

# Public Auction

Busey Farm Brokerage

## February 1, 2018 at 10:00 A.M.

Evergreen FS Auditorium  
402 N Hershey Rd Bloomington, IL 61704



### MCLEAN COUNTY – FARM FOR SALE BY AUCTION

#### Littrell Farm

80.82 Surveyed Acres

Blue Mound Township, McLean County, Illinois

#### Location

The Littrell farm is located two miles South of the Village of Cooksville at the Northeast corner of the intersection of 2850 E and 1600 N.

#### Legal Description

(Abbreviated)

The West ½ of the Southeast ¼ of Section 23, Township 24 North, Range 4 East of McLean County.

#### Location

The Littrell farm will be offered at public auction on February 1, 2018 at the Evergreen FS auditorium.

#### Lease/Possession

The farm is lease free for the 2018 crop growing season.

#### Contact Information



Steve Myers

Managing Broker

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Cell: 309-275-4402

John Schuler

Broker

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Cell: 309-706-2427

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#### McLean County FSA Data

|               |       |                     |        |
|---------------|-------|---------------------|--------|
| Farm #        | 898   | Tract #             | 2259   |
| Total Acres:  | 75.84 | Tillable Acres:     | 74.30  |
| Corn Base:    | 39.1  | Soybean Base Acres: | 35.2   |
| HEL/Wetlands: | N/A   | Program:            | ARC-CO |

#### PLC Payment Yields

|             |     |                |    |
|-------------|-----|----------------|----|
| Corn Yield: | 145 | Soybean Yield: | 49 |
|-------------|-----|----------------|----|

#### Real Estate Tax Information

| Parcel ID#    | Acres | 2016 Assessed Value | 2016 Taxes Payable 2017 |
|---------------|-------|---------------------|-------------------------|
| 16-23-400-006 | 40.00 | \$13,966            | \$1,190.08              |
| 16-23-400-007 | 40.00 | \$12,663            | \$1,079.04              |

#### Soil Test Results

|          |         |        |        |
|----------|---------|--------|--------|
| USI 2014 | pH: 6.5 | P1: 54 | K: 365 |
|----------|---------|--------|--------|

#### Yield History

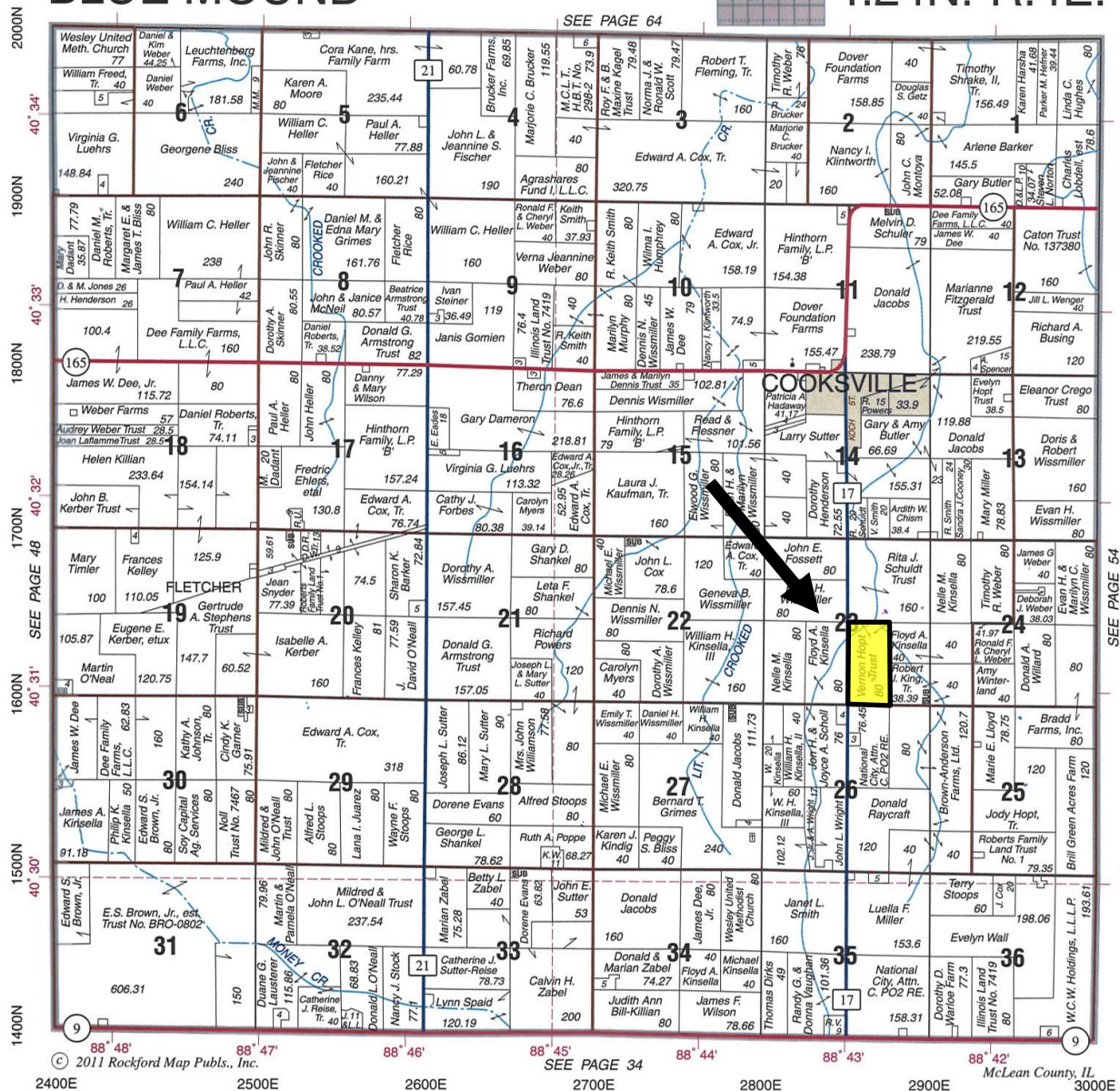
|                | <u>Corn</u>  | <u>SB</u>   |
|----------------|--------------|-------------|
| 2017           | 201.0        | 63.8        |
| 2016           | 225.0        | 63.1        |
| 2015           | 212.6        | 58.9        |
| 2014           | 218.7        | 55.7        |
| 2013           | 160.4        | 46.2        |
| 2012           | 142.4        | 55.9        |
| 2011           | 177.6        | 57.5        |
| <b>Average</b> | <b>191.1</b> | <b>57.3</b> |

