

Public Auction

Busey Farm Brokerage

December 10, 2013 at 10:00 A.M.
Evergreen FS (Former McLean County Farm Bureau Building)
402 N. Hershey, Bloomington, Illinois



Farmland Auction

Fowler Farm

81.09 Surveyed Acres

Martin Township, McLean County, Illinois

Location

The farm is located 5 miles Southeast of Colfax, Illinois, 1 mile north of Route 9 on Township Road 1500 N, ½ mile west of 3600 E.

Legal Description

The South ½ of the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ and the North ½ of the Southwest ¼ of the Northeast ¼ of Section 36, Township 24 North, Range 5 East of the Third Principal Meridian, Martin Township, McLean County, Illinois. Survey plat of June 5, 2013.

Contact Information



Dean Kyburz

Managing Broker
217-251-7067

Steve Myers

Auctioneer #441-001837

309-962-2901

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Home: 309-962-7306

Email: Steve.Myers@busey.com

busey.com

301 E. Cedar Street, LeRoy, IL 61752
Phone: 309.962.2901 – Fax: 309.962.6026

Attorney for Seller

Hunt Henderson
112 E. Center St., LeRoy, IL 61752

McLean County FSA Data

Co-mingled information with another tract

Farm # 2831

Cropland Acres: 159.87 (Selling 81.09 Surveyed Acres)

Corn Base: 78.50 Soybean Base: 77.20

Direct Payment Yields

Corn Yield: 132 Soybean Yield: 35

Counter-Cyclical Payment Yields

Corn Yield: 152 Soybean Yield: 42

Real Estate Tax Information

| Parcel ID# | Acres | 2014 Assessed Value | 2012 Taxes Payable 2013 |
|---------------|-------|---------------------|-------------------------|
| 17-36-200-001 | 60.02 | \$19,869 | \$1,569.24 |
| 17-36-200-006 | 19.99 | \$ 5,609 | \$ 443.02 |

Lease/Possession

Possession of the farm is subject to the 2013 share rent lease. Seller will retain all income from the 2013 crop and will be responsible for the expenses attributable to the 2013 crop. The farm is lease free for 2014.

