

Farmland Auction

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE BY AUCTION

Hamlow Family Trust

Tract 1 20.30 +/- Acres

Tract 2: 100.00 +/- Acres

Randolph and Downs Township, McLean County, Illinois

Location/General Information

The Hamlow Family Trust is located four miles Northeast of the Village of Heyworth, Illinois. The auction will take place at 10:00AM on December 4, 2019 at the Evergreen FS Auditorium located at 402 N Hershey Rd, Bloomington, IL 61704

Legal Description

Part of the Southeast ¼ of Section 25, Randolph Township and part of the Southwest ¼ of Section 30, Downs Township.

Lease/Possession

The farm will be lease free for the 2020 crop year.

Contact Information



Steve Myers

Managing Broker

309-962-2901

Cell: 309-275-4402

John Schuler

Broker

309-962-2901

Cell: 309-706-2427

busey.com

301 E Cedar St. LeRoy, IL 61752

Phone: 309-962-2901 Fax: 309-962-6026

McLean County FSA Data

Farm #	11017	Tract #	8566
Total Acres:	N/A	Tillable Acres:	116.62
Corn Base:	86.85	Soybean Base Acres:	28.95
HEL:	None	Program:	N/A
PLC Yield Corn:	140	PLC Yield SB:	48

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
29-30-300-002	40.05	\$21,513.00	\$1,883.74
28-25-400-017	75.48	\$30,398.00	\$2,617.76

