

Public Auction

Busey Farm Brokerage

March 8, 2018 at 10:00 A.M.

Evergreen FS Auditorium
402 N Hershey Rd, Bloomington, IL 61704

Broker Participation Welcome

McLean County – Farm for Sale by Auction

Keith McClure Trust 230.40 Acres

Offered in Four Tracts, Buyers Choice & Privilege
Lawndale and Martin Townships, McLean County, Illinois

Location

Tract 1 is accessed 3050 E and 2075 N Rd. It is approximately four miles Northwest of the Village of Colfax, IL. Tract 2 and 3 are accessed by 3225 E, 3250 E and 2025 N. They are approximately three miles Northwest of the Village of Colfax, IL. Tract 4 is accessed by 1900 N Rd and is located just south of the outskirts of the Village of Colfax, IL.

Legal Description

(Abbreviated)

Tract 1: Part of the NE ¼ and SE ¼ of Section 31 Lawndale TWP.

Tract 2: S ½ of SW ¼ & PT of NW ¼ of SW ¼ Of Section 33, Lawndale TWP.

Tract 3: NE ½ of SW ¼ of Section 33, Lawndale TWP.

Tract 4: The SW ¼ of the SE ¼ of Section 3, Martin TWP.

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

Real Estate Tax Information

Tract	Parcel ID#	Acres	2016 Assessed Value	2016 Taxes Due in 2017
1	10-31-400-005	12.00	\$3,149	\$269.80
1	10-31-200-007	30.00	\$12,960	\$1,110.38
2-3	10-33-300-005	150.00	\$63,276	\$5,421.32
4	17-03-451-004	38.41	\$9,371	\$769.04

Yield History

	Corn 5 Yr. Avg.	Soybeans 5 Yr. Avg.
Tract 1	199	68
Tract 2	194	67
Tract 3	194	67
Tract 4	201	65

Soil Test

	pH	P	K	Year Taken
Tract 1	6.7	43	185	Fall 2016
Tract 2	6.4	40	235	Fall 2016
Tract 3	5.8	45	339	Fall 2016
Tract 4	N/A	N/A	N/A	N/A

Lease/Reimbursements

The farm is lease free for the 2018 crop year. The successful buyer will reimburse the owner for 2018 Fall Ammonia and Ammonia application of \$2,398 for Tract 1 and \$2,567 for Tract 2. A rate of 161# of actual N was applied.

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

Farm Information: FSA data coming soon.

Tract 1: 42.00 +/- Acres

McLean County FSA Data

Farm #:	2594	Tract #:	1457
Total Acres:	41.90	Tillable Acres:	41.90
Corn Base Acres:	23.90	Soybean Base Acres:	18.00
Wheat Base Acres:	0.0		
CRP:	n/a		

PLC Yields

Corn Yield:	164	Soybean Yield:	55
Wheat Yield:	n/a		

Tract 2: 110.00 +/- Acres

Tract 3: 40.00 +/- Acres

McLean County FSA Data

Farm #:	2594	Tract #:	1480
Total Acres:	158.53	Tillable Acres:	153.58
Corn Base Acres:	77.70	Soybean Base Acres:	63.60
Wheat Base Acres:	0.0		
CRP:	3.20 acres at \$319.48/Acre Expires 09/2026		
	9.10 Acres at \$201.65/Acre Expires 09/2019		

PLC Yields

Corn Yield:	164	Soybean Yield:	55
Wheat Yield:	n/a		

Tract 4: 38.40 +/- Acres

McLean County FSA Data

Farm #:2594	Tract #	1896	
Total Acres:	37.38	Tillable Acres:	29.63
Corn Base Acres:	6.50	Soybean Base Acres:	0.00
Wheat Base Acres:	0.00		
CRP:	4.70 Acres at \$150.56/Acre Expires 09/2020		
	15.90 Acres at \$310.25/Acre Expires 09/2026		
	2.20 Acres at \$300.00/Acre Expires 09/2027		

