

# Public Auction

Busey Farm Brokerage



Ford County – Farm for Sale by Auction

**Curators of the University of Missouri**

**80.57 Acres in Dix Township, Ford County, Illinois**

**December 11, 2018 at 10:00 A.M.**

#### Location

The Curators of the University of Missouri farm is located four miles South of the Village of Elliot, Illinois. It lays on the Ford County – Champaign County line.

#### Legal Description

(Abbreviated)

The South ½ of the Southeast ¼ of Section 35, Township 23 North, Range 8 East of the Third Principal Meridian, Ford County, Illinois.

#### Contact Information

**Busey** FARM  
BROKERAGE

Steve Myers  
Auctioneer/Managing Broker  
#441-001837  
309-962-2901  
309-275-4402

John Schuler  
Broker  
309-962-2901  
309-706-2427

[busey.com](http://busey.com)

301 E Cedar St. Leroy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### Real Estate Tax Information

<u>Parcel ID#</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Due in 2018</u>
10-12-35-400-001	80.00	\$30,540.00	\$1,314.54

#### Yield History

	<u>Corn</u>	<u>Soybeans</u>
2018	219	41
2017	146	47
2016	185	51
2015	138	49
2014	173	38

#### Soil Test

	<u>pH</u>	<u>P</u>	<u>K</u>	<u>Year Taken</u>
West	6.5	67	334	2017
East	7.1	72	260	2014

#### Lease/Reimbursements

The farm is lease free for the 2019 crop year.