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

## BLUE MOUND

T.24N.-R.4E.



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Busey Farm Brokerage

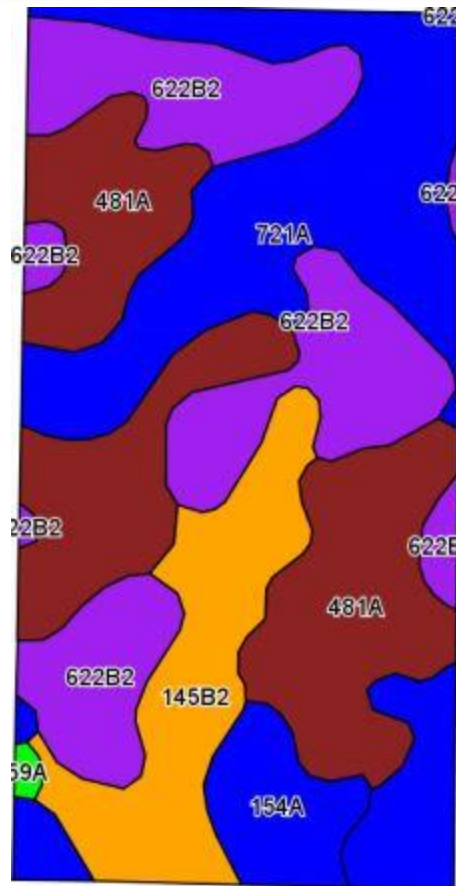
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## Aerial Map and Soil Information



| Soil Code               | Soil Description                 | Acres | Percent of Field | Corn Bu/A    | Soy Bu/A    | Crop Productivity Index for optimum management |
|-------------------------|----------------------------------|-------|------------------|--------------|-------------|------------------------------------------------|
| 481A                    | Raub silt loam                   | 23.59 | 29.20%           | 183          | 58          | 134                                            |
| 721A                    | Drummer & Elpaso silty clay loam | 22.61 | 28.00%           | 194          | 63          | 143                                            |
| 622B2                   | Wyanet silt loam                 | 19.7  | 24.40%           | 153          | 50          | 114                                            |
| 145B2                   | Saybrook silt loam               | 10.48 | 13.00%           | 170          | 54          | 125                                            |
| 154A                    | Flanagan silt loam               | 4.21  | 5.20%            | 194          | 63          | 144                                            |
| 59A                     | Lisbon silt loam                 | 0.28  | 0.30%            | 188          | 59          | 136                                            |
| <b>Weighted Average</b> |                                  |       |                  | <b>177.7</b> | <b>57.2</b> | <b>131.0</b>                                   |

**Busey**<sup>FARM</sup>  
BROKERAGE

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## Ditch Crossing

A ditch crossing was installed in September 2017 and provides access to the 4.00 +/- acres on the East side of the ditch.



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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 March 1, 2018, or as soon thereafter as acceptable closing documents are completed.

**Possession:** Possession of the land will be given upon 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.

**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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