PLC Yields

Corn Yield:		Soybean Yield:	
Wheat Yield:	53		

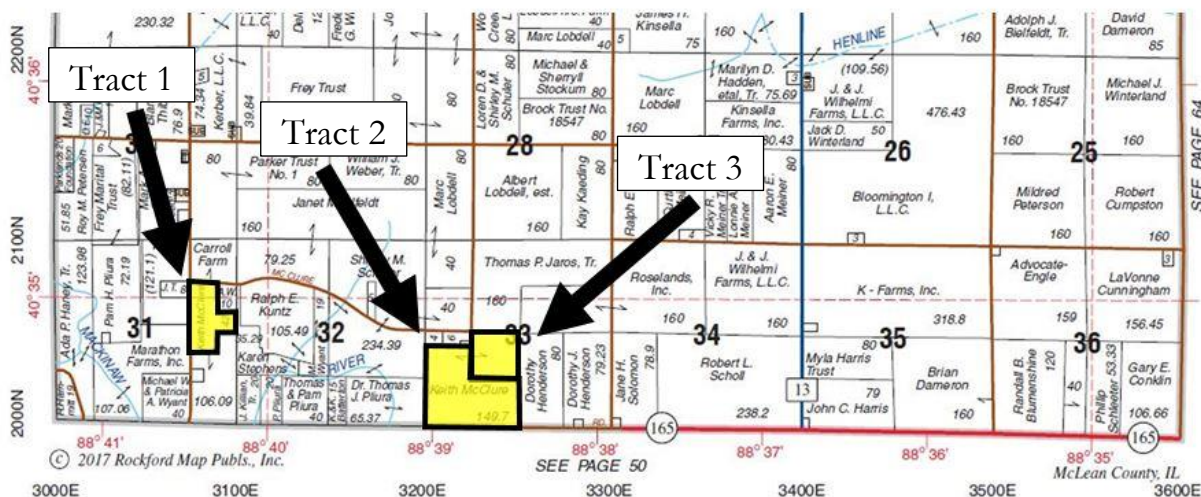
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Plat Map

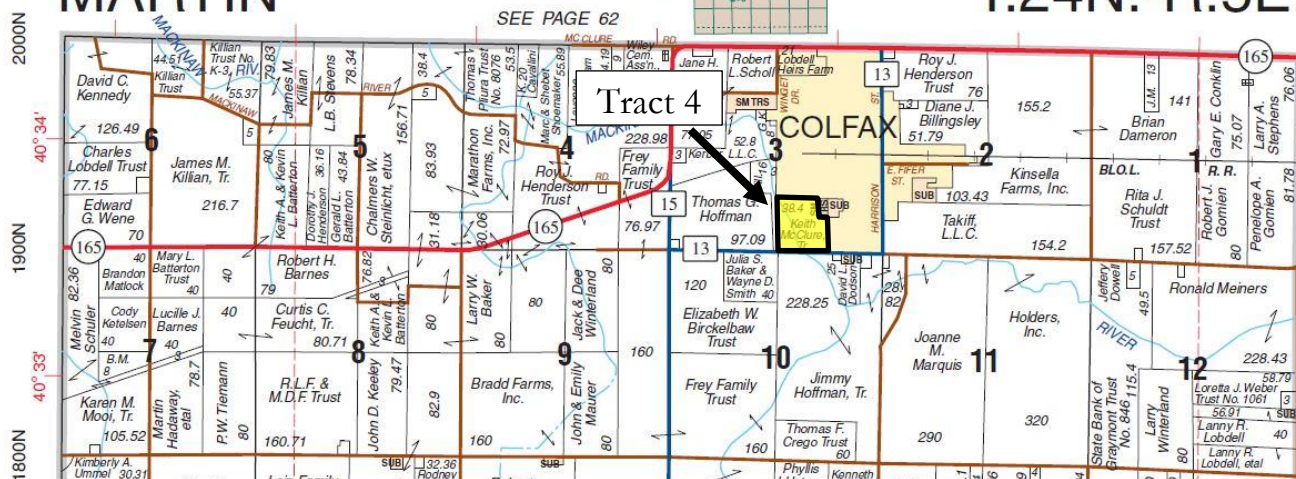
LAWNDALE

T.25N.-R.5E.



