

Public Auction

Busey Farm Brokerage

March 24, 2015 at 10:00 A.M.

Wyndham Garden Hotel
1001 W. Killarney St., Urbana, Illinois 61801



CHAMPAIGN COUNTY – FARM FOR SALE BY AUCTION

Maxwell Trust Farm 169.35 +/- Acres

Offered in Two Tracts, Buyers Choice

Ogden Township, Champaign County, Illinois

Farm will be sold as two separate parcels, East 84.68 Ac.-West 84.67 Ac.

Location

The Maxwell farm is located 2.5 miles North of Ogden, Illinois on township road 1700 N, .25 miles west of 2500 E.

Legal Description

(Abbreviated)

The fractional NW ¼ except the railroad right-of-way in Section 7, Township 19 North, Range 11 East, Ogden Township, Champaign County, Illinois.

Lease/Possession

The farm is available for the 2015 year. There will be reimbursements due for 2014 lime and tillage.

Contact Information



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Managing Broker	Auctioneer/Broker	Broker
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Champaign County FSA Data

Farm #	1758	Tract #	3014
Total Acres:	177.98	Tillable Acres:	175.47
Corn Base Acres:	85.60	Soybean Base Acres:	82.80
HEL/Wetlands:	None		

PLC Payment Yields*

Corn Yield:	149	Soybean Yield:	44
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Real Estate Tax Information

Parcel ID #	Acres	2014 Assessed Value	2013 Taxes Due in 2014
17-23-07-100-001	166.51	\$73,270	\$5,731.48

