

Land Auction

Busey Farm Brokerage

August 31, 2021 at 10:00 A.M.

Woodlawn Country Club
902 E. Richardson Street, Farmer City, IL 61842



DEWITT COUNTY – FARM FOR SALE - CHOICE AND PRIVILEGE

Swartz-Hammer Trust Farm

393.26 Acres in 3 Tracts

Santa Anna Township, DeWitt County, Illinois

Location/General Information

The farm is located one mile south of Farmer City, IL with the Farmer City Road as the north border and Keystone Road as the south border.

Legal Description

Separate legal descriptions and survey plats available for each of the three tracts upon request.

Lease/Possession

The farm is currently operated on a crop share basis with operator David Holtz. This agreement has been terminated, Seller to retain 2021 crop year proceeds.

Contact Information

Busey FARM
BROKERAGE

Steve Myers Jacob Quaid
Managing Broker Broker
309-962-2901 309-962-2901
Cell: 309-275-4402 Cell: 309-498-8377

busey.com

301 E Cedar St. LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

DeWitt County FSA Data

Farm #	3643	Tract #	1254
Total Acres:	393.96	Tillable Acres:	375.72
Corn Base:	150.0	Soybean Base:	150.0
HEL:	No Determination	Program:	PLC/ARC-CO
PLC Yield Corn:	190	PLC Yield SB:	58
CRP:	35.34 Acres - \$366/A - Expires 2026		

Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2020 Taxes Payable 2021
05-34-300-003	254.05	\$126,715	\$9,549.20
05-33-400-007	136.88	\$115,835	\$8,974.50

Yield History

	Corn	SB
2020	216	65
2019	226	68
2018	263	74
2017	230	68
2016	249	74
2015	233	79
2014	245	74

Soil Test Results (KSI Lab)

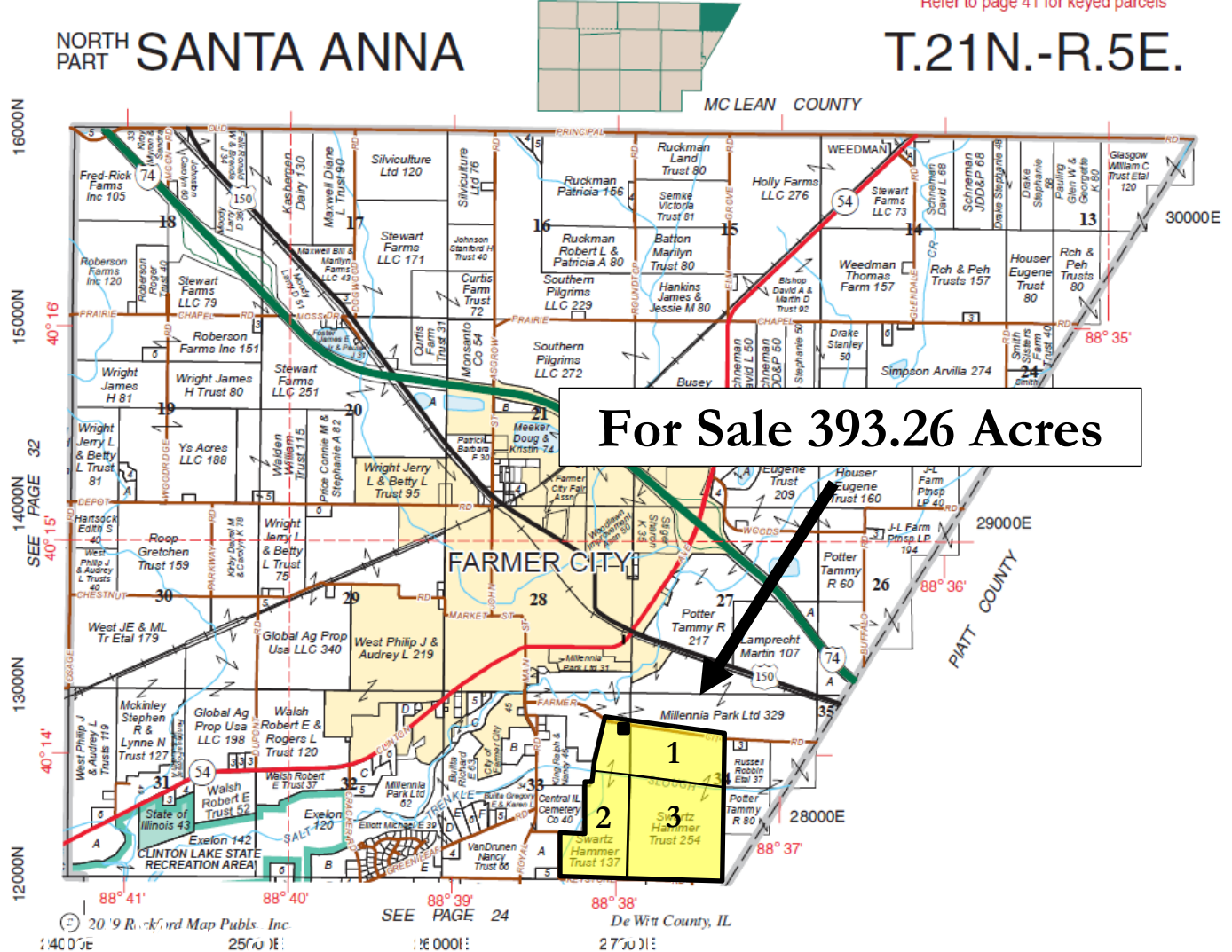
Tract 1	2021	pH: 6.4	P1: 91	K: 432
Tract 2	2021	pH: 6.4	P1: 66	K: 364
Tract 3	2018	pH: 6.3	P1: 58	K: 335

