

Public Auction

Busey Farm Brokerage

February 9, 2017 at 10:00 A.M.

Unique Suites Hotel
920 W. Lincoln Ave, Charleston, IL 61920



COLES COUNTY – FARM FOR SALE BY AUCTION

Greer Farm

80.0 +/- Acres

Seven Hickory Township, Coles County, Illinois

Location

The Greer Farm is located six miles North Charleston, IL. It is located at the Southeast Corner of the intersection of County Highway 16 and 1300E.

Legal Description

West ½ of the Northwest ¼ of Section 8, Township 13 North, Range 9 East of the 3rd Principal Meridian situated in Seven Hickory Township, Coles County, Illinois.

Lease/Possession

The farm lease is open for the 2017 crop year.

Contact Information



Dean Kyburz Managing Broker 217-425-8291	Daniel Herriott Listing Broker 217-351-2757 Cell: 217-722-5979	Steve Myers Auctioneer/Broker Lic. #441-001837 309-962-2901 Cell: 309-275-4402
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busey.com

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

Drainage

Over 13,000 feet of tile has been installed on the farm over the past 6 years. Tile maps are available on request.

Coles County FSA Data

Farm #	2482	Tract #	1504
Total Acres:	77.91	Tillable Acres:	77.91
Corn Base Acres:	44.70	Soybean Base Acres:	33.20
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	155	Soybean Yield:	50
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Real Estate Tax Information

Parcel ID#	Acres	2015 Assessed Value	2015 Taxes Payable 2016
12-0-00120-000	80.0	\$45,884	\$3,266.42

Soil Test Results

Pro-Ag 2015	pH: 6.7	P1: 39	K: 347	OM: 2.8
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Yield History

