

FARMLAND FOR SALE

886.68 +/- Acres in 9 Tracts

RUTH LONG FARM AUCTION
NOVEMBER 17, 2026

TAYLORVILLE, MAY, PANA, ASSUMPTION TOWNSHIPS
CHRISTIAN COUNTY, IL

Busey FARM
BROKERAGE
A Division of Busey Bank

Busey.com | 217-425-8340 | 259 E. South Park | Decatur, IL 62523



AUCTION DETAILS:



REGISTER TO BID:



CONTACTS:

OFFICE: 259 E. SOUTH PARK DECATUR. IL 62523

NOVEMBER 17, 2026

TIME: 10:00AM (CDT)

LOCATION: The Pillars Event Center
303 E. Market St.
Taylorville, IL 62568

ONLINE: BUSEY.BIDWRANGLER.COM



CAMERON HUEY, LISTING BROKER

O: 217-425-8290

C: 309-846-1046

CAMERON.HUEY@BUSEY.COM



COREY ZELHART, DESIGNATED MANAGING BROKER

O: 217-425-8245

C: 217-493-2712

COREY.ZELHART@BUSEY.COM



STEVE MYERS, AUCTIONEER

O: 309-962-2469

C: 309-275-4402

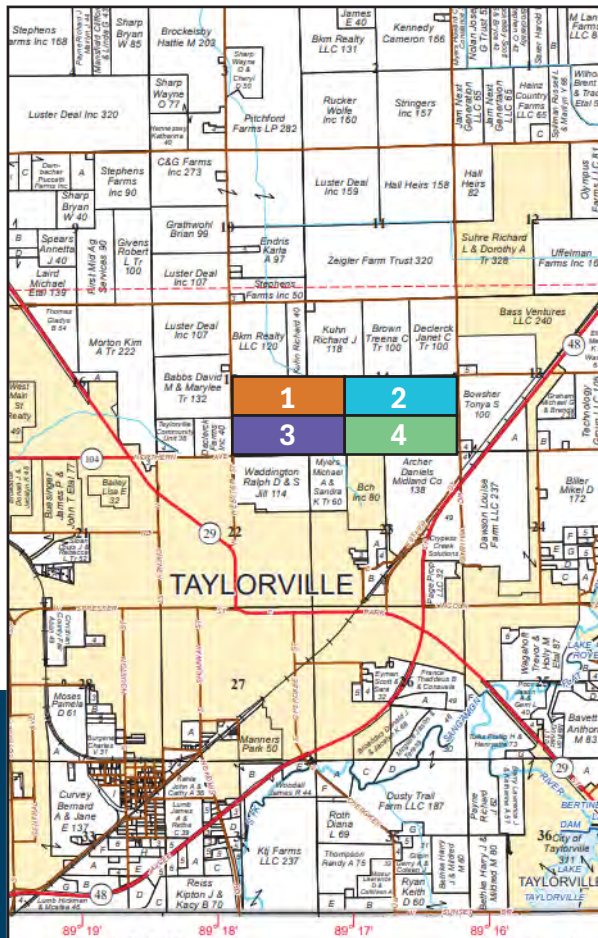
STEVE.MYERS@BUSEY.COM

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.

RUTH LONG FARM AUCTION | Christian County

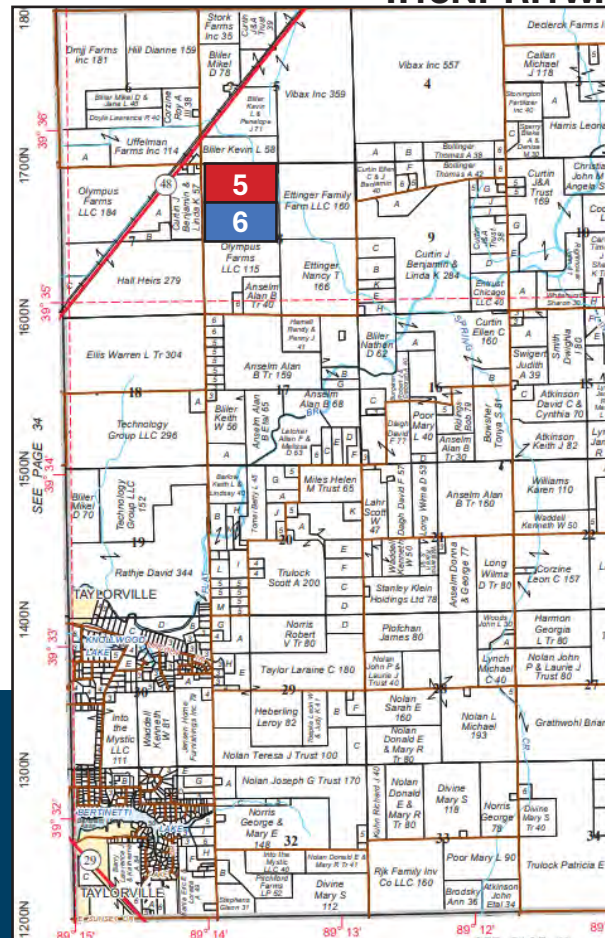
9 TRACTS

T.13N.-R.3-2W.



TAYLORVILLE TOWNSHIP
479.0 +/- Surveyed Acres in 4 tracts

T.13N.-R.1W.

