

**PUBLIC
AUCTION**

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Champaign County

Residential/Commercial Development Farm for Sale by Auction

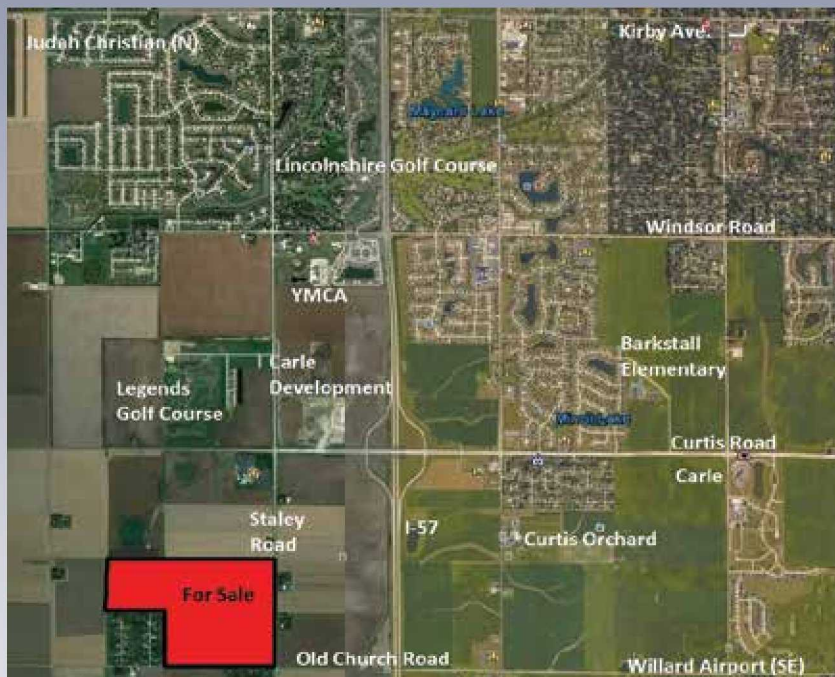
197.30 acres +/-

195.60 tillable acres +/-

Available in 3 tracts subject to survey

Cunningham Children's Home

Gerber Farm



**Tuesday, June 27, 2017
10:00 am**

**at the I-Hotel and
Conference Center
University of Illinois
1900 S 1st St | Champaign, IL**

**Location: Section 32,
Champaign Township,
Champaign County, Illinois**



Busey FARM
BROKERAGE®

Champaign

Matt Rhodes

matt.rhodes@busey.com
217-351-6555
217-255-2018

Champaign

Daniel Herriott

daniel.herriott@busey.com
217-351-2757
217-722-5979

LeRoy

Steve Myers

steve.myers@busey.com
309-962-2901
309-275-4402

Listing Broker: Matt Rhodes

Managing Broker: Steve Myers, Auctioneer Lic. #441-001837

3002 W. Windsor Rd. Champaign, IL 61822

Phone: 217-353-7101 Fax: 217-351-2848



busey.com

Champaign Future Land Use Map

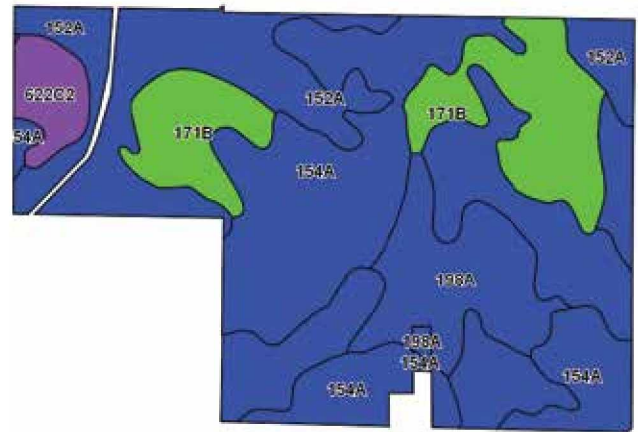


Property sits in Tier 2 Growth Criteria - ready for extension to New Neighborhoods.

Excellent Investment Opportunity!!!

- Excellent producing farm property for interim use
- Future Residential/Commercial Development Property; zoned AG-1 Agriculture
- Located in I-57/Curtis Road Interchange Corridor
- Just ½ mile south of 300,000 SF - 1,400 employee Carle development currently in construction with more to come!!
- Local attractions: Stephens Family YMCA 1.3 mi, Curtis Orchard 1 mi, Lincolnshire Golf Course 1.5 mi, Barkstall Elementary 1.5 mi and future Judah Christian School 2.5 mi.