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Plat Map - Swartz-Hammer Trust

Refer to page 41 for keyed parcels



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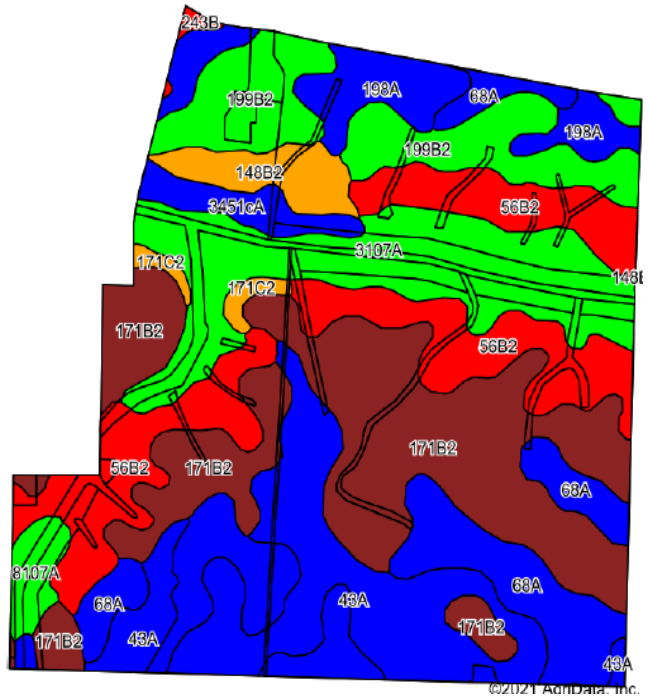
Tracts 1 -3 have been surveyed in August 2021 with the middle of Trenkle Slough as the property line with markers otherwise present. The building site is not a part of this auction. Individual tract surveys are available upon request. Individual tracts contain the following acreages with the FSA Cropland totals including any CRP affiliated with that individual tract:

	Survey Acres	FSA Cropland Acres	P.I.
Tract 1-N	110.26	108.44	135.5
Tract 2-SW	111.55	102.04	134.3
Tract 3-SE	171.45	166.62	135.4

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Aerial Map and Soil Information – 393.26 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
171B2	Catlin Silt Loam	93.87	23.8%	178	56	131
56B2	Dana Silt Loam	61.22	15.5%	171	53	124
68A	Sable Silty Clay Loam	52.17	13.2%	192	63	143
43A	Ipava Silt Loam	52.13	13.2%	191	62	142
3107A	Sawmill Silty Clay Loam	49.71	12.6%	189	60	139
199B2	Plano Silt Loam	36.30	9.2%	184	57	135
198A	Elburn Silt Loam	20.78	5.3%	197	61	143
148B2	Proctor Silt Loam	10.10	2.6%	176	55	128
3451cA	Lawson Silt Loam	7.82	2.0%	190	61	140
8107A	Sawmill Silty Clay Loam	5.72	1.5%	189	60	139
171C2	Catlin Silt Loam	3.26	0.8%	174	55	128
243B	St. Charles Silt Loam	0.87	0.2%	166	51	121
Weighted Average				183.7	58.2	135.1

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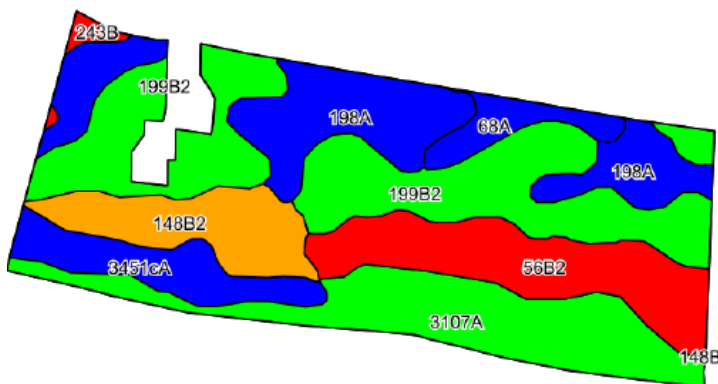
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Aerial Map and Soil Information – Tract 1