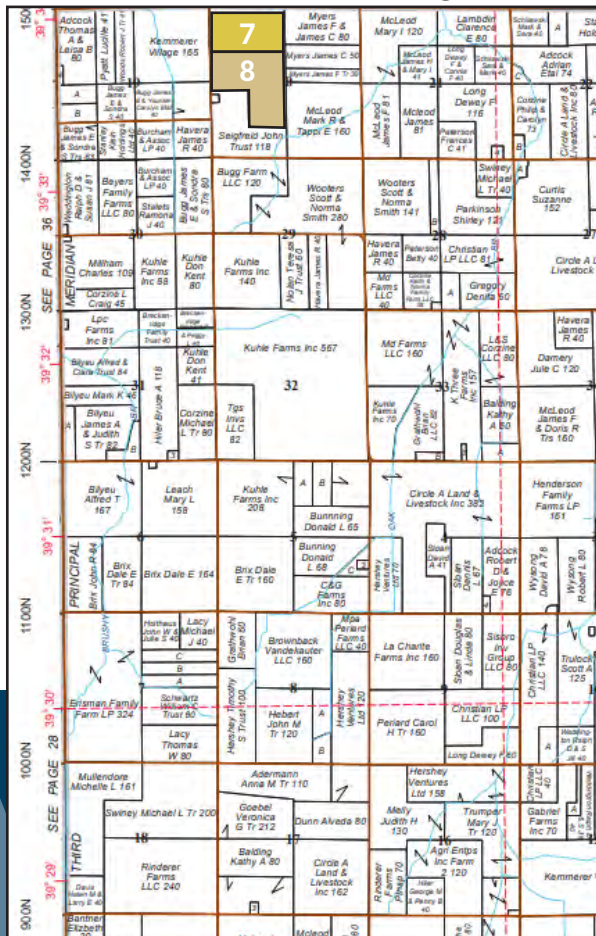


MAY TOWNSHIP
165.7 +/- Surveyed Acres in 2 Tracts

Busey FARM BROKERAGE®

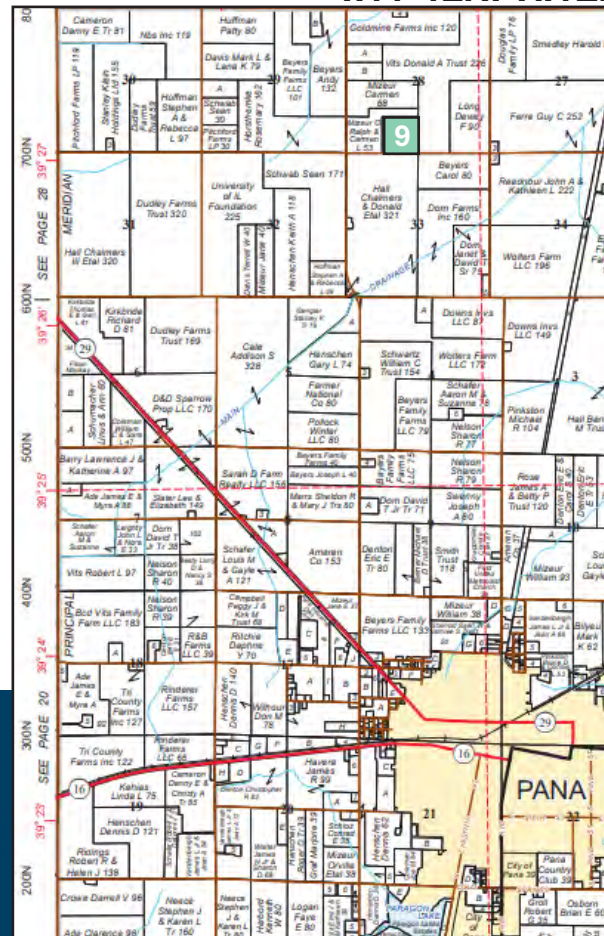
A Division of Busey Bank

T.12-13N.-R.1E.



ASSUMPTION TOWNSHIP
201.91 +/- Surveyed Acres in 2 Tracts

T.11-12N.-R.1E.



PANA TOWNSHIP
40.0 +/- Taxable Acres in 1 Tract

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TRACT 3

W

N

TRACT 1

119.66 +/- SURVEYED ACRES

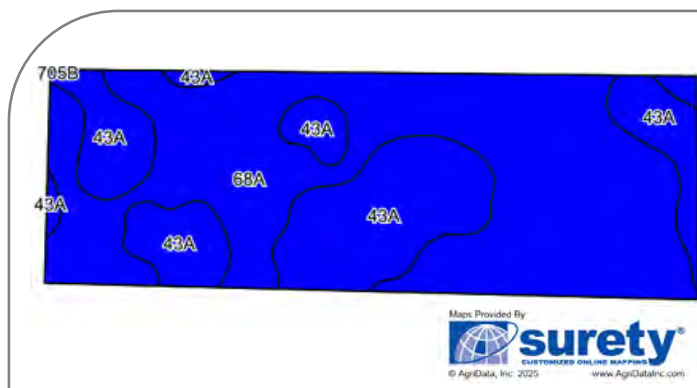
Lines are approximate

Busey FARM
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LEGAL DESCRIPTION

Please contact Broker for complete Survey details.



YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	242	74
2024	263	84
2023	240	80
2022	256	74

*COMBINED WITH TRACTS 1-4

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
68A	Sable silty clay loam	77.67	64.9%		192	63	143
43A	Ipava silt loam	41.89	35.0%		191	62	142
705B	Buckhart silt loam	0.10	0.1%		188	60	141
Weighted Avg.					191.6	62.6	142.6

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
17-13-14-300-001-00	80	\$70,6040.00	\$4,639.90
17-13-14-300-002-00	80	\$ 71,856.00	\$4,712.90
17-13-14-400-001-00	160	\$125,488.00	\$8,331.96
17-13-15-400-001-00	159.53	\$139,285.00	\$9,157.74

*Combined with Tracts 1-4

2026 SOIL TEST RESULTS (TRACTS 1 & 2)

PH: 6.2 P: 68.7 K: 364.50

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number:	6644
Tract/CLU:	2699
Total Acres:	468.20
Cropland Acres:	473.74

*COMBINED WITH TRACTS 1-4

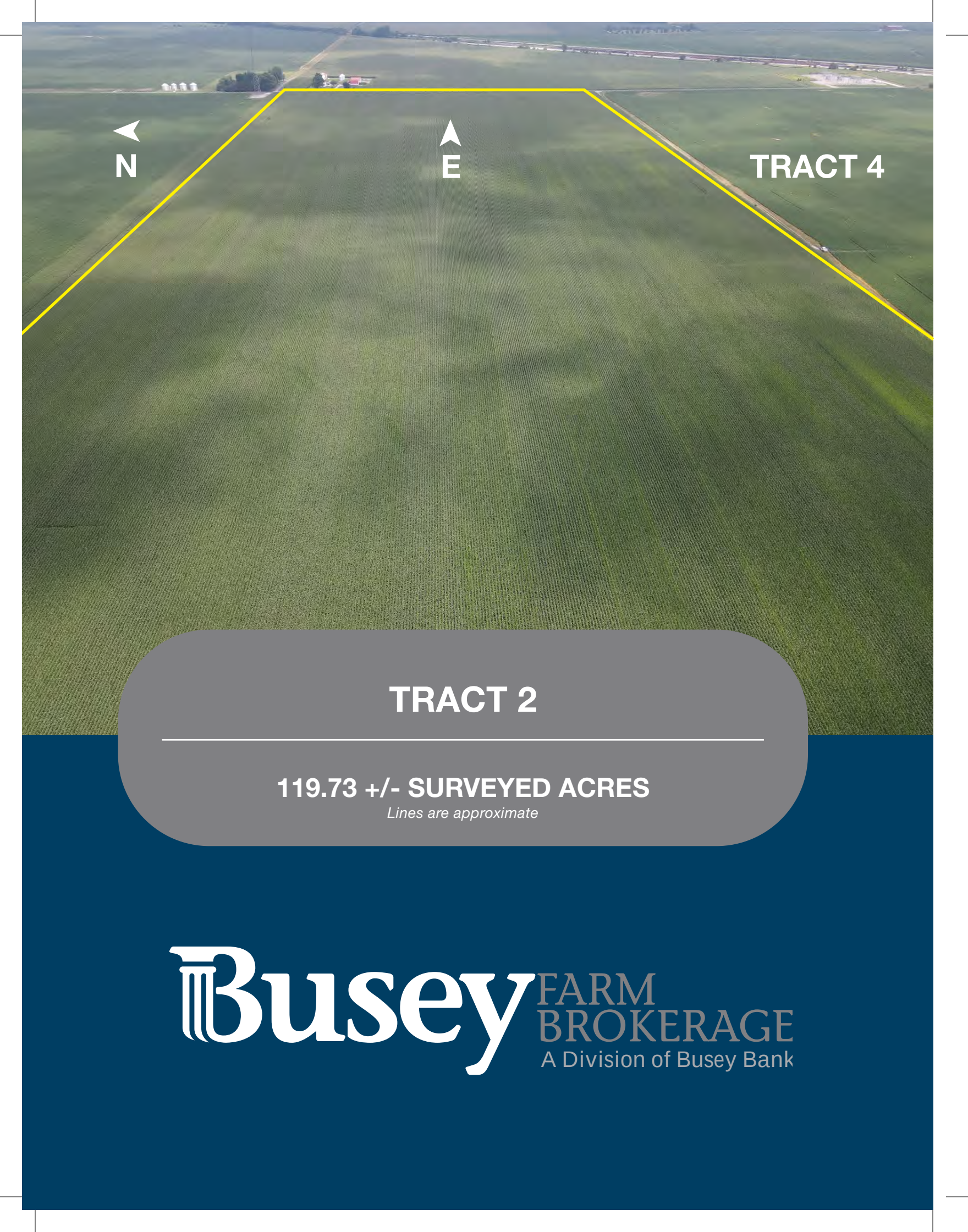
LOCATION

One mile north of Taylorville, IL
Accessed via N1250th East Rd.

