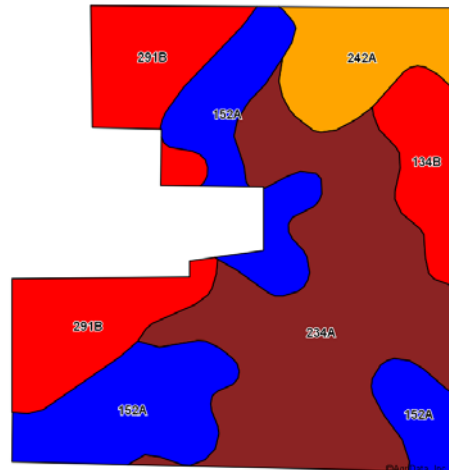
# Aerial Map and Soil Information

Tract 1



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
291B	Xenia silt loam	11.15	37.8%	160	50	117
152A	Drummer silty clay loam	7.90	26.8%	195	63	144
236A	Sabina silt loam	4.00	13.6%	168	52	122
233B	Birkbeck silt loam	3.42	11.6%	165	51	121
618C2	Senachwine silt loam	2.82	9.6%	136	44	100
618E2	Senachwine silt loam	0.23	0.8%	110	35	80
<b>Weighted Average</b>				<b>168.3</b>	<b>53.2</b>	<b>123.5</b>

Tract 2



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
234A	Sunbury silt loam	12.39	37.5%	179	57	131
152A	Drummer silty clay loam	8.61	26.1%	195	63	144
291B	Xenia silt loam	6.40	19.4%	160	50	117
242A	Kendall silt loam	3.25	9.8%	172	53	125
134B	Camden silt loam	2.38	7.2%	164	50	118
<b>Weighted Average</b>				<b>177.7</b>	<b>56.3</b>	<b>130.1</b>

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**Procedures:** Tracts 1 and 2 will be offered in 2 individual tracts or in combination via the bidder's choice auction system. The high bidder in the first round of bidding can take their choice of one or two tracts at the high bid amount. If a tract remains after the first round of bidding, round two of bidding begins, for the remaining tract. 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 March 19, 2015, or as soon thereafter as acceptable closing documents are completed.

**Possession:** Possession of the land will be given upon 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 2014 taxes payable in 2015, 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 2014 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 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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