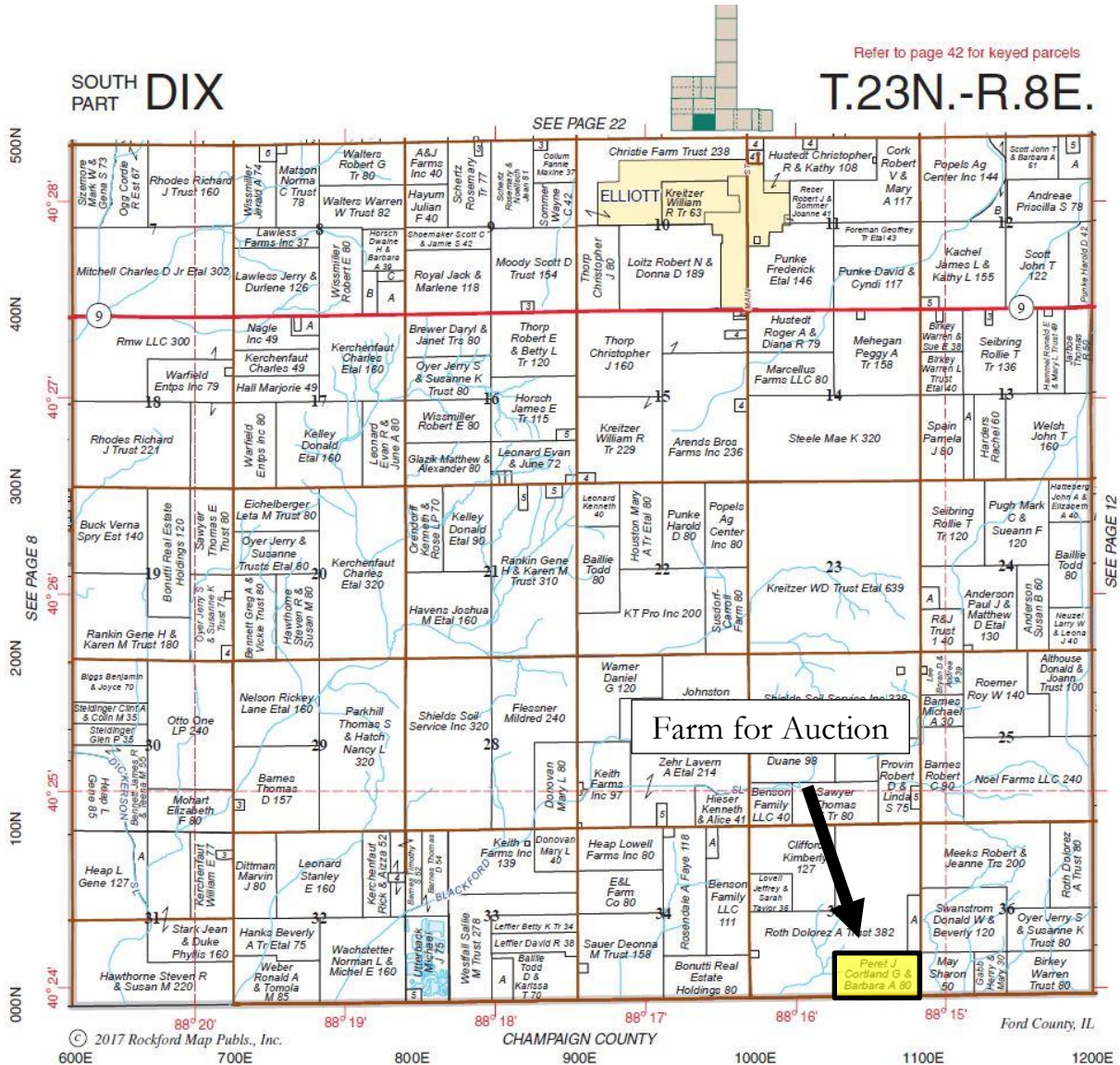
#### Auction Notes

A survey has been completed on the farm and is attached to this brochure. The auction will take place at Railside Golf Club located at 120 West 19th Street, Gibson City, IL 60936. Broker participation is welcome.

**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



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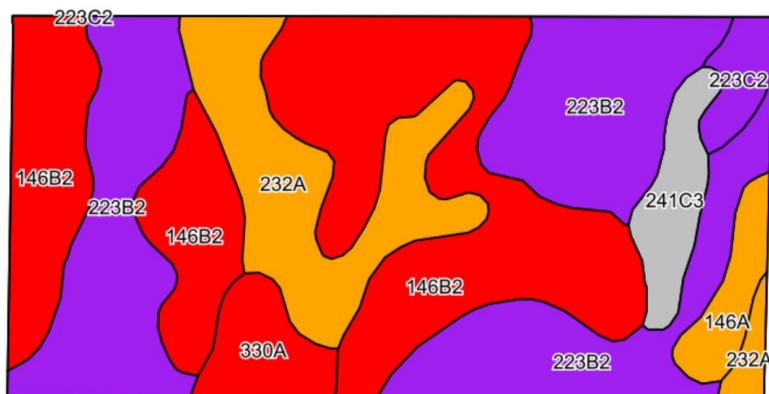
**Busey** FARM  
BROKERAGE

Licensed Real Estate Broker Corporation  
Busey Farm Brokerage  
Phone: 309-962-2901  
Fax: 309-962-6026

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# Aerial Map and Soil Information – 80.57 Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
146B2	Elliott silty clay loam	30.00	37.50%	160	52	119
223B2	Varna silt loam	28.01	35.00%	150	48	110
232A	Ashkum silty clay loam	11.26	14.10%	170	56	127
330A	Peotone silty clay loam	3.29	4.10%	164	55	123
241C3	Chatsworth silty clay	3.28	4.10%	79	28	60
146A	Elliott silt loam	2.40	3.00%	168	55	125
223C2	Varna silt loam	1.76	2.20%	150	48	110
<b>Weighted Average</b>				<b>187.5</b>	<b>60.3</b>	<b>114.7</b>

Ford County FSA Data			
Farm #:	794	Tract #	89
Total Acres:	79.04	Tillable Acres:	75.74
Corn Base Acres:	37.87	Soybean Base Acres:	37.87
Wheat Base Acres:	0.0		
CRP:	None		

PLC Yields			
Corn Yield:	118	Soybean Yield:	37
Wheat Yield:	N/A		





# Auction Terms and 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. Sellers will have three (3) business days to accept the high bid procured on auction day.

**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. That payment will be cashed upon final acceptance by seller.

**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 31, 2018.

**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, 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.

**Buyers Broker's:** Listing Broker willing to cooperate, call in advance for details.