Coordinates: 39.572962, -89.292763

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N

E

TRACT 4

TRACT 2

119.73 +/- SURVEYED ACRES

Lines are approximate

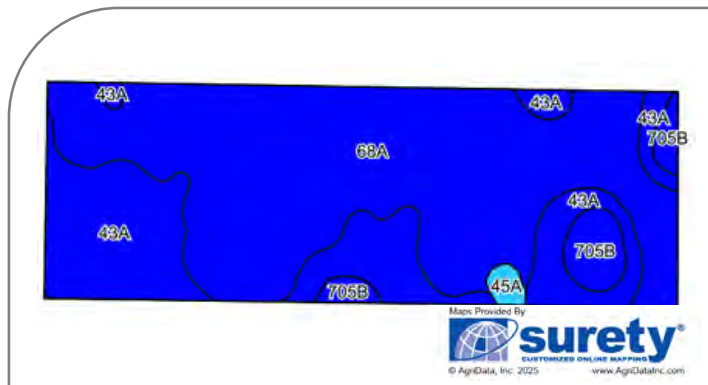
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Lines are approximate

LEGAL DESCRIPTION

Please contact Broker for complete Survey details.



YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	242	74
2024	263	84
2023	240	80
2022	256	74

*Combined with Tracts 1-4

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
68A	Sable silty clay loam	78.39	65.6%		192	63	143
43A	Ipava silt loam	34.18	28.5%		191	62	142
705B	Buckhart silt loam	6.04	5.0%		188	60	141
45A	Denny silt loam	1.12	0.9%		159	52	118
Weighted Avg.					191.6	62.5	142.4

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
17-13-14-300-001-00	80	\$70,6040.00	\$4,639.90
17-13-14-300-002-00	80	\$ 71,856.00	\$4,712.90
17-13-14-400-001-00	160	\$125,488.00	\$8,331.96
17-13-15-400-001-00	159.53	\$139,285.00	\$9,157.74

*Combined with Tracts 1-4

2026 SOIL TEST RESULTS (TRACTS 1 & 2)

PH: 6.2 P: 68.7 K: 364.50

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number:	6644
Tract/CLU:	2699
Total Acres:	468.20
Cropland Acres:	473.74

*Combined with Tracts 1-4

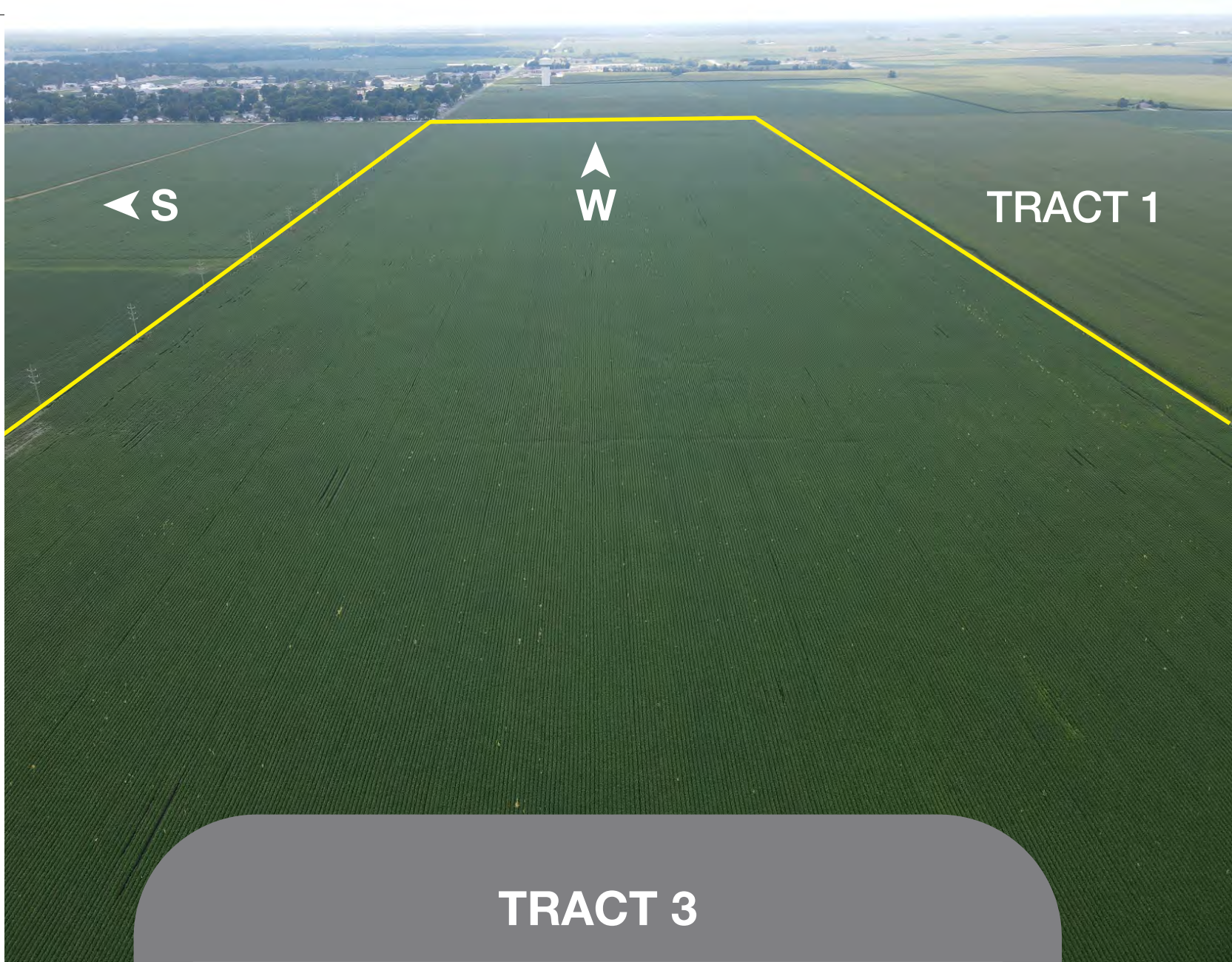
LOCATION

One mile northeast of Taylorville, IL
Accessed via N 1400 East Rd.

Coordinates: 39.572731, -89.275256

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← S

↑ W

TRACT 1

TRACT 3

119.67 +/- SURVEYED ACRES

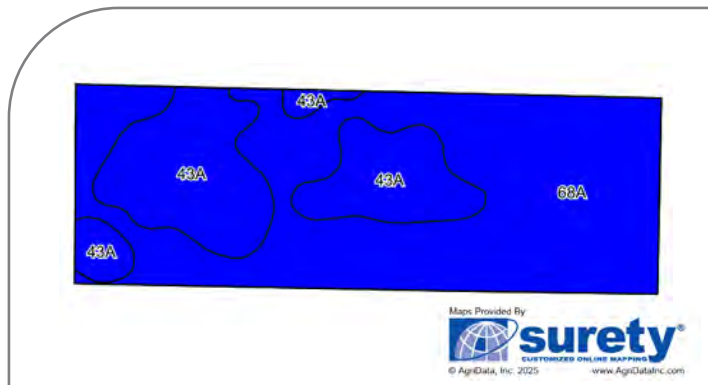
Lines are approximate

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LEGAL DESCRIPTION

Please contact Broker for complete Survey details.



YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	242	74
2024	263	84
2023	240	80
2022	256	74

*Combined with Tracts 1-4

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
68A	Sable silty clay loam	80.79	67.50%		192	63	143
43A	Ipava silt loam	38.88	32.50%		191	62	142
Weighted Avg.					191.7	62.7	142.7

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
17-13-14-300-001-00	80	\$70,6040.00	\$4,639.90
17-13-14-300-002-00	80	\$ 71,856.00	\$4,712.90
17-13-14-400-001-00	160	\$125,488.00	\$8,331.96
17-13-15-400-001-00	159.53	\$139,285.00	\$9,157.74

*Combined with Tracts 1-4

2026 SOIL TEST RESULTS (TRACTS 3 & 4)

PH: 6.3

P: 65.7

K: 336.6

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number: 6644

Tract/CLU: 2699

Total Acres: 468.20

Cropland Acres: 473.74

*Combined with Tracts 1-4

LOCATION

One mile north of Taylorville, IL
Accessed via N 1250th East Rd.

Coordinates: 39.568894, -89.292855

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TRACT 2

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TRACT 4

119.94 +/- SURVEYED ACRES

Lines are approximate

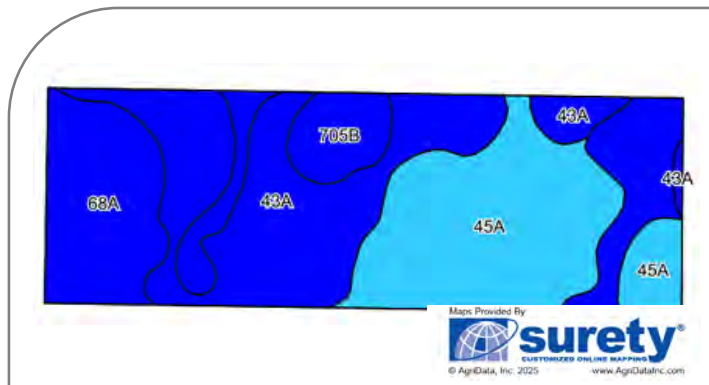
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Lines are approximate

LEGAL DESCRIPTION

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YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	242	74
2024	263	84
2023	240	80
2022	256	74

*Combined with Tracts 1-4

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
43A	Ipava silt loam	40.24	33.60%		191	62	142
45A	Denny silt loam	38.78	32.30%		159	52	118
68A	Sable silty clay loam	34.16	28.50%		192	63	143
705B	Buckhart silt loam	6.76	5.60%		188	60	141
Weighted Avg.					180.8	58.9	134.5

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
17-13-14-300-001-00	80	\$70,6040.00	\$4,639.90
17-13-14-300-002-00	80	\$ 71,856.00	\$4,712.90
17-13-14-400-001-00	160	\$125,488.00	\$8,331.96
17-13-15-400-001-00	159.53	\$139,285.00	\$9,157.74

*Combined with Tracts 1-4

2026 SOIL TEST RESULTS (TRACTS 3 & 4)

PH: 6.3

P: 65.7

K: 336.6

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number: 6644

Tract/CLU: 2699

Total Acres: 468.20

Cropland Acres: 473.74

*Combined with Tracts 1-4

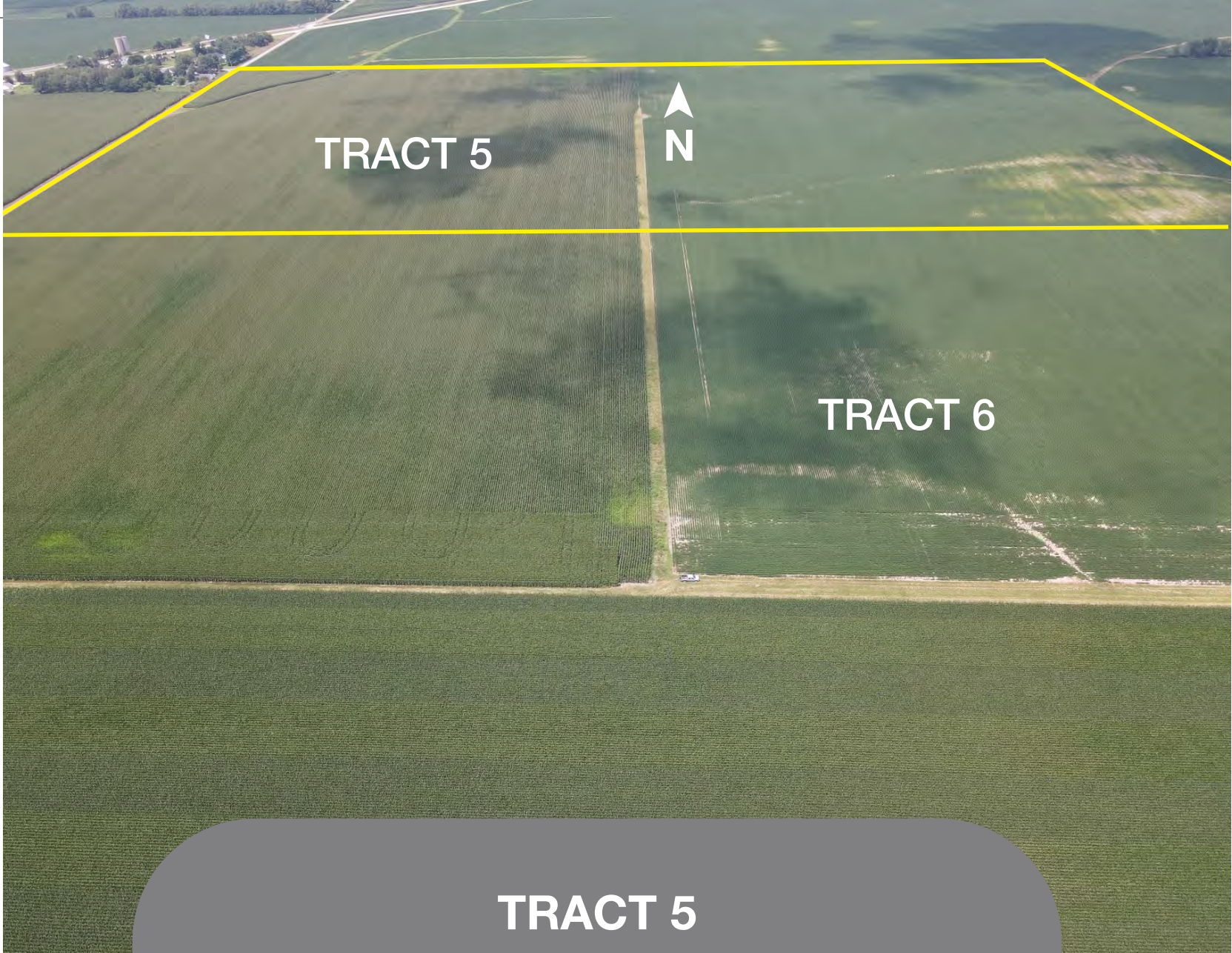
LOCATION

One mile northeast of Taylorville, IL
Accessed via N 1400 East Rd.