MARTIN

T.24N.-R.5E.



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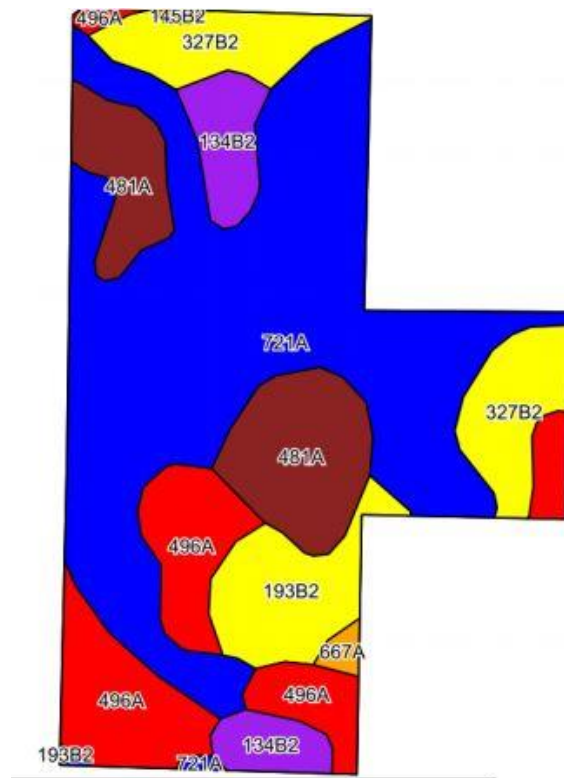
Busey FARM BROKERAGE

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 – Tract 1: 42.00 +/- Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer & El Paso	20.26	48.20%	194	63	143
496A	Fincastle silt loam	6.68	15.90%	166	52	121
481A	Raub silt loam	5.14	12.20%	183	58	134
327B2	Fox silt loam	4.25	10.10%	142	46	104
193B2	Mayville silt loam	2.89	6.90%	142	47	105
134B2	Camden silt loam	2.42	5.80%	158	48	113
667A	Kaneville silt loam	0.27	0.60%	178	55	128
145B2	Saybrook silt loam	0.09	0.20%	170	54	125
Weighted Average				177.1	56.9	130.0



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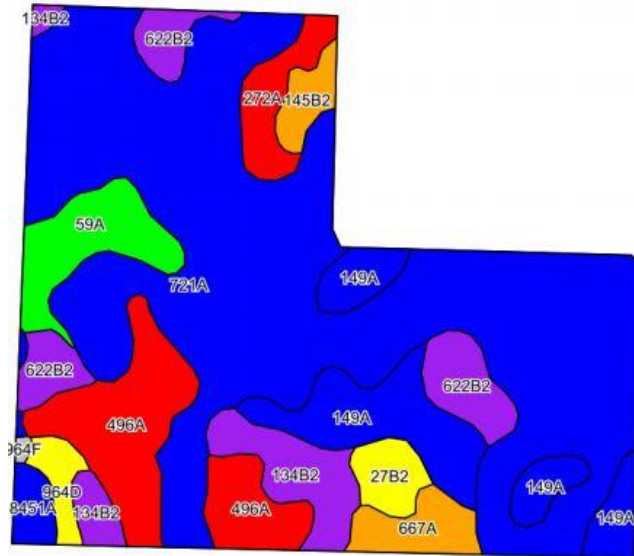
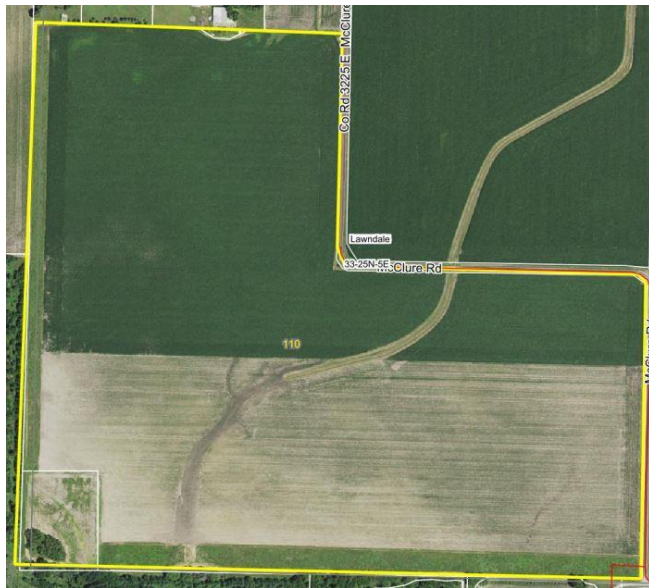
Cell: 309-706-2427