Aerial Map & Soil Info



The property consists of Drummer, Flanagan, Catlin, Elburn and Wyand soils with overall 141.7 Pl.

Soil Test Results

ASM 2016 (South 98) pH:6.1 P1:72 K:395
ASM 2012 (Entire Farm) pH:6.1 P1:54 K:317

Crop Yield History

Corn		Soybeans	
2016	238.2	2016	70.0
2015	246.5	2015	71.9
2014	227.6	2014	60.0
2013	220.1	2013	59.1

Improvements

Property is improved with dwelling, 2-car garage, granary and grain bin.

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

Location

The Gerber Farm is located at the Northwest corner of Staley Road and Old Church Road. The property is 1/2 mile southwest of the I-57/Curtis Road Interchange in Southwest Champaign at the corner of 800 E and 1200 N CR.

Legal Description

The NE ¼ of the SW ¼ and the SE ¼ of Section 32, Township 19 N, Range 8 E of 3rd P.M. in Champaign County, IL. Final legal description and acreage for tract(s) subject to survey.

Real Estate Tax Information

Parcel ID	Acres	2016 Assessed Value	2016 Taxes Paid 2017
03-20-32-400-001	200.00	\$148,290	\$9,638.40

Lease/Possession

The 2017 farmland cash rent lease terminates 12/31/17. The house lease terminates 9/30/17. Possession subject to lease/closing. Seller retains all 2017 rental income.

Alma Gerber's Gift to Cunningham Children's Home

Alma Gerber was a great advocate of Cunningham Children's Home in Urbana. In her will, she wrote, "I make this gift ...for the furtherance of the mission of Cunningham and my special affection for its staff and the children..." Alma gave her farmland with the understanding that it would advance our efforts to bring hope and healing to youth who had experienced difficult life situations.



Since 1895, Cunningham has provided a safe place for youth to heal, learn and grow. Initially an orphanage, Cunningham has been responsive to changing trends in child welfare and shifts in our community needs over the years. In 2016, we served more than 350 youth with serious emotional and behavioral challenges. Our residential treatment center is a first-class therapeutic facility for youth who have suffered from severe trauma; our transitional and independent living programs help prepare youth for life outside of Cunningham; our schools serve the special education needs of kids who live at Cunningham as well as those in area communities; and our counseling services provide therapy to youth and families struggling with difficult issues.

Through the sale of the Gerber farm, Cunningham will honor Alma's intent and further our mission by building the Education and Recreation Center (ERC), a facility that's designed to provide the highest quality, most appropriate learning environment for our unique population of students.

Plans for the ERC have been in the works for more than a decade and it's critical that we move to replace the outdated and cramped school facilities currently in use. The ERC will consolidate six education sites spread across our 32-acre campus to:

- o improve safety and efficiency by cutting down on transition time between classes and other activities and promoting greater collaboration among teachers and staff;
- o provide larger classrooms, flexible seating, and other environmental features that are known to reduce stress and improve impulse control for the vulnerable kids we serve;
- o include dedicated space for art, music, pet, and other special therapies that are part of every child's educational plan; and
- o make gymnasium, cafeteria, and multi-use space available within the same building.

The ERC has been designed with the knowledge that Cunningham's youth require more patience, more time learning life skills, and specialized approaches to education. For much of their lives, because of their differences, our kids have been overlooked and marginalized. The new building will give them hope for their future and a path to a productive life in the community. Our goal is to break ground later this year and open the doors to our students in the fall of 2018.

The Cunningham Board of Directors will couple proceeds from the sale of the Gerber farm with other assets and private funding to pay for the \$14 million project. Alma Gerber would be proud to know her generosity was continuing to give our kids the best care needed for their success.



Busey Farm Brokerage

259 South Park
Decatur, IL 62523



busey.com

AUCTION TERMS & CONDITIONS

Procedures: Tracts 1-3 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 1-3 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 October 4, 2017.

Possession: Possession of the land will be given at closing subject to tenant's rights. 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.

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 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, Managing Broker and Auctioneer, and Busey Farm Brokerage representatives are exclusive agents of the Seller.

Broker's Fees: Pre-registered Buyer's Brokers will receive cooperating commission upon successful purchase of tract(s). Must be pre-registered prior to June 23.

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.