Coordinates: 39.569035, -89.275651

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TRACT 5



TRACT 6

TRACT 5

82.96 +/- SURVEYED ACRES

Lines are approximate

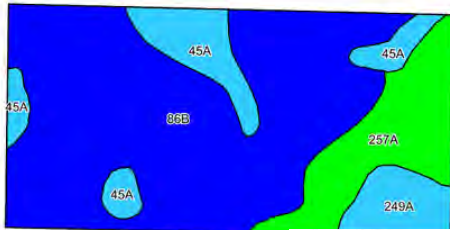
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LEGAL DESCRIPTION

Please contact Broker for complete Survey details.

FIVE



YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	246	78
2024	270	77
2023	234	72
2022	252	75

*Combined with Tracts 5-6

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
86B	Osco silt loam	54.43	65.60%		187	59	138
257A	Clarksdale silt loam	13.21	15.90%		174	56	128
45A	Denny silt loam	10.05	12.10%		159	52	118
249A	Edinburg silty clay loam	5.27	6.40%		172	55	127
Weighted Avg.					180.6	57.4	133.3

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
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08-14-08-100-001-00 160 \$111,001.00 \$6,916.14

*Combined with Tracts 5-6

CHRISTIAN COUNTY FSA DATA

Farm Number: 6643

Tract/CLU: 2703

Total Acres: 163.55

Cropland Acres: 163.55

*Combined with Tracts 5-6

2024 SOIL TEST RESULTS (TRACTS 5 & 6)

Test #1	PH 6.5	P 43.6	K 356.5
Test #2	PH 6.4	P 47.0	K 323.4

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

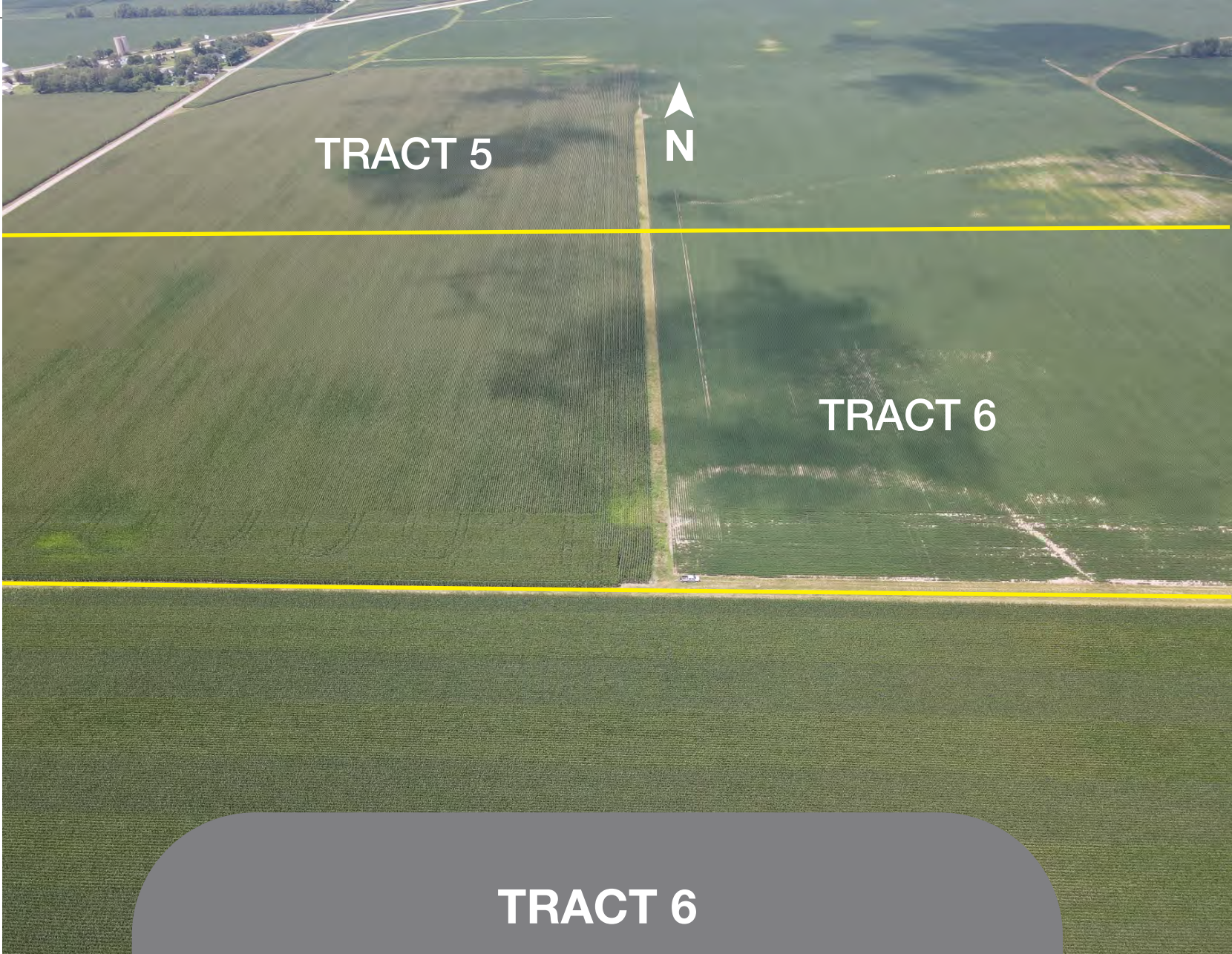
LOCATION

1/2 mile south of Willeys, IL
Accessed via N 1600 East Rd.

Coordinates: 39.595060, -89.230375

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TRACT 5



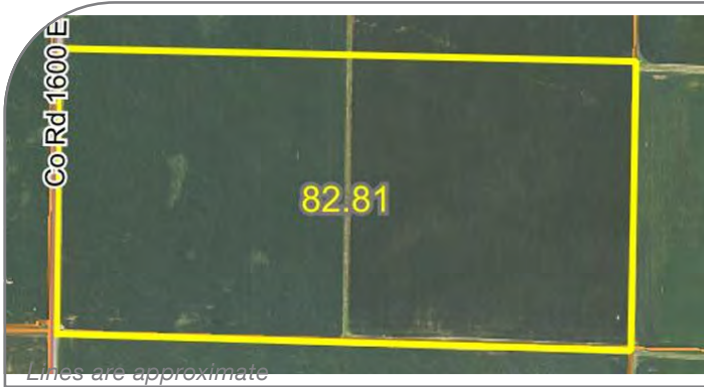
TRACT 6

TRACT 6

82.81 +/- SURVEYED ACRES

Lines are approximate

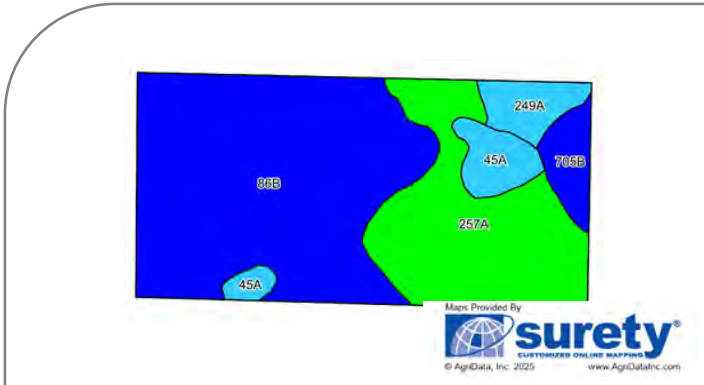
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LEGAL DESCRIPTION

Please contact Broker for complete Survey details.