Yield History

	<u>Corn</u>	<u>SB</u>
2018	X	73
2017	X	73
2016	231	X
2015	X	70
2014	X	66

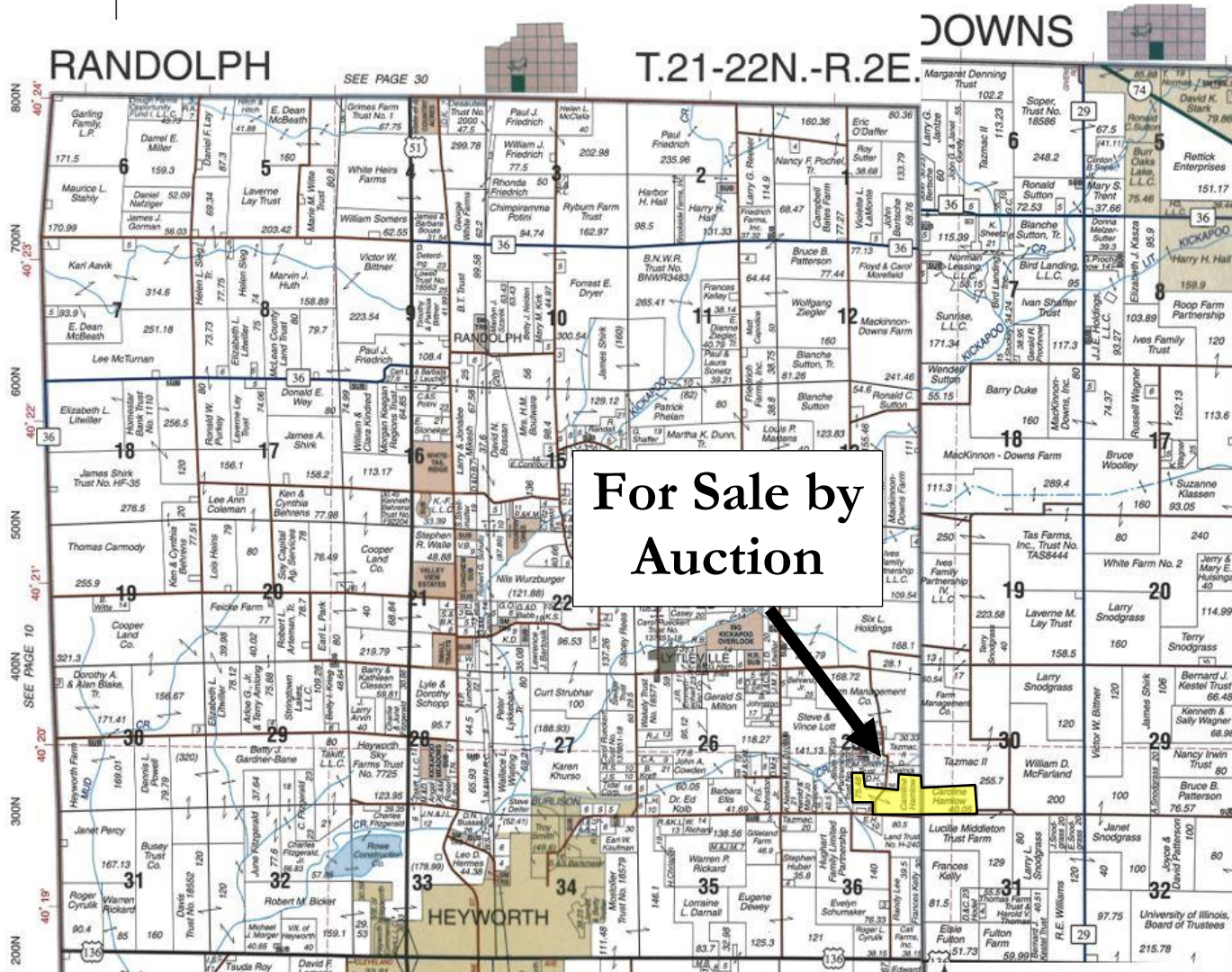
SOIL TEST – November 2017

<u>pH</u>	<u>Phosphorus</u>	<u>Potassium:</u>
6.1	40	237

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

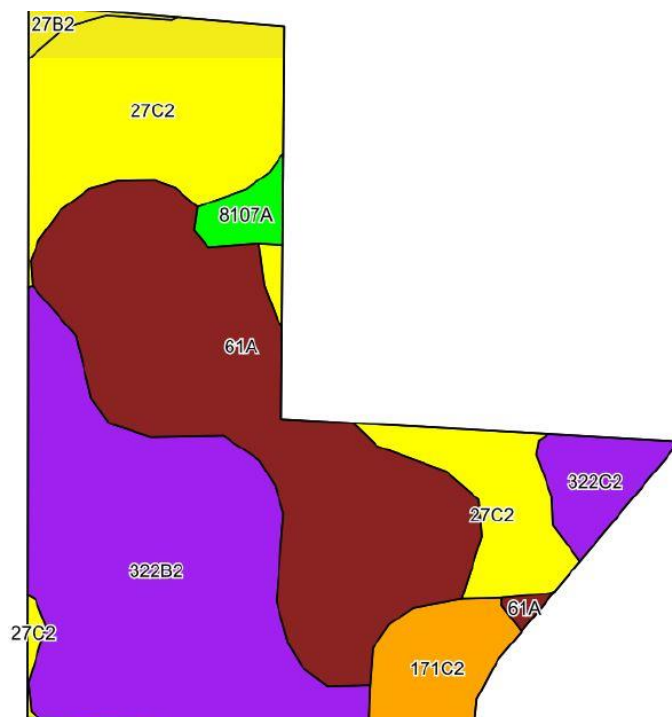
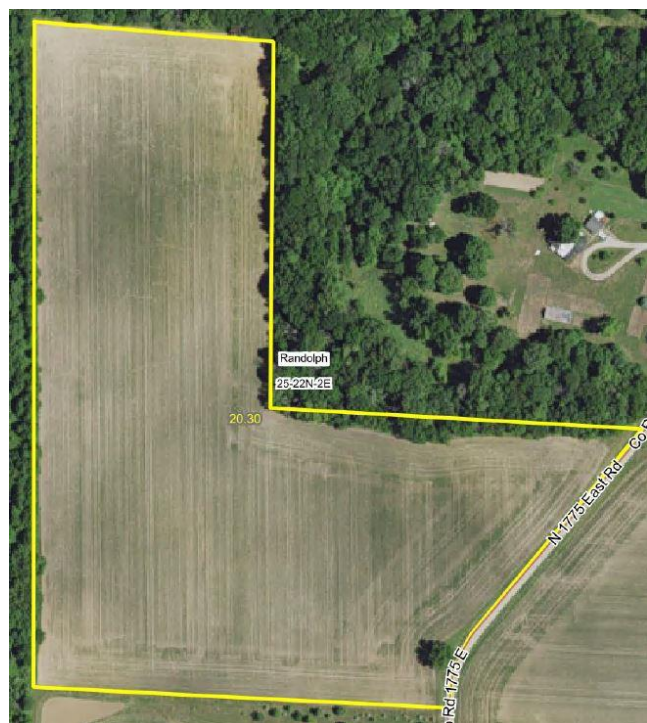