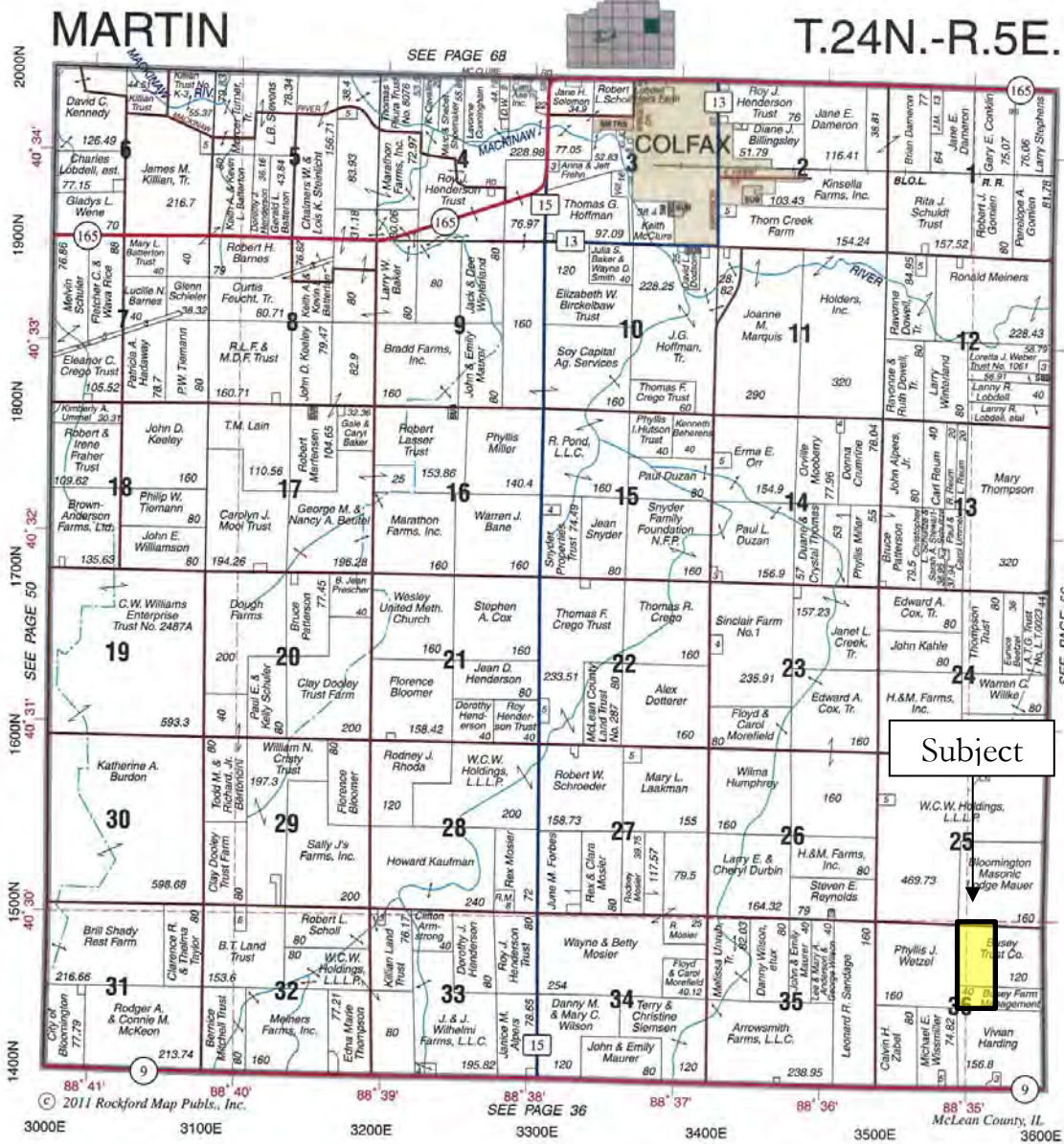
Crop Yield History

| | Corn | Soybeans |
|------|-------|----------|
| 2013 | 156.4 | X |
| 2012 | 26.3 | X |
| 2011 | 136.1 | X |
| 2010 | 116.4 | X |
| 2009 | 168.7 | X |
| 2008 | 200.5 | 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



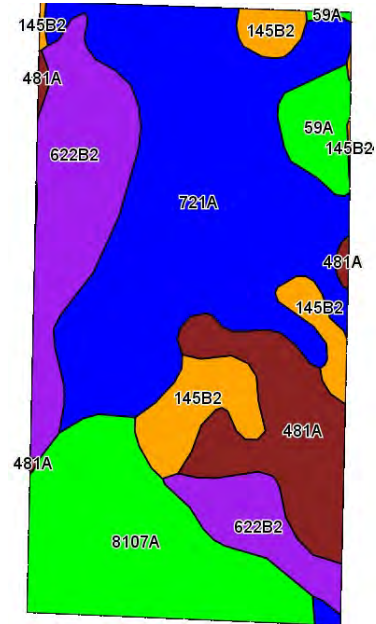
Licensed Real Estate Broker Corporation

Dean Kyburz, Managing Broker
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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 management |
|-------------------------|------------------------------------|-------------------|------------------|--------------|-------------|--|
| 721A | Drummer and Elpaso silty clay loam | 32.63 | 40.2% | 194 | 63 | 143 |
| 8107A | Sawmill silty clay loam | 15.07 | 18.6% | 189 | 60 | 139 |
| 622B2 | Wyanet silt loam | 14.70 | 18.1% | 153 | 50 | 114 |
| 481A | Raub silt loam | 9.19 | 11.3% | 183 | 58 | 134 |
| 145B2 | Saybrook silt loam | 6.54 | 8.1% | 170 | 54 | 125 |
| 59A | Lisbon silt loam | 2.96 | 3.7% | 188 | 59 | 136 |
| Weighted Average | | 81.09 | | 182.2 | 58.6 | 134.3 |

Soil Test Information (2012) GMS Labs

pH – 5.9
 P – 137
 K – 443



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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 January 17, 2014, or as soon thereafter as acceptable closing documents are completed.

Possession: Possession of the land will be given when the 2013 lease expires. 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 2013 taxes payable in 2014, 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 2013 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 ONLY with PRIOR approval from Steve Myers, Auctioneer.

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