SIX



YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	246	78
2024	270	77
2023	234	72
2022	252	75

*Combined with Tracts 5-6

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
86B	Osco silt loam	46.51	56.10%		187	59	138
257A	Clarksdale silt loam	23.83	28.80%		174	56	128
45A	Denny silt loam	4.94	6.00%		159	52	118
249A	Edinburg silty clay loam	3.87	4.70%		172	55	127
705B	Buckhart silt loam	3.66	4.40%		188	60	141
Weighted Avg.					180.9	57.6	133.5

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
08-14-08-100-001-00	160	\$111,001.00	\$6,916.14

*Combined with Tracts 5-6

2024 SOIL TEST RESULTS (TRACTS 5 & 6)

Test #1	PH 6.5	P 43.6	K 356.5
Test #2	PH 6.4	P 47.0	K 323.4

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number:	6643
Tract/CLU:	2703
Total Acres:	163.55
Cropland Acres:	163.55

*Combined with Tracts 5-6

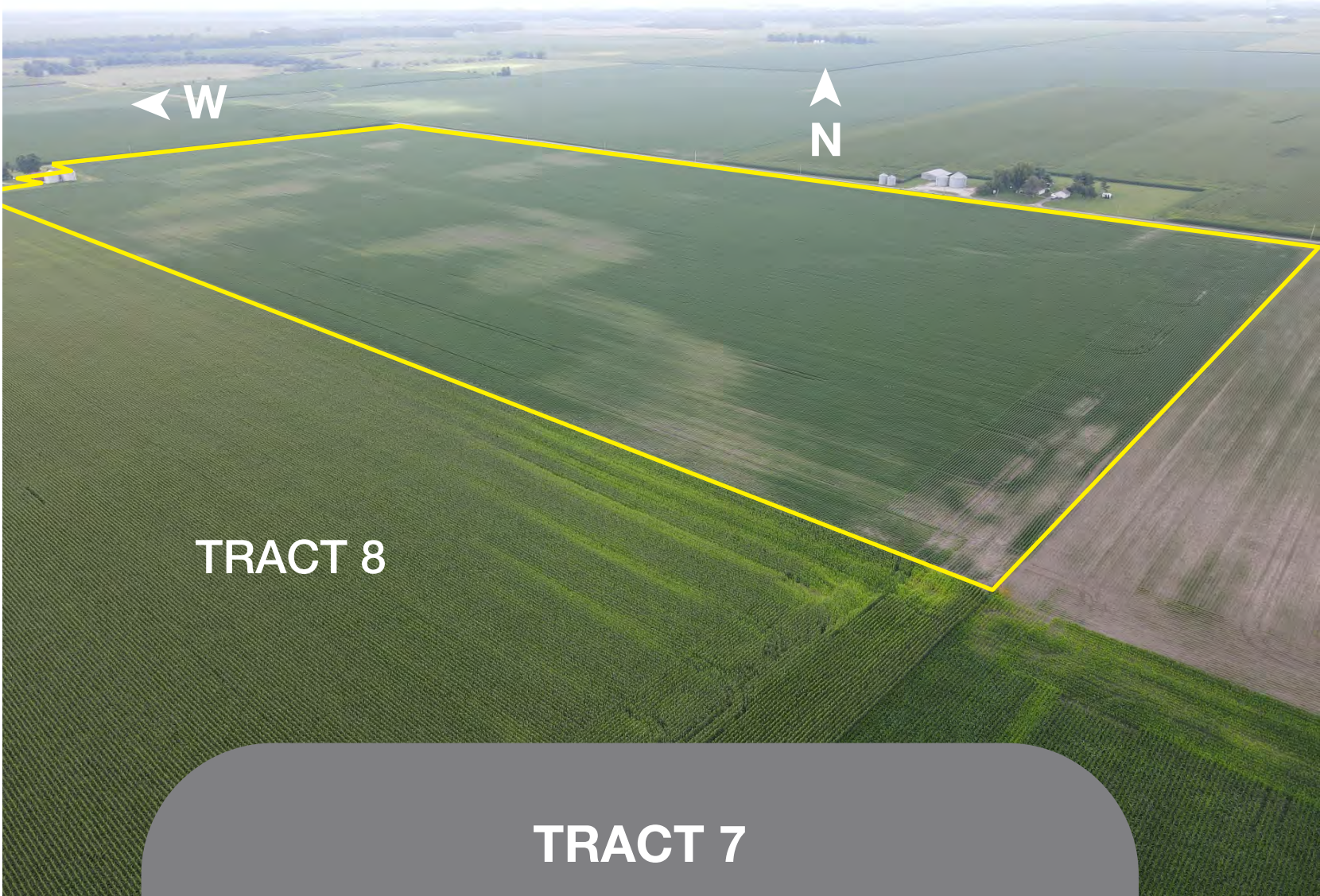
LOCATION

1/2 mile south of Willeys, IL
Accessed via N 1600 East Rd.

Coordinates: 39.591383, -89.230860

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TRACT 8

TRACT 7

79.50 +/- SURVEYED ACRES

Lines are approximate

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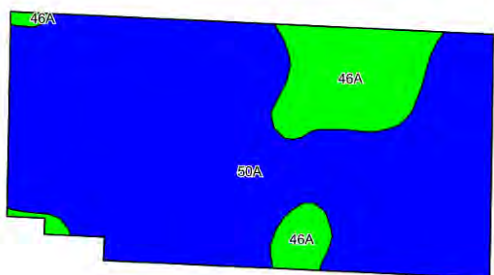


Lines are approximate

LEGAL DESCRIPTION

Please contact Broker for complete Survey details.

NOTE: Tract 7 contains two 12,000 bushel grain bins and a Quonset shed



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	213	63
2024	231	73
2023	231	70
2022	240	71

*Combined with Tracts 7-8

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
**50A	Virden silty clay loam, 0 to 2 percent slopes	66.38	83.5%		**186	**60	**138
46A	Herrick silt loam, 0 to 2 percent slopes	13.12	16.5%		181	58	133
Weighted Avg.					185.2	59.7	137.2

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
01-15-20-100-001-00	78	\$54,879.00	\$3,931.32