Yield History

	Corn	SB
2014	203	54
2013	157	59
2012	192	55
2011	X	54
2010	108	42

Soil Tests

pH: 6.1 P1: 65 K: 321 OM: 5.9

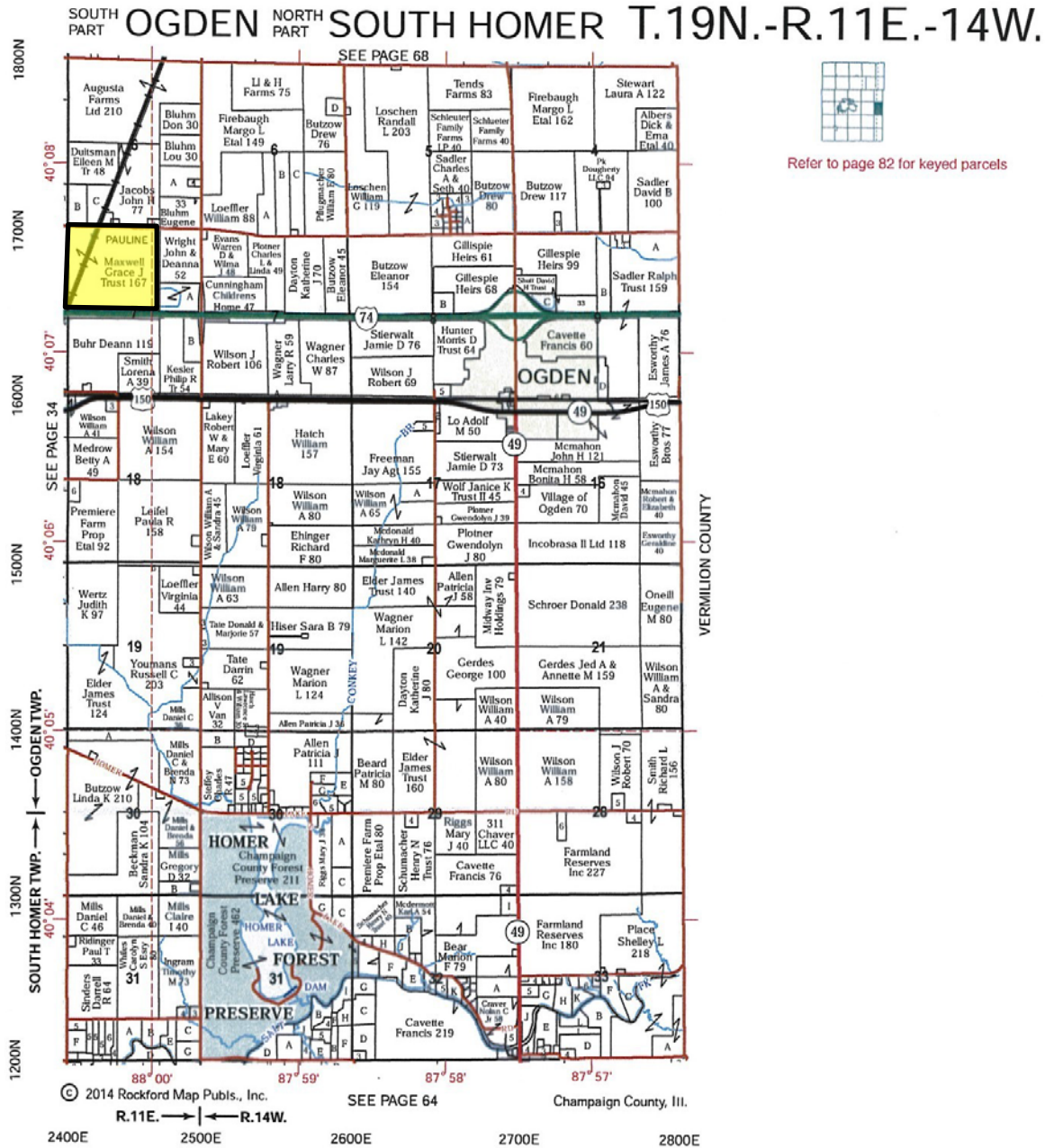
Taken Spring 2013 by Precision Soil Lab

***Farm bill program has not been selected yet**

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

Plat Map



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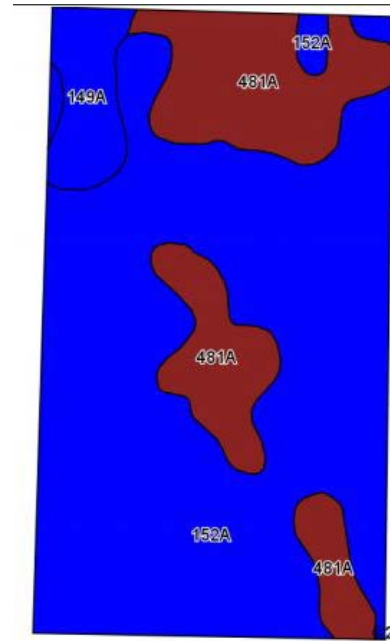
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Aerial Map and Soil Information – East Tract



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	60.84	72.0%	195	63	144
481A	Raub silt loam	18.98	22.5%	183	58	134
149A	Brenton silt loam	4.70	5.6%	195	60	141
Weighted Average				192.3	61.7	141.6

Improvements – 10,000 Bin with Burner and Stirator

Tillage Reimbursements: 75.47 Ac. Fall Chisel - \$1,532.04

Limestone Reimbursements: 122.35 Tons - \$3,058.75



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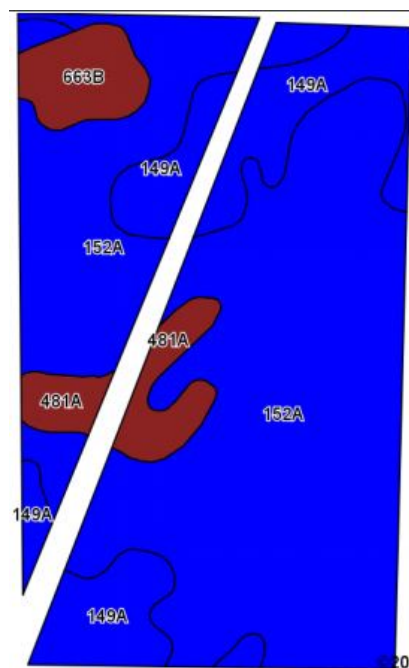
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Aerial Map and Soil Information – West Tract



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
152A	Drummer silty clay loam	61.94	72.7%	195	63	144
149A	Brenton silt loam	14.79	17.4%	195	60	141
481A	Raub silt loam	4.65	5.5%	183	58	134
663B	Clare silt loam	3.80	4.5%	180	56	133
Weighted Average				193.7	61.9	142.4

Limestone Reimbursements: 67.91 Tons - \$1,697.75



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Auction Terms and Conditions

Procedures: Tracts 1 and 2 will be offered in 2 individual tracts or in combination via the bidder's choice auction system. The high bidder in the first round of bidding can take their choice of one or two tracts at the high bid amount. If a tract remains after the first round of bidding, round two of bidding begins, for the remaining tract. 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 24, 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 2014 taxes payable in 2015, 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 2014 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

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