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Aerial Map and Soil Information 20.30 Acres



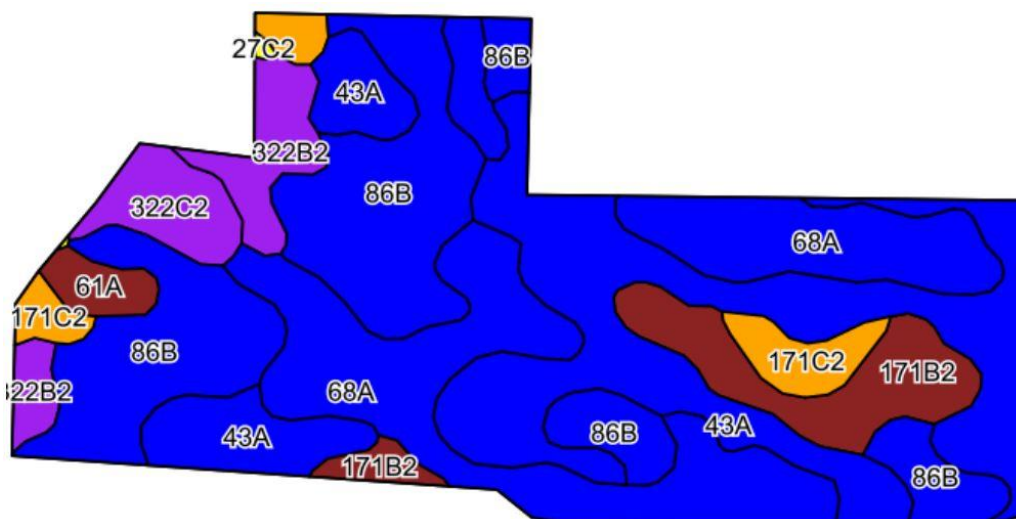
Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
61A	Atterberry silt loam	6.65	32.80%	182	56	132
322B2	Russell silt loam	6.37	31.40%	152	48	110
27C2	Miami silt loam	4.81	23.70%	142	46	104
171C2	Catlin silt loam	1.20	5.90%	174	55	128
322C2	Russell silt loam	0.75	3.70%	149	47	108
8107A	Sawmill silty clay loam	0.37	1.80%	189	60	139
27B2	Miami silt loam	0.15	0.70%	145	47	106
Weighted Average				161.3	50.7	117.3

Busey FARM BROKERAGE

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Aerial Map and Soil Information 100.00 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
43A	Ipava silt loam	29.01	29.00%	191	62	142
68A	Sable silty clay loam	25.10	25.10%	182	63	143
86B	Oско silt loam	25.02	25.00%	189	59	140
171B2	Catlin silt loam	7.48	7.50%	178	56	131
322B2	Russell silt loam	4.49	4.50%	152	48	110
171C2	Catlin silt loam	3.94	3.90%	174	55	128
322C2	Russell silt loam	3.31	3.30%	149	47	108
61A	Atterberry silt loam	1.53	1.50%	182	56	132
27C2	Miami silt loam	0.12	0.1%	142	46	104
Weighted Average				185.8	59.5	137.6

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Auction Terms & Conditions

Procedures: This property will be offered in two individual tracts or in combination via the bidders choice auction system. The high bidder in the first round of bidding can take their choice of one or both tracts at the high bid amount. If any parcels are remaining, another round of bidding occurs until both tracts 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 December 31, 2019, 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 2019 taxes payable in 2020, 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 2019 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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