john.schuler@busey.com

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Aerial Map and Soil Information – Tract 2:110.00 +/- Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer and El Paso	60.11	54.60%	194	63	143
149A	Brenton silt loam	11.23	10.20%	195	60	141
496A	Fincastle silt loam	10.65	9.70%	166	52	121
622B2	Wyanet silt loam	5.79	5.30%	153	50	114
134B2	Camden silt loam	5.61	5.10%	158	48	113
59A	Lisbon silt loam	4.87	4.40%	188	59	136
272A	Edgington silt loam	2.93	2.70%	166	54	124
667A	Kaneville silt loam	2.66	2.40%	178	55	128
27B2	Miami silt loam	1.96	1.80%	145	47	106
145B2	Saybrook silt loam	1.65	1.50%	170	54	125
964D	Miami and Hennepin	1.40	1.30%	129	44	97
8451A	Lawson silt loam	1.04	0.90%	190	61	140
964F	Miami and Hennepin	0.10	0.10%	111	38	83
Weighted Average				183.8	58.9	134.8



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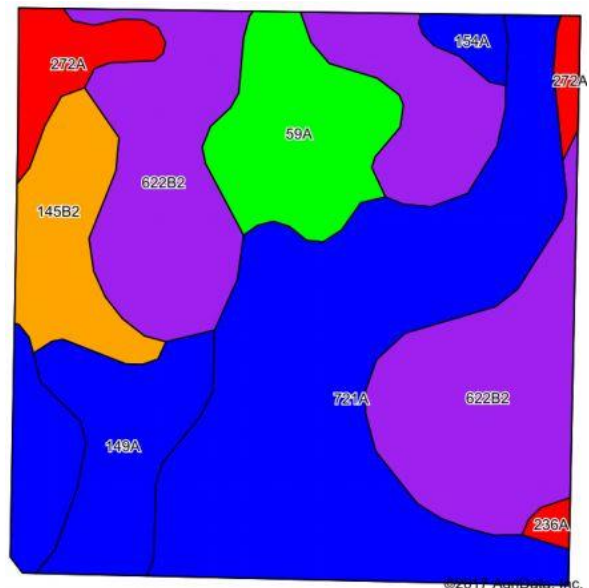
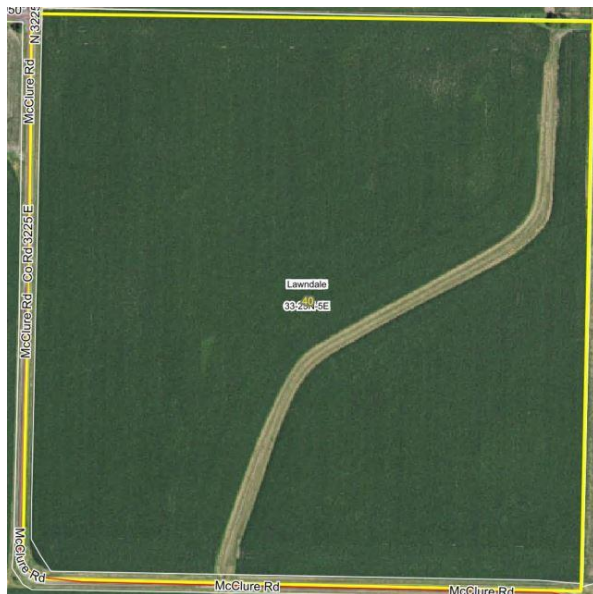
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Aerial Map and Soil Information – Tract 3: 40.00 +/- Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
721A	Drummer & Elpaso silt clay	14.77	36.90%	194	63	143
622B2	Wyanet silt loam	13.07	32.70%	153	50	114
59A	Lisbon silt loam	3.74	9.40%	188	59	136
149A	Brenton silt loam	3.26	8.1%	195	60	141
145B2	Saybrook silt loam	2.74	6.80%	170	54	125
272A	Edgington silt loam	1.68	4.20%	166	54	124
154A	Flanagan silt loam	0.54	1.40%	194	63	144
236A	Sabina silt loam	0.20	0.50%	168	52	122
Weighted Average				177.2	57.1	130.6



