

Public Auction

Busey Farm Brokerage

November 5, 2015 at 9:00 A.M.

Best Western Plus
917 Green Mill Road, Arcola, Illinois 61910



COLES COUNTY – FARM FOR SALE BY AUCTION

Okaw Valley Newby Farm 195.6+/- Acres per Survey
Third Offering - Three Tracts, Buyers Choice & Privilege
Section 2 & 3, North Okaw (S) Twp., Coles County, Illinois

Location

Tracts 7-9 are located ½ mile North of Cooks Mills along 1500 N CR and Morgan Lane. Also 12 miles Southeast of Arthur or 14 miles North of Mattoon, Illinois.

Legal Description (Abbreviated)

Part of W ½, W ½, SW ¼ of Section 3 and part of the S ½ of Section 2, T13N, R7E lying South and East of the Kaskaskia River in Coles County, Illinois.

*Survey provides exact legal description of tracts 7-9.

Improvements

Tract 8 is improved with a machine shed and barn.

Contract Information



Dean Kyburz	Steve Myers	Matt Rhodes
Managing Broker	Auctioneer/Broker	Broker
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	309-962-2901	217-255-2018
	309-275-4402	

busey.com

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

Real Estate Tax Information

Tract	Parcel ID#	Acres	2014 Assessed Value	2014 Taxes Due in 2015
*	07-02-300-001	37.00	\$8,515	\$674.24
*	07-03-400-003	159.66	\$44,641	\$3,565.74

*Taxes do not correspond to surveyed parcels.

Yield History

3 Year Average

Corn	SB
152.97	44.77

Lease/Possession

The farm is leased for the 2015 crop year. Seller will be responsible for all income and expenses for the 2015 crop. The lease is open for the 2016 crop.



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

Farm Information

Coles County FSA Data

Farm #:	6954	Tract #	9332
Total Acres:	186.66	Tillable Acres:	140.66
Corn Base Acres:	23.0	Soybean Base Acres:	39.9
Wheat Base Acres:	10.8		

PLC Yields

Corn Yield:	150	Soybean Yield:	44
Wheat Yield:	46		

CRP Information

Tract 8 (N Part)	6.13 Acres @ \$264.38/Ac. – Exp. 2026
Tract 9	15.88 Acres @ \$264.38/Ac. – Exp. 2026
	1.20 Acres @ \$264.00/Ac. – Exp. 2025

Property Description

Tract 7 is 60.16 surveyed acres. The property is unimproved farmland that is nearly level to gently rolling to the northwest.

Tract 8 is 81.7 surveyed acres. The property is improved with machine shed and barn. This mixed use property contains nearly 48 acres of tillable farmland with wooded creek running through 18 acres of pasture. In addition to 6.13 acres of CRP, there is timber frontage to the Kaskaskia River.

Tract 9 is 53.74 surveyed acres along the Kaskaskia River. This mixed use property contains tillable farmland, 17.08 acres of CRP and mature timber along the River. A gas pipeline runs north-south through this tract.

Tracts 8 and 9 provide excellent hunting or homesteading opportunities with a cash return!