2026 SOIL TEST RESULTS

PH: 6.3 P: 44.3 K: 251

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

CHRISTIAN COUNTY FSA DATA

Farm Number:	8642
Tract/CLU:	2698
Total Acres:	219.26
Cropland Acres:	215.88

*Combined with Tracts 7-8

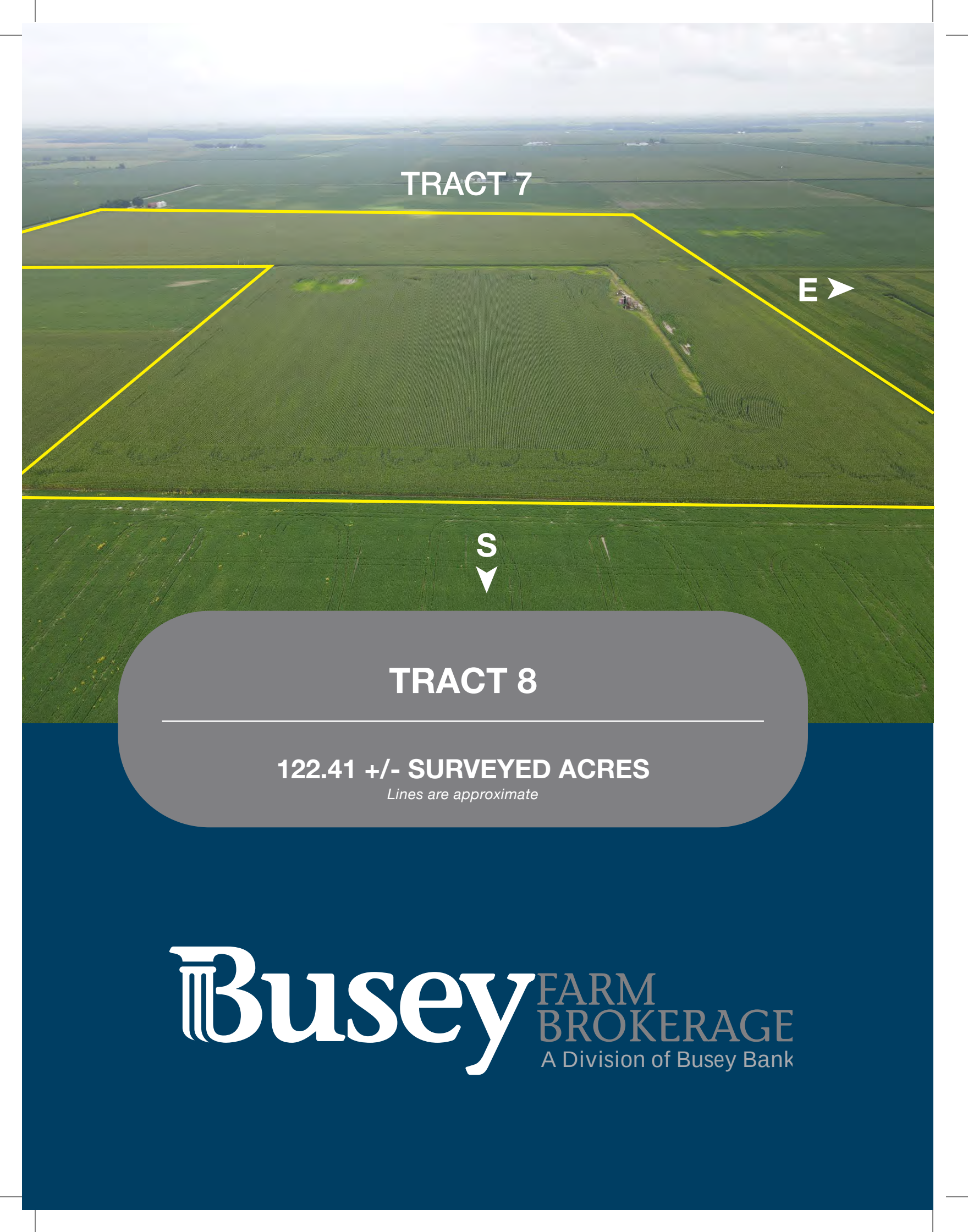
LOCATION

3 miles northwest of Assumption, IL
Accessed via N 2200 East Rd.

Coordinates: 39.566714, -89.115793

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TRACT 7

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TRACT 8

122.41 +/- SURVEYED ACRES

Lines are approximate

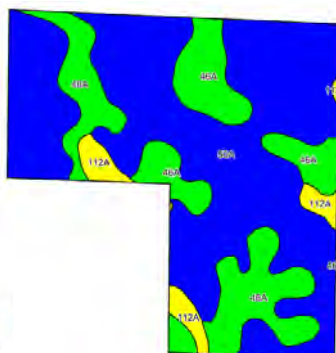
Busey FARM
BROKERAGE
A Division of Busey Bank

LEGAL DESCRIPTION

Please contact Broker for complete Survey details.



Lines are approximate



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	213	63
2024	231	73
2023	231	70
2022	240	71

*Combined with Tracts 7-8

SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
50A	Viriden silty clay loam	81.90	66.90%		186	60	138
46A	Herrick silt loam	34.99	28.60%		181	58	133
112A	Cowden silt loam	5.52	4.50%		159	49	117
Weighted Avg.					183.4	58.9	135.6

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
01-15-20-300-002-00	40	\$24,730.00	\$1,931.56
01-15-20-100-002-00	80	\$51,443.00	\$3,685.18

CHRISTIAN COUNTY FSA DATA

Farm Number:	8642
Tract/CLU:	2698
Total Acres:	219.26
Cropland Acres:	215.88

*Combined with Tracts 7-8

2026 SOIL TEST RESULTS

PH: 6.1 P: 52.1 K: 266.4

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

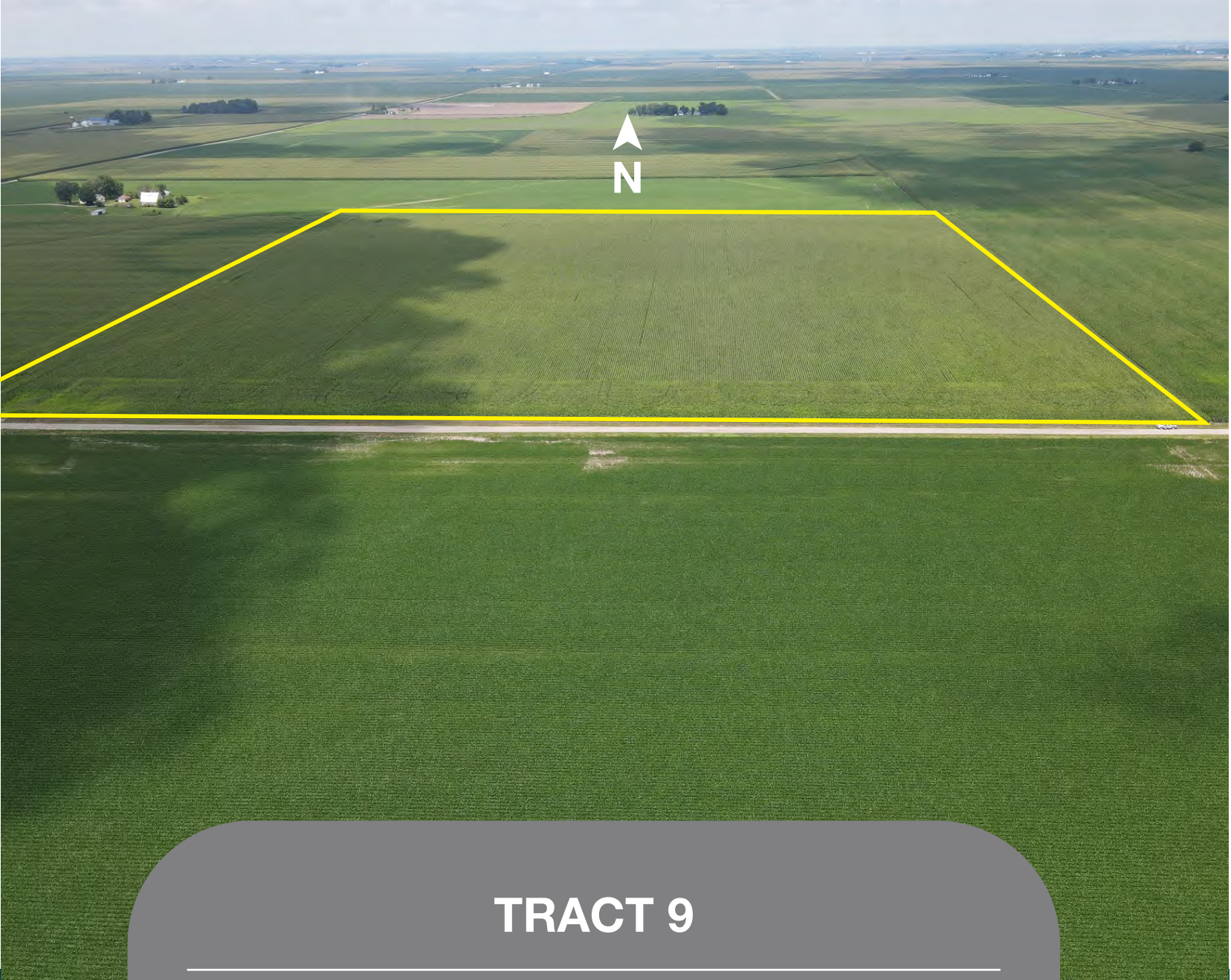
LOCATION

3 miles northwest of Assumption, IL
Accessed via N 2200 East Rd.

