Public Auction

Busey Farm Brokerage

November 2, 2017 at 10:00 A.M.

Douglas County Ag Center
900 South Washington, Tuscola, IL 61953

DOUGLAS COUNTY – FARM FOR SALE BY AUCTION

Townsend Farm

40.0 +/- Acres
Tuscola Township, Douglas County, Illinois

Location

The Townsend Farm is located one mile Northwest of Tuscola, IL. It is located a half of a mile west of Route 45 on the south side of County Road 1250N.

Legal Description

Northeast ¼ of the Northwest ¼ of Section 21, Township 16 North, Range 8 East of the 3rd Principal Meridian situated in Tuscola Township, Douglas County, Illinois.

Contact Information

Busey FARM BROKERAGE

Daniel Herriott	Matt Rhodes	Kyle Ogden
Listing Broker	Broker	Broker
O:217-351-2757	O:217-351-2767	O:217-351-6555
C:217-722-5979	C:217-255-2018	C:217-369-3306

busey.com

3002 W. Windsor Rd., Champaign, IL 61822
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Steve Myers: Managing Broker/Auctioneer
O: 309-962-2901 C: 309-275-4402
steve.myers@busey.com

Drainage

The farm lease is open for the 2018 crop year.

Douglas County FSA Data

Farm #	1569	Tract #	1504
HEL/Wetlands:	N/A	Program:	ARC-CO

PLC Payment Yields

Corn Yield:	155	Soybean Yield:	50

Real Estate Tax Information

Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Payable 2017
19-02-21-100-002	40.0	$14,820	$1,541.48

Soil Test Results

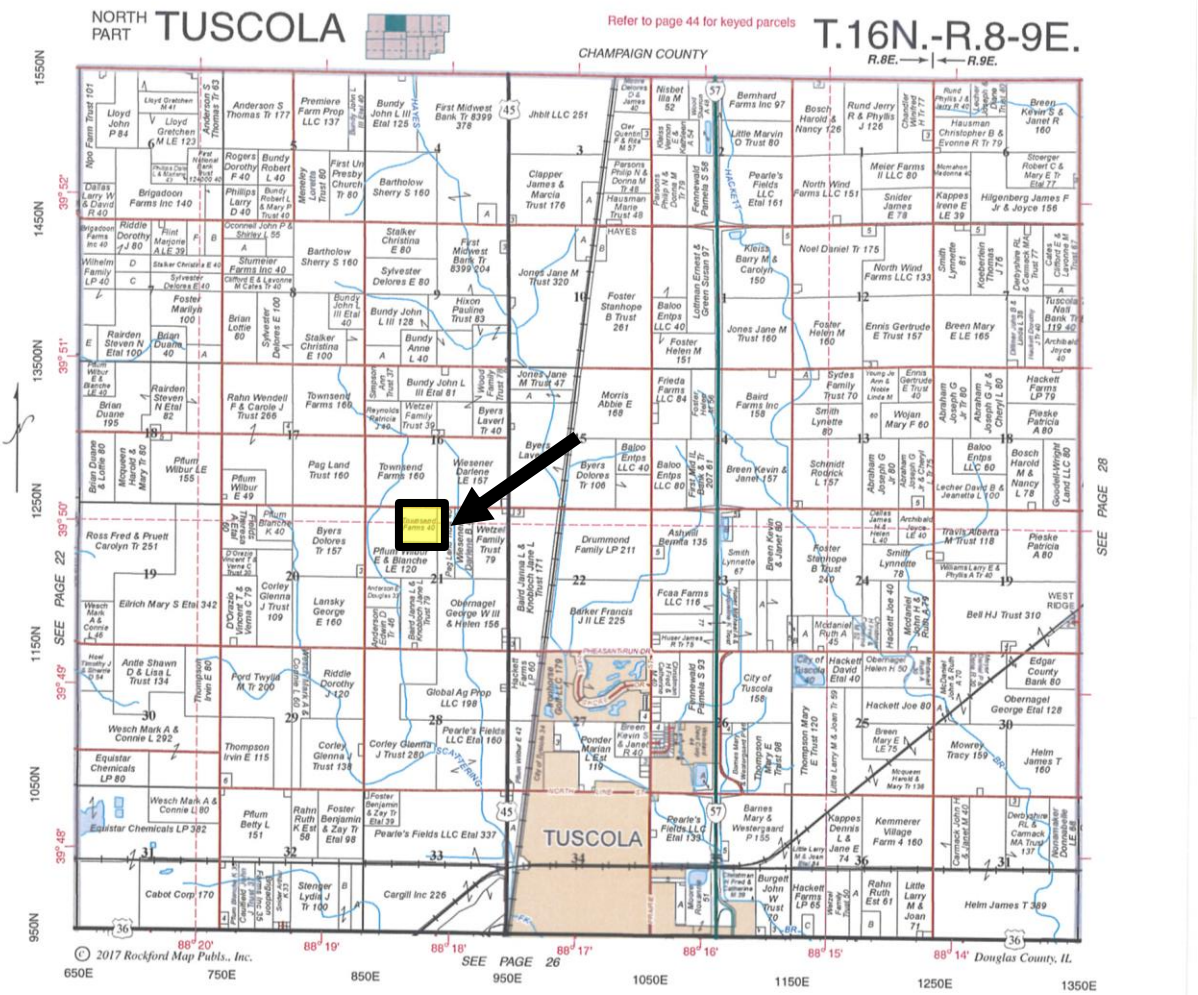
ASM 2014 pH: 6.0 P1: 79 K: 387 OM: 4.4

Yield History

	Corn	SB
2016	240.9	X
2015	X	73.0
2014	245.0	X
2013	161.3	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



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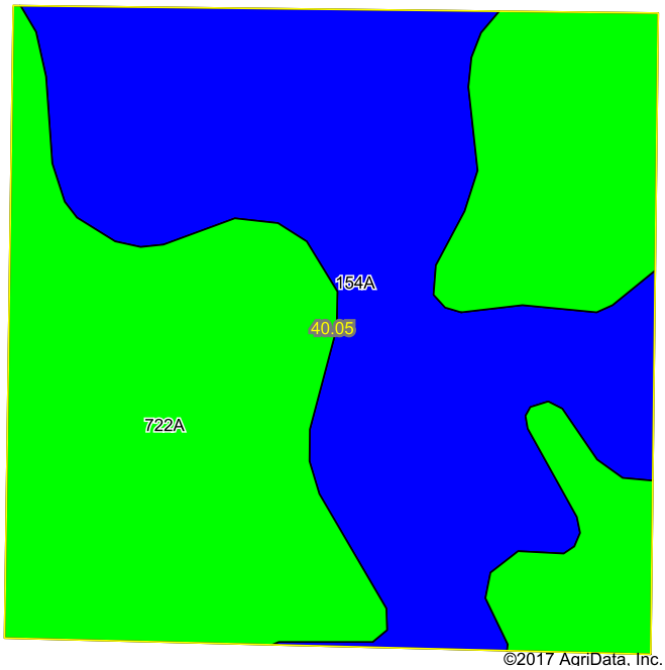
Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum managment
722A	Drummer-Milford Silty Clay Loam	21.84	54.5%	194	60	137
154A	Flanagan silt loam	18.21	45.5%	194	63	144
	Weighted Average			**188.5**	**61.4**	**140.2**

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Attorney for Seller: Jenny Park at Meyer Capel

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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 December 4, 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 2017 taxes payable in 2018, 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 2017 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).

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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