

LAND AUCTION

Busey Farm Brokerage



79.46 ACRES FOR SALE BY AUCTION

SEPTEMBER 1st, 2021—10:00 AM

Penn Station

120 East Progress Street

Arthur, IL 61911

Farm for Sale

James & Carol Yoder Farm

79.46 Total Taxable Acres

Contact Information



Corey Zelhart, Listing Broker 217-425-8245

Alex Rhoda, Broker 217-425-8821

Seth Melton, Broker 217-425-8541

Steve Myers, Managing Broker/Auctioneer 309-962-2311

Abbreviated Legal Description

Part of the Northwest Quarter (NW 1/4) of Section 23, Township 15 North, Range 7 East of the Third Principal Meridian in the County of Douglas, State of Illinois containing 79.46 taxable acres.

Lease/Possession

The 2021 crop is being retained by the seller. The lease for this farms is currently open for 2022

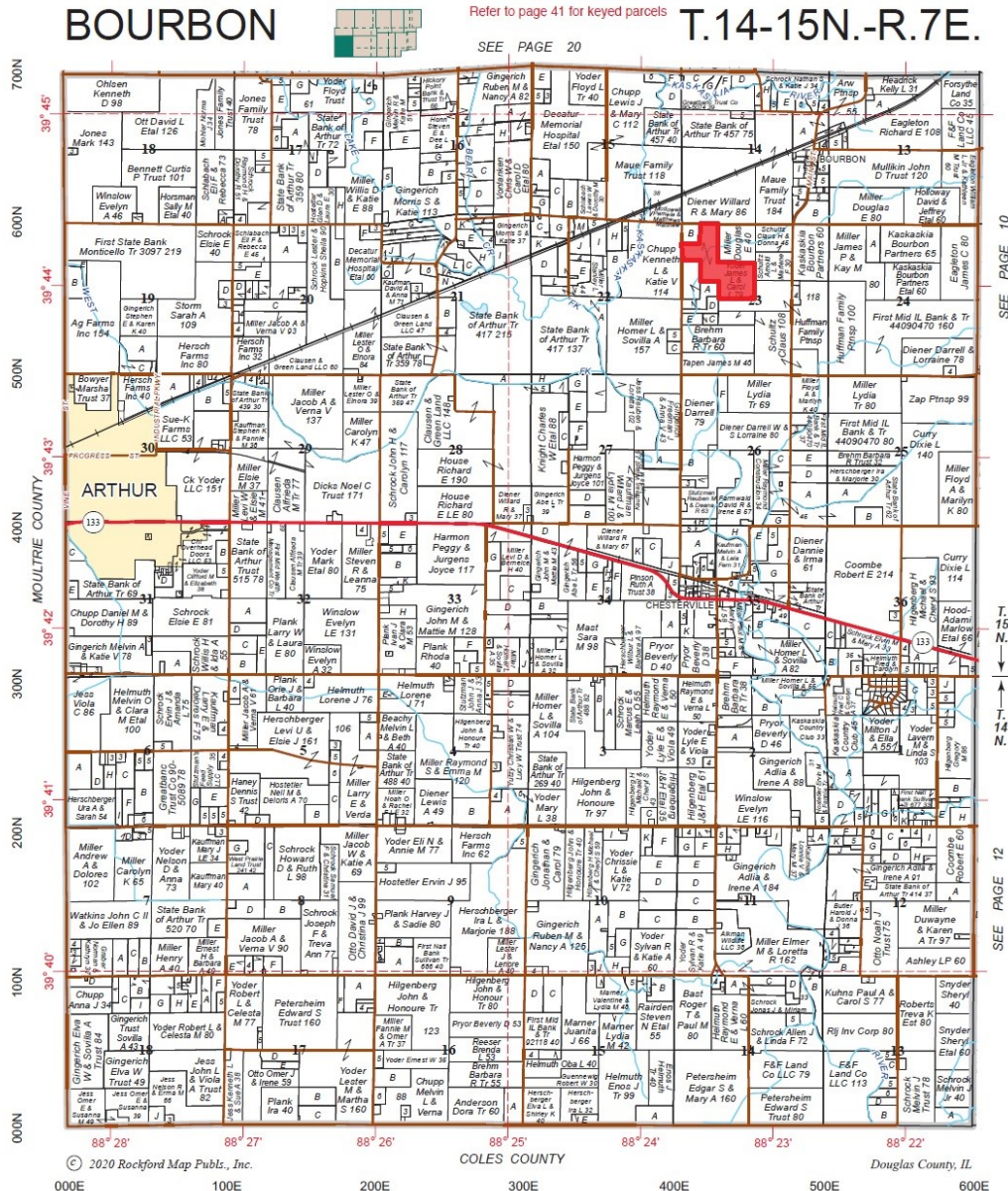
busey.com

259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

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

Farm for Sale

James & Carol Yoder Farm—79.46 Taxable Acres



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Busey FARM BROKERAGE

Licensed Real Estate Broker Corporation

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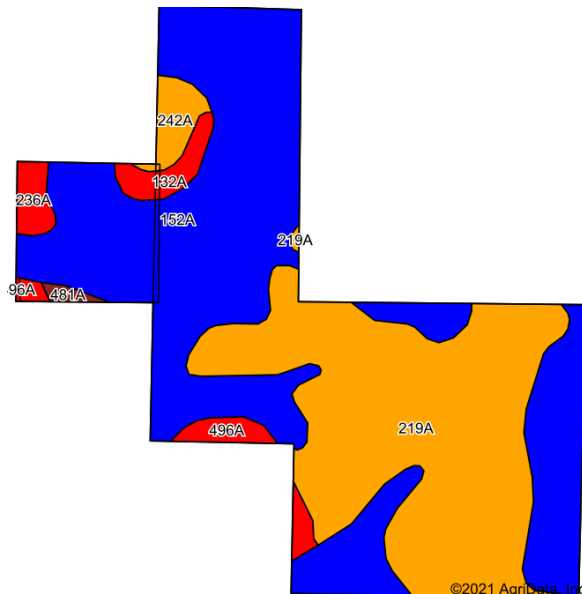
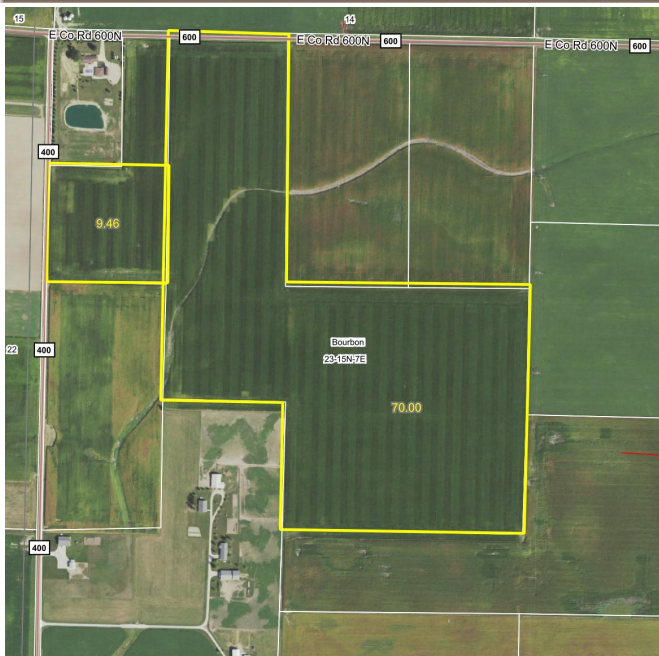
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Area Symbol: IL041, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	41.94	52.8%		195	63	144
219A	Millbrook silt loam, 0 to 2 percent slopes	31.06	39.1%		177	55	129
242A	Kendall silt loam, 0 to 2 percent slopes	1.65	2.1%		172	53	125
496A	Fincastle silt loam, udic moisture class, 0 to 2 percent slopes	1.55	2.0%		166	52	121
132A	Starks silt loam, 0 to 2 percent slopes	1.53	1.9%		163	51	119
236A	Sabina silt loam, 0 to 2 percent slopes	1.14	1.4%		168	52	122
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	0.33	0.4%		183	58	134
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	0.26	0.3%		**160	**50	**117
Weighted Average					185.8	59	136.4

Douglas County FSA Data

Farm # 7245	Tract # 1301 & 6291
Total Acres: 76.89	Cropland Acres: 76.89
Corn Base Acres: 38.84	Soybean Base 37.7
Farm Program:	ARC-County Soy/PLC Corn

Price Loss Coverage (PLC) Yields

Corn Yield: 183	Soybean Yield: 63
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Yield History

2020 Soybeans 76 Bushels per Acre

2019 Corn 223 Bushels per Acre

2018 Soybeans 86 Bushels per Acre

2017 Corn 227 Bushels per Acre

Real Estate Tax Information

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable 2021
02-07-23-100-015	9.46	\$8,567.00	\$559.08
02-07-23-100-004	30.0	\$17,848.00	\$1,164.76
02-07-23-100-007	40.0	\$17,990.00	\$1,174.04

2020 Soil Test Results

Yoder 10 Acres PH: 5.8 P1: 88.2 K: 345.0

Yoder 70 Acres PH: 6.6 P1: 85.5 K: 378.8

Busey FARM BROKERAGE

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UAF Images



Busey FARM
BROKERAGE

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AUCTION TERMS

Procedures: This property will be offered as a single tract. All bidding will be on a dollars per acre basis and subject to the 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 31, 2021.

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 2021 taxes payable in 2022, 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 2021 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, Corey Zelhart, listing broker, 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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