Coordinates: 39.562353, -89.114547

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.



TRACT 9

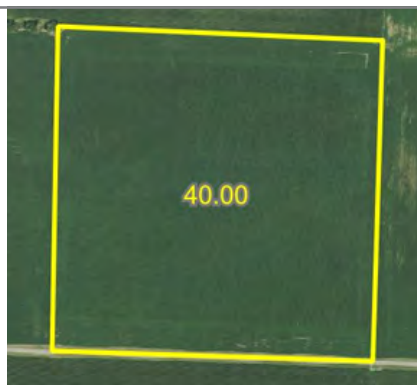
40.00 +/- TAXABLE ACRES

Lines are approximate

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LEGAL DESCRIPTION

The Southwest Quarter of the Northeast Quarter (SW 1/4 of the NE 1/4) of Section 28, Township 12 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois.

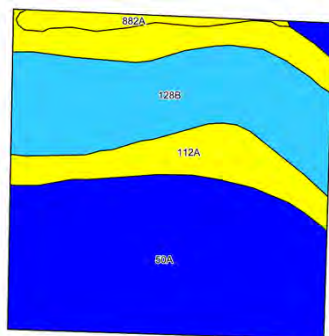


Lines are approximate

YIELD INFORMATION (BU/A)

Year	Corn	Soy
2025	X	72
2024	225	X
2023	X	73
2022	213	X

X = not reported in source



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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SOIL PRODUCTIVITY

Code	Soil Description	Acres	% Field	IL State Productivity Index Legend	Corn Bu/A	Soy Bu/A	CPI
50A	Virden silty clay loam	18.95	47.3%		186	60	138
128B	Douglas silt loam	11.36	28.4%		172	53	126
112A	Cowden silt loam	8.51	21.3%		159	49	117
882A	Oconee-Darmstadt-Coulterville silt loams	1.18	3.0%		146	47	108
Weighted Avg.					175.1	55.3	129.2

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2025 Assessed Value	2025 Taxes Payable 2026
11-20-28-300-004-00	40	\$22,947.00	\$1,705.82

CHRISTIAN COUNTY FSA DATA

Farm Number:	3694
Tract/CLU:	935
Total Acres:	39.92
Cropland Acres:	39.92

2026 SOIL TEST RESULTS

PH: 6.3 P: 48.8 K: 237.3

LEASE / POSSESSION

All 9 tracts are under a crop share lease for the 2026 crop year. The seller/tenant will retain all income attributable to the 2026 crop year and before. They will also pay all expenses for the same. All 9 tracts are lease free for the 2027 crop year.

LOCATION

4 miles north of Pana, IL
Accessed via E 700 North Rd.

Coordinates: 39.452180, -89.093621

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

AUCTION TERMS & CONDITIONS

Procedures: The property will be offered in nine individual tracts or as a whole via the bidder's choice and privilege system. The high bidder in the first round of bidding can take their choice of one, all, or any combination of parcels at the high bid amount. If a tract remains after the high bidder's selection, the runner-up bidder can take any remaining parcels at the high bid price. If any parcels are remaining, another round of bidding occurs until tracts 1-9 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 January 8th 2027 or as soon thereafter as acceptable closing documents are completed.

Possession: Ownership and legal possession shall pass to buyer or buyer's nominee at closing.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2026 taxes payable in 2027, 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 2026 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. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) buyer's name and address; (ii) identifying tract(s) sold; and (iii) auction price. 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. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract.

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price at closing. Copies of the preliminary title commitment are available for review from Seller's attorney or

the Auction Company, and copies will be available at auction. Every bid is made subject to acceptance of the state of title as disclosed in that title commitment.

Deed(s): Seller will convey merchantable title by good and sufficient Trustees Deed(s) to be delivered at closing.

Agency: Corey Zelhart, Designated Managing Broker, 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 making any representations or warranties regarding fitness for any 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 reserve time prior to the scheduled auction, 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.

ONLINE BIDDING INFORMATION

Date: November 17th, 2026

Time: Auction Starts at 10:00 a.m. (CDT)

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder prior to 9:00am (CDT) on November 17th, 2026
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification requirements in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from Busey Farm Brokerage personnel.
- We encourage you to access the auction from a desktop or laptop computer located in an area where you know you will have a good internet connection on auction day.
- As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check, or wire transfer of funds by 4:00 PM the day following the end of the auction.
- It is also highly encouraged to register and browse the website to familiarize yourself with the platform well before the auction starts. If you have any problems or questions, please contact Cameron Huey by phone at 309-846-1046.

Auction Live-Stream

If you would like to spectate the auction online, you do not need to be a registered bidder. Simply click on the property link and view the live-stream.

Online Bidding Procedure

All bids on this tract will be visible online, but the identity of bidders is confidential. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Technology Use

Busey Farm Brokerage is not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, Busey Farm Brokerage reserves the right to extend, continue or close bidding. Neither the software provider, nor Busey Farm Brokerage shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.

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We Handle What Comes Next — However That Looks

AFTER THE AUCTION, WE'RE STILL HERE

Buying today doesn't mean you're done. When it's time to sell a tract of your own — or you'd rather have someone else run the day-to-day — Busey Farm Brokerage and our farm management team are one call away.

**Talk to your listing broker, or visit
busey.com/ag-services/farm-brokerage**

Our professionals are committed to maximizing value for our landowners

The Ruth Long farm got here through the same process every Busey listing follows: market analysis, professional marketing built specifically for farm real estate, and a sale — by auction or private treaty — priced by the market rather than a guess. If you're weighing whether to sell ground of your own, our brokers bring that same process to your farm. If you're not ready to sell but don't want to run it yourself, our farm managers step in instead.

- Auction and private-treaty sales, backed by market analysis and studies
- Marketing built for farm real estate, not general real estate
- Tenant relations, leasing and day-to-day management if you're not ready to sell
- One call for brokerage, management and lending — all under one roof

**157 years of Illinois
banking heritage**

**90,000+ acres under
professional farm
management**

**Listings and closings
across central Illinois
farm country**

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THINKING BEYOND THIS SALE?

Seamlessly guide your lifelong investment into retirement security and create a lasting legacy for generations to come.

Whether this ground has been in your family for one generation or five, deciding what happens to it next deserves the same care as deciding what happens to it today. Busey Wealth Management works alongside your attorney and accountant to build a succession plan that keeps the farm — and the family — intact, addressing the tax, estate and retirement questions that come with passing land to the next generation.

**Start the conversation
at [busey.com/
wealth-management](https://busey.com/wealth-management)**

- Succession and transition planning for farm families and agribusinesses
- Retirement income and legacy planning
- Coordination with your attorney, accountant and other advisors
- Integrated with Busey's brokerage, management and lending teams

Stay ahead of the market between auctions. The Cornbelt Update is Busey's free weekly newsletter — agronomic insight, land values and farm management notes, straight to your inbox.





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DECATUR, IL 62523

217-425-8340

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