	<u>Corn</u>	<u>SB</u>
2016	200.5	X
2015	X	78.2
2014	205.8	X

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

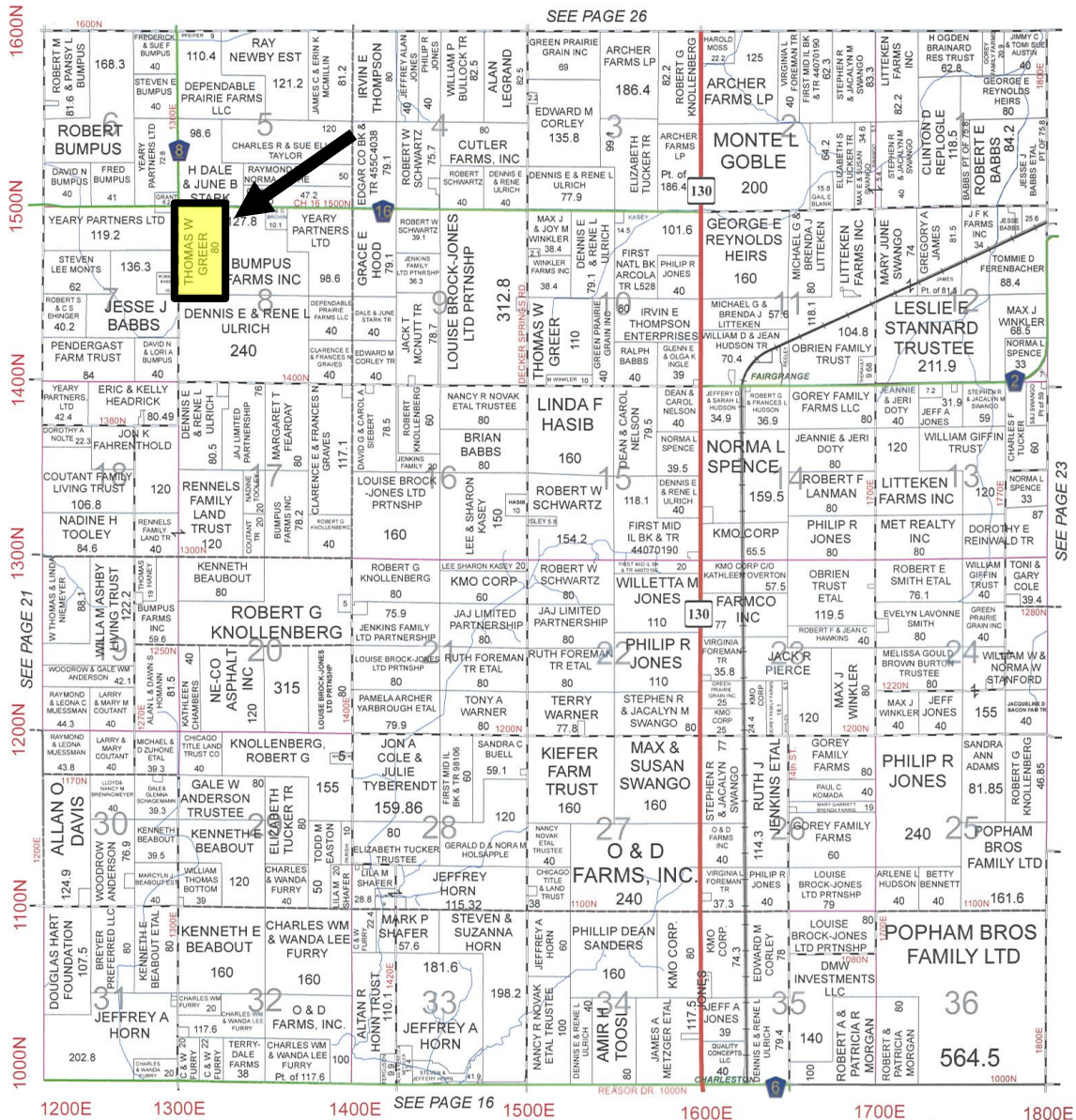
Plat Map

11. SEVEN HICKORY (S)

T.13N.-R.9E.

Coles County Regional Planning & Development Commission

February 2012



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Busey Farm Brokerage

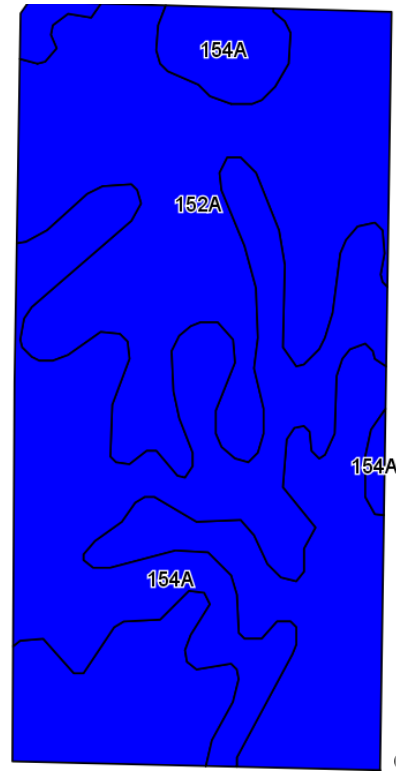
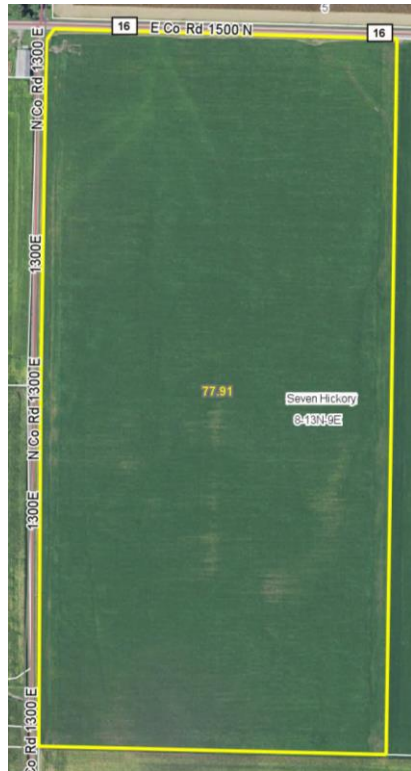
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Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer Silty Clay Loam	48.93	62.8%	195	63	144
154A	Flanagan silt loam	28.98	37.2%	194	63	144
Weighted Average				194.6	63	144



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Auction Terms & Conditions

Procedures: This property will be offered in one tract, as a whole. The property will be sold in the 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 March 9, 2017, 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 2016 taxes payable in 2017, 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 2016 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). It appears that the seller owns NO mineral rights.

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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