Licensed Real Estate Broker Corporation

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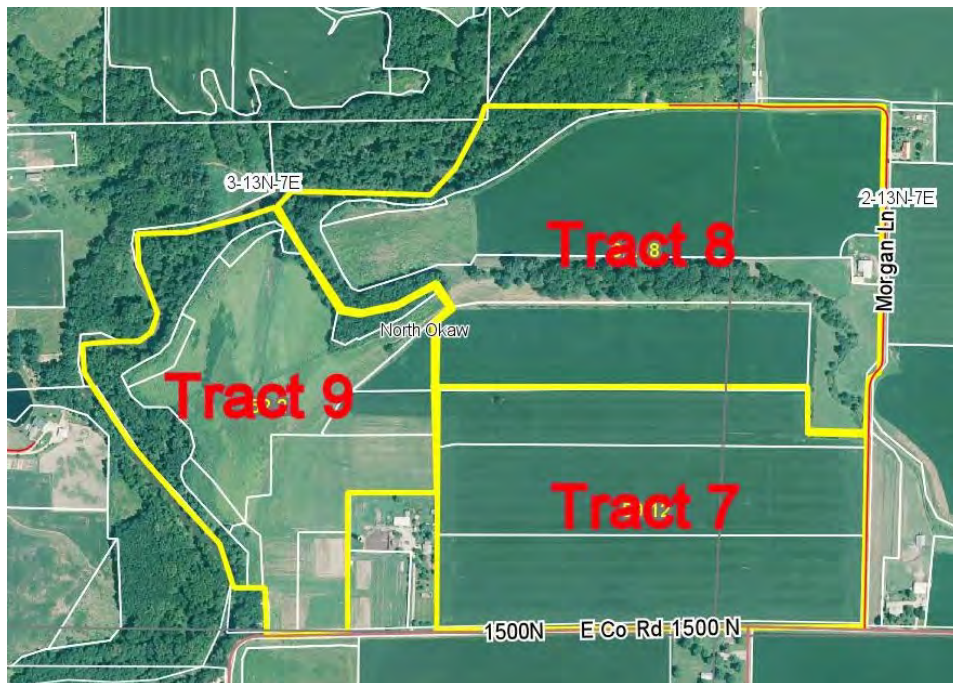
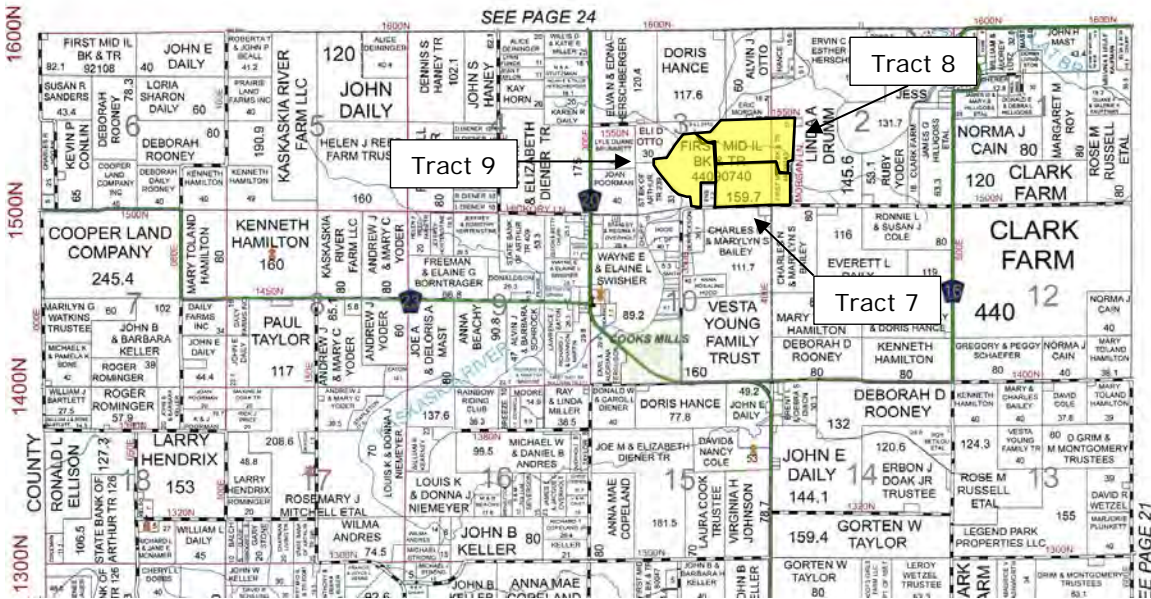
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9. NORTH OKAW (S)

T.13N.-R.7E.

Coles County Regional Planning & Development Commission

February 2013

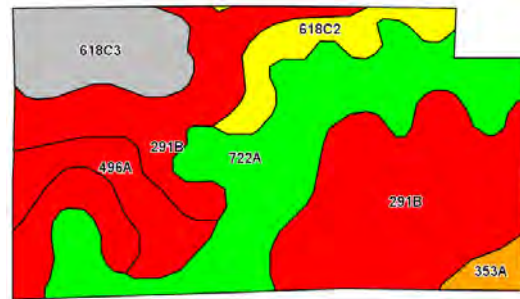
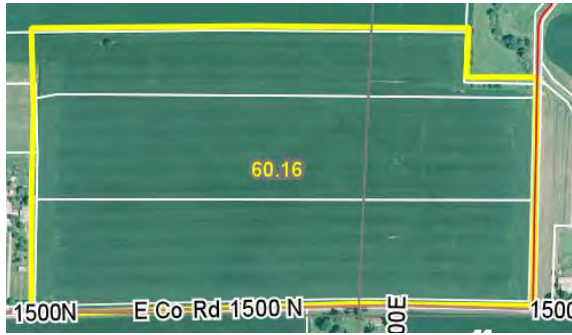


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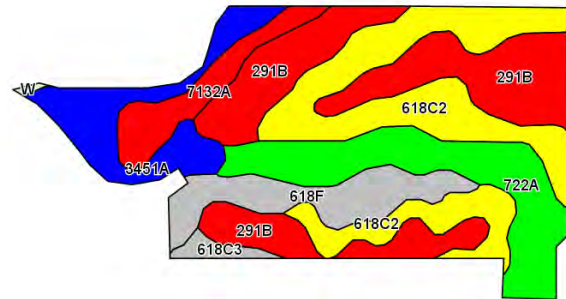
Aerial Map and Soil Information

Tract 7



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	27.29	45.4%	160	50	117
722A	Drummer-Milford silty clay loam	16.90	28.1%	184	60	137
618C3	Senachwine clay loam	6.25	10.4%	126	40	92
496A	Fincastle silt loam	4.70	7.8%	166	52	121
618C2	Senachwine silt loam	3.89	6.5%	136	44	100
353A	Toronto silt loam	1.13	1.9%	174	56	128
Weighted Average				162.4	51.7	119.4

Tract 8



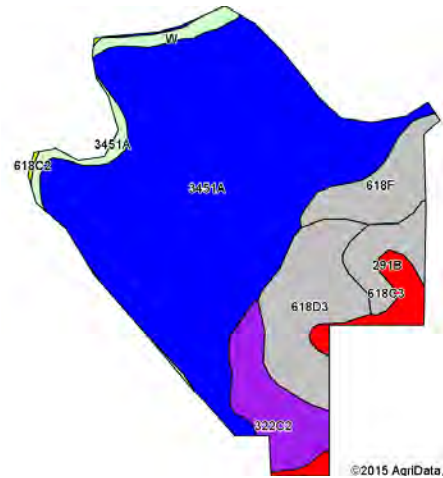
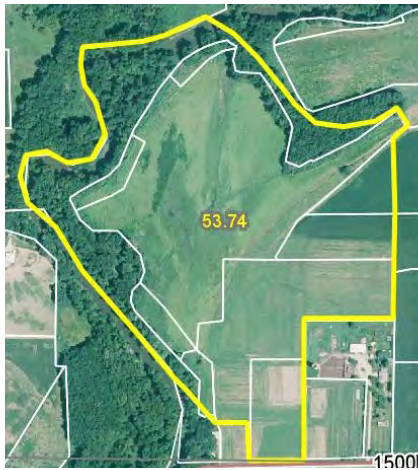
Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
291B	Xenia silt loam	23.06	28.2%	160	50	117
618C2	Senachwine silt loam	21.68	26.5%	136	44	100
722A	Drummer-Milford silty clay loam	13.76	16.8%	184	60	137
3451A	Lawson siltloam	8.65	10.6%	190	61	140
618F	Senachwine silt loam	8.08	9.9%	104	33	76
7132A	Starks silt loam	5.18	6.3%	163	51	119
618C3	Senachwine clay loam	1.14	1.4%	126	40	92
W	Water	0.15	0.2%			
Weighted Average				154.7	49.4	113.8

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Aerial Map and Soil Information

Tract 9



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
3451A	Lawson silt loam	34.29	63.8%	190	61	140
618D3	Senachwine clay loam	6.11	11.4%	118	38	87
322C2	Russell silt loam	3.97%	7.4%	149	47	108
618F	Senachwine silt loam	3.29	6.1%	104	33	76
618C3	Senachwine clay loam	2.23	4.1%	126	40	92
291B	Xenia silt loam	1.94	3.6%	160	50	117
W	Water	1.84	3.4%			
618C2	Senachwine silt loam	0.07	0.1%	136	44	100
Weighted Average				163.2	52.3	120



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Auction Terms and Conditions

Procedures: Tracts 7-9 will be offered in 3 individual tracts or in combination via the bidder's choice and privilege auction system. The high bidder in the first round of bidding can take their choice of one or any combination of tracts at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take any remaining parcels at the high bid amount. If any parcels are remaining, another round of bidding occurs until Tracts 7-9 are sold. 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 December 15, 2015, or as soon thereafter as acceptable closing documents are completed.

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 2015 taxes payable in 2016, 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 2015 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: Matt Rhodes, Broker, and 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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