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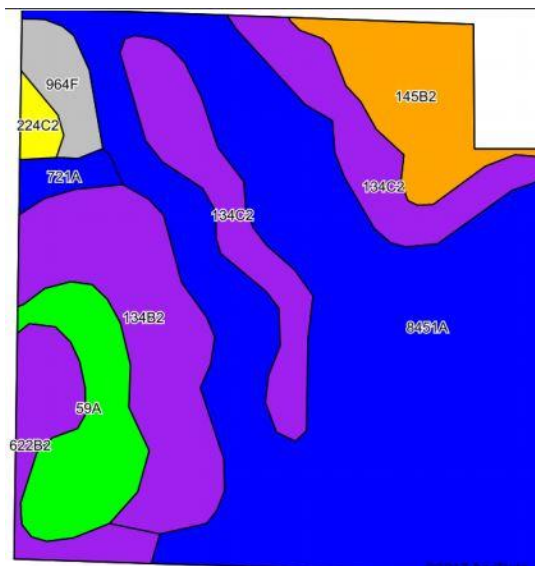
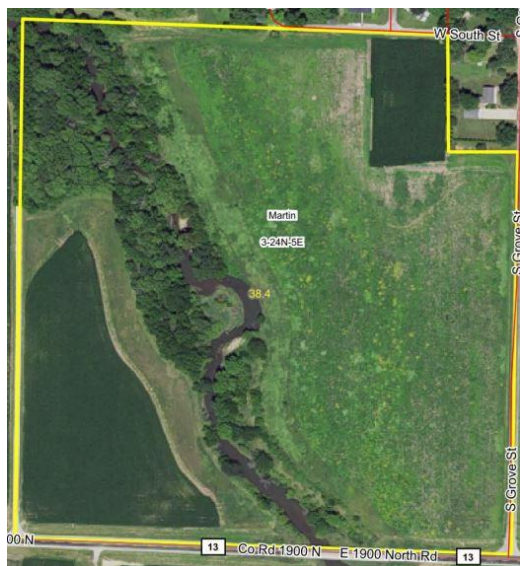
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Aerial Map and Soil Information – Tract 4: 38.40 +/- Acres



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
8451A	Lawson silt loam	19.84	51.70%	190	61	140
134C2	Camden silt loam	5.03	13.10%	154	47	111
134B2	Camden silt loam	4.67	12.20%	158	48	113
145B2	Saybrook silt loam	2.76	7.20%	170	54	125
59A	Lisbon silt loam	2.66	6.90%	188	59	136
622B2	Wyanet silt loam	1.66	4.30%	153	50	114
964F	Miami and Hennepin	0.93	2.40%	111	38	83
721A	Drummer & Elpaso silty clay	0.50	1.30%	194	63	143
224C2	Strawn Loam	0.35	0.90%	130	44	98
Weighted Average				175.8	55.8	128.7



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Auction Terms and Conditions

Procedures: Tracts 1-4 will be offered in 4 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 1-4 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 April 6, 2018, 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 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. Buyer will reimburse seller for Nitrogen/Application on Tracts 1 and 2.

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

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.