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
199B2	Plano Silt Loam	32.53	29.3%	184	57	135
198A	Elburn Silt Loam	20.68	18.6%	197	61	143
3107A	Sawmill Silty Clay Loam	19.24	17.3%	189	60	139
56B2	Dana Silt Loam	15.95	14.4%	171	53	124
148B2	Proctor Silt Loam	10.10	9.1%	176	55	128
3451cA	Lawson Silt Loam	7.83	7.1%	190	61	140
68A	Sable Silty Clay Loam	3.82	3.4%	192	63	143
243B	St. Charles Silt Loam	0.85	0.8%	166	51	121
Weighted Average				185.3	58	135.5

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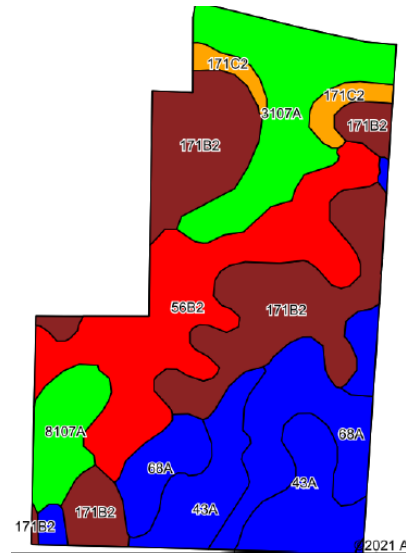
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Aerial Map and Soil Information – Tract 2



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
171B2	Catlin Silt Loam	30.81	28.0%	178	56	131
56B2	Dana Silt Loam	23.06	21.0%	171	53	124
43A	Ipava Silt Loam	16.28	14.8%	191	62	142
68A	Sable Silty Clay Loam	15.81	14.4%	192	63	143
3107A	Sawmill Silty Clay Loam	15.10	13.7%	189	60	139
8107A	Sawmill Silty Clay Loam	5.75	5.2%	189	60	139
171C2	Catlin Silt Loam	3.19	2.9%	174	55	128
Weighted Average				182.4	58	134.3

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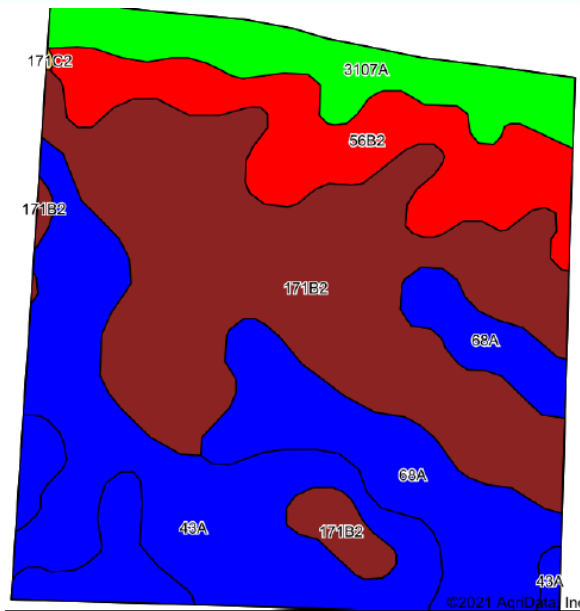
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Aerial Map and Soil Information – Tract 3



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
171B2	Catlin Silt Loam	63.03	37.3%	178	56	131
43A	Ipava Silt Loam	35.81	21.2%	191	62	142
68A	Sable Silty Clay Loam	32.47	19.2%	192	63	143
56B2	Dana Silt Loam	22.18	13.1%	171	53	124
3107	Sawmill Silty Clay Loam	15.45	9.1%	189	60	139
171C2	Catlin Silt Loam	0.06	0.0%	174	55	128
Weighted Average				183.5	58.6	135.4

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Auction Terms and Conditions

Procedures: Parcels 1-3 will be sold in one offering in 3 individual parcels 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 parcels for that offering at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take any remaining parcels of that offering at the high bid amount. If any parcels are remaining, another round of bidding occurs until all parcels for that offering 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 15, 2021, or as soon thereafter as acceptable closing documents are completed.

Possession: Possession of the land will be given at closing, subject to the current lease which is set to expire on February 28, 2022. 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. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) of buyer's name and address; (ii) identifying tract(s) sold; and (iii) auction price. 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. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price. Copies of the title commitment will be available for review before auction and every bid is made subject to acceptance of the state of title as provided in that title commitment. Seller will convey merchantable title by a good and sufficient Warranty Deed(s) to be delivered at closing.

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.

Attorney for Seller:

WILLIAM A. PEITHMANN
ARDC#03123824
THE PEITHMANN LAW OFFICE
409 East Main Street, P.O. Box 80
Mahomet, IL 61853
Telephone: (217) 586-6102
www